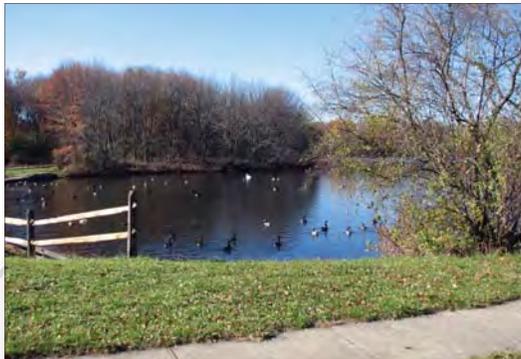


OPEN SPACE AND RECREATION PLAN UPDATE - 2011

for the
Township of Hanover
County of Morris



Compiled by



**The Land Conservancy
of New Jersey**
An accredited land trust

with



**Hanover Township
Open Space Advisory
Committee**

August 2011

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Produced by:

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AUGUST 2011

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 - b. April 2011 Draft Updated ROSI
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BENEFITS OF PRESERVED LANDS



Preserved lands offer a wealth of benefits. Aside from the natural resource and aesthetic values provided by preserved open space, preserved lands can help a community economically. Preserved land attracts investment, protects the economic health of communities, boosts tourism revenues, protects the American food supply, performs valuable economic services, and increases adjacent property values. Below is a sampling of the benefits of preserved lands to a community.

Preserved land performs valuable economic services

“Forested open space and wetlands are particularly valuable. Trees control erosion, help clean the air of pollutants, mitigate global warming by absorbing carbon dioxide and other greenhouse gases, and help shelter and cool homes...Wetlands serve as wildlife habitat, absorb storm and flood water, reduce pollutant and sediment loads in watershed runoff. These are all services society would have to pay for otherwise. Natural open space provides these services for free; in its absence, society must pay for them.”

(The Economic Benefits of Parks and Recreation, Trust for Public Land)

Preserved land increases adjacent property value

Preserved lands “have been shown to bolster property values and make adjacent properties easier to sell.”

(Economic Benefits of Trails and Greenways, Rails to Trails Conservancy)

“The real estate market consistently demonstrates that many people are willing to pay a larger amount for property located close to parks and open space areas than for a home that does not offer this amenity.”

(The Proximate Principle, John Crompton, National Recreation and Park Association)

Preserved land protects the economic health of communities

“Studies show that residential development costs the municipality more in educational and public services than it generates in tax revenue.”

(Open Space is a Good Investment, Financial Argument for Open Space Preservation, ANJEC)

“Since the 1980s, studies have increasingly shown that for every \$1.00 collected in taxes, residential development costs their host communities between \$1.04 and \$1.67 in services – and these costs continue forever, generally increasing over time.”

(“The Economics of Open Space” in Our Environment, AIM Community News, West Milford)

Preserved land protects Americans food supply

“Farms closest to our cities, and directly in the path of development, produce much of our fresh food - 63 percent of our dairy products and 86 percent of fruits and vegetables.”

(Farmland Protection, American Farmland Trust)

Preserved land boosts tourism revenues

“Like a magnificent gem on display, trails and greenways attract visitors from near and far.”

(Economic Benefits of Trails and Greenways, Rails to Trails Conservancy)

“Across the nation, parks, protected rivers, scenic lands, wildlife habitat and recreational open space help support a \$502 billion tourism industry.”

(The Economic Benefits of Parks and Recreation, Trust for Public Land)

EXECUTIVE SUMMARY



Nestled among three major roadways, Hanover Township is within easy driving distance of New York City, and New Jersey's famous beaches and ski resort mountains in the northwestern corner of the state. Within the Township, historic houses and trails, scenic parks, thriving community and commercial centers, and rich natural resources including the Whippany River and Black Meadows, provide a strong sense of community and history for local residents.

In 1999, 63% of the Township's residents voted for the creation of the "Open Space and Park Land and Facilities Preservation Trust Fund." These monies have been allocated to expand and improve the town's existing parks and protect its unique natural areas. In addition, the Hanover Township Tree Fund has been used to purchase and preserve properties within the Township where there are intact forests to protect the community's forested resources. Since the inception of the Township's Open Space Trust Fund in 2000, the Township has preserved seven properties totaling 238 acres, including 195 acres within the Black Meadows near the Morristown Airport.

This update to the Township's *2001 Open Space and Recreation Plan* provides residents a look at past successes, and also provides information on how land has been protected in the municipality. The Township's *2011 Open Space and Recreation Plan Update* proposes an open space program that addresses the natural, recreational and historic land preservation needs expressed by township residents. In addition, an action plan and timeline with immediate, short and long term goals is offered to guide the Township's preservation efforts in the future.

The goals and objectives for the Township's open space program are the following:

- To identify, acquire, and preserve property to enhance the quality of life for its citizens
- To expand and enrich Hanover Township's diverse park and trail system
- To preserve environmentally sensitive areas
- To provide buffers to residential areas
- To preserve historic sites in the Township
- To ensure local neighborhoods have access to parks and recreational areas
- To create greenways connecting the neighborhoods, parks and trails

GOALS OF THE OPEN SPACE PROGRAM



“... accumulating evidence indicates that open space conservation is not an expense but an investment that produces important economic benefits.”
Will Rogers, President, The Trust for Public Land

The *Goals Section* of the *Open Space and Recreation Plan Update* acts as a guide for the Township of Hanover’s open space program. The Township has focused on the protection of its water resources, expanding opportunities for both active (“facility-based”) recreation and resource-based (or “passive”) recreation, and preserving environmentally sensitive lands.

The Township of Hanover has a very successful open space program and has worked with a diversity of partners, including The Land Conservancy of New Jersey, the United States Army Corps of Engineers, the Morris County Board of Chosen Freeholders, and the New Jersey Department of Environmental Protection’s Green Acres Program to identify, preserve, and steward lands in the Township.

The *2001 Open Space and Recreation Plan* identified a series of goals for the Township’s open space program. The goals act as a guide for Hanover to preserve open space and create recreational opportunities within the Township and focus primarily on the town’s continued vision of expanding its park system, preserving natural areas and connecting their local neighborhoods to their open spaces winding through the Township.

Based upon *Hanover Township’s Master Plan* as well as additional planning documents, public input, and the recommendations of the Township’s Open Space Committee, the goals and objectives outlined in the *2001 Hanover Township Open Space and Recreation Plan* still resonate for the Township today:

- To identify, acquire, and preserve property to enhance the quality of life for its citizens
- To expand and enrich Hanover Township’s diverse park and trail system
- To preserve environmentally sensitive areas
- To provide buffers to residential areas
- To preserve historic sites in the Township
- To ensure local neighborhoods have access to parks and recreational areas
- To create greenways connecting the neighborhoods, parks and trails

HISTORY OF THE OPEN SPACE PROGRAM



Open Space Trust Fund

Hanover Township established a dedicated tax for the acquisition of open space through voter referendum in November 1999. A total of 63% of the Township residents voted “yes” to the referendum question establishing an “Open Space and Park Land and Facilities Preservation Trust Fund”. Ordinance No. 32-99 established the Open Space Trust Fund which was equal to two cents per \$100 of assessed value beginning in 2000.¹

The tax was lowered to one cent per \$100 of assessed value for 2009. From the Fund’s inception through 2010, it has collected \$4,063,172.99 in revenues through the tax levy and \$99,758 in interest.

Year	Total	Tax Levy	Interest	Ordinances Canceled	Refunds
2000	401,752.97	396,683.00	5,069.97	-	-
2001	407,018.82	400,538.45	6,480.37	-	-
2002	416,534.07	407,193.90	9,340.17	-	-
2003	421,417.56	413,212.78	8,204.78	-	-
2004	416,021.05	409,307.18	6,713.87	-	-
2005	428,388.13	409,311.50	19,076.63	-	-
2006	466,176.26	407,066.98	7,128.51	51,980.77	-
2007	421,621.27	408,219.58	13,401.69	-	-
2008	796,071.56	409,100.84	14,657.29	-	372,313.43
2009	206,766.74	201,743.70	5,023.04	-	-
2010	203,138.71	200,795.08	2,343.63	-	-
2011	403.92*	-	403.92	-	-
Total Cash Receipts:	4,585,311.06	4,063,172.99	97,843.87	51,980.77	372,313.43

*Income as of May 6, 2011. The estimated revenue in 2011 is \$202,000²

The Township approved two ordinances which were subsequently canceled and the funding returned to the Open Space Trust Fund. The first was in 2006 for Block 2102, Lot 7, the former Iglar property and Block 4402, Lot 17, the former Blanchard property. In lieu of funding from the Open Space Trust Fund, the Township utilized funding through the Township’s Tree Fund. The second ordinance was in 2008 for Block 602, Lot 1, for the Punia property. The Punia property was not purchased by the municipality and the ordinance was canceled.

The two tables below detail the expenditures from the Open Space Trust Fund since its inception in 2000.

The first table details the expenditures for each of the properties pursued by the Open Space Committee.

The Punia Tract was not purchased by the municipality and the funding which was allocated for this project was refunded to the Open Space Trust Fund.

	Total	Olson Paint (5.13 acres)	Blanchard Property (11.08 acres)	Punia Tract (soft costs)	Felts Tract (10.33 acres)	Sammarco Tract (3.54 acres)	Kret Tract (3.03 acres)
2000	385,000.00	385,000.00	-	-	-	-	-
2001	85,441.66	16,000.00	-	-	-	-	-
2002	151,635.75	28,000.00	100,000.00	-	-	-	-
2003	450,910.19	-	-	-	-	-	-
2004	826,252.15	-	-	400,000.00	-	-	-
2005	444,464.46	-	-	-	-	-	-
2006	439,319.59	-	-	-	-	-	-
2007	175,023.82	-	-	-	36,600.00	100,000.00	-
2008	348,576.39	-	-	-	-	-	135,666.00
2009	75,498.98	-	-	-	-	-	-
2010	228,583.70	-	-	-	-	-	-
2011	377,679.73	-	-	-	-	-	-
Adjustments	-	-	-	(371,727.05)	-	-	-
Total Cash Disbursements:	3,988,386.42	429,000.00	100,000.00	28,272.95	36,600.00	100,000.00	135,666.00

This second table details the expenditures for soft costs and recreation expenditures. The Township has a lease on the Route 24 Right of Way for trail usage. In addition the Township has an annual agreement with The Land Conservancy of New Jersey to assist the Township's Open Space Advisory Committee and Township Committee on their open space preservation program. Since 2001 the Township has expended \$3,988,386 from its Trust Fund for land acquisition, recreation development, and the associated due diligence costs for the transactions.

The current balance in the Hanover Township Open Space Trust Fund is \$596,924.62.

	Total	Route 24 Lease	Parks and Playground Costs	The Land Conservancy	Refunds	Soft Costs
2000	385,000.00	-	-	-	-	
2001	85,441.66	-	-	-	-	69,441.66
2002	151,635.75	-	-	-	-	23,635.75
2003	450,910.19	-	-	-	-	38,794.08
2004	826,252.15	-	-	-	-	18,603.86
2005	444,464.46	-	-	-	-	39,374.46
2006	439,319.59	-	-	-	-	29,934.14
2007	175,023.82	-	-	-	-	38,423.82
2008	348,576.39	-	135,979.01	-	-	76,931.38
2009	75,498.98	3,000.00	12,923.51	-	-	59,575.47
2010	228,583.70	-	222,877.20	250.00	-	5,456.50
2011	377,679.73	3,000.00	371,429.73	3,250.00	-	-
Adjustments	-	-	-	-	371,727.05	-
Total Cash Disbursements:	3,988,386.42	6,000.00	743,209.45	3,500.00	371,727.05	400,171.12

Hanover Township Tree Fund

The Township of Hanover has utilized its Tree Fund to purchase and preserve properties where there is an intact forest. The Tree Fund is used not only for land acquisition, but also for reforestation, park and roadway beautification projects. The Township has used these funds to close the gap between the appraised value of the property and the actual cost of purchasing the land. The Open Space Advisory Committee when recommending the use of this Fund ensures the property is fully accessible for public recreational use, and that their benefit and enjoyment by the public will be greatly enhanced through Township ownership.

Tree Fund Payments have been approved for the following open space projects:

Date	Amount	Ordinance – Property Preserved
06/14/04	\$195,907.50	Ordinance 16-04 – Muscarelle (Hanover Meadows)
05/13/05	\$100,000.00	Ordinance 08-05 – Iglar (Forest Way East)
08/11/05	\$ 27,500.00	Ordinance - 8 & 25- 05 Iglar Property (Forest Way East)
09/25/06	\$ 16,750.00	Purchase Block 2903 Lot 23 (Hansch/Matakitis – Jefferson Woods)
04/12/07	\$ 37,400.00	Ordinance 8 & 4-2007 – Layton Property*
11/27/07	\$ 31,500.00	Ordinance 23-2007 – Hansch/Matakitis (Jefferson Woods)

*The Layton property has not been purchased by the Township.

Grants Received by the Township for Open Space Preservation

State of New Jersey – Green Acres Planning Incentive (PI) Grant program

Completed in 2001, the Township of Hanover’s comprehensive *Open Space and Recreation Plan* qualified the municipality for enrollment in the New Jersey Department of Environmental Protection (NJDEP) Green Acres Planning Incentive (PI) Program. The Township been awarded \$3,800,000 in funds from the Green Acres Planning Incentive Program (*see table below*). Additionally, having an *Open Space and Recreation Plan* that is adopted by the Planning Board and approved by the State of New Jersey allows other organizations (such as non-profit land trusts) to contribute their Green Acres funding to land preservation projects in the Township. Funds awarded to Hanover Township through the Green Acres Planning Incentive program are as follows:

Fiscal Year	Green Acres Award
2002	\$1,250,000
2003	\$400,000
2004	\$400,000
2005	\$575,000
2006	\$575,000
2007	\$300,000
2008	\$300,000

Of these awards, \$2,582,677 has been received by the Township, and spent on open space projects. In November 2010 the Township was notified that a portion of this balance was being reprogrammed by the State for other open space projects, leaving them with an available balance of \$600,000. This balance reduction in no way inhibits Hanover from applying for additional Green Acres funding in the future (see *Appendix* for a detailed project by project breakdown).

Morris County Preservation Trust Fund Awards

The Township has received \$2,782,250 in Morris County grant awards through the Morris County Preservation Trust Fund. Of this, \$175,000 is unspent and is earmarked for one pending municipal project. In addition the Township received \$100,000 from the Morris County Park Commission for the Pigeon Hill Trail project and the Township has also returned two grant awards (totaling \$328,500) for projects that were not completed through the municipality's open space program. (See *Appendix* for a detailed project by project breakdown).

State Open Space Payments In-Lieu-of Taxes (PILOT)

The State of New Jersey provides payments to municipalities "with state-owned open space areas and permanently preserved recreation and conservation lands owned by qualified nonprofit organizations" in order to "mitigate the impact of the loss of their tax revenues..." Known as the PILOT program, or Payment In-Lieu-Of Taxes, this program has a sliding scale for the minimum per acre payments in-lieu of taxes:

- Municipalities in which less than 20% of their land qualifies as eligible open space, receive two dollars per acre of State and/or nonprofit owned preserved open space
- Municipalities in which greater than 20% and less than 40% of their land qualifies as eligible open space receive five dollars per acre
- Municipalities in which greater than 40% and less than 60% of their land qualifies as eligible open space receive ten dollars per acre
- Municipalities in which 60% or more of their land qualifies as eligible open space receive twenty dollars per acre.³

As of 2009, the Township of Hanover has 146 acres of State owned open space and 6.5 acres of nonprofit tax exempt open space, for a total of 152.6 acres of State and non profit open space. These acres equal 2.2% of Hanover Township, thus making it eligible for the first tier two dollar per acre compensation referenced above. At two dollars per acre the Township received \$292.20 worth of payments in-lieu-of taxes for the permanently preserved State owned open space in the municipality. This payment is based on the 146.1 acres of State land, the 6.5 acres of nonprofit land was not considered eligible, because the State did not have proof at the time of the application of its permanently preserved status.

As of 2010 municipalities that would be due less than \$5,000 from the PILOT program (such as Hanover Township) are no longer eligible for payments in-lieu-of taxes. Therefore, unless there is a policy change, 2009 is the last year that Hanover Township

will receive money through the PILOT program. In addition, the PILOT program has had its funding cut by 33%, no newly preserved lands are eligible for payments, and it is now administered by the New Jersey Department of Community Affairs (NJ DCA).⁴

Open Space Preservation in the Township of Hanover

Since the inception of the Township’s Open Space Trust Fund in 2000, the Township has preserved seven properties totaling 239 acres. The table below identifies each of these properties which are followed by a description of the property and its public benefits.

Project	Prior Owner Name	Acres Preserved	Date Closed	Block/Lot
Central Park West	Olsen	5.13	6/12/2002	2403/3
Central Park East	Blanchard	11.03	7/31/2002	4402/17
Hanover Meadows	Muscarelle	195.14	1/1/2003	5101/1
Forest Way East	Iglar	3.94	12/1/2005	2102/7
Jefferson Woods	Hansch/Matakitis	7.27	11/6/2006	2903/23
Black Meadows Preserve	Felts	12.57	2/1/2008	6301/17
Bee Meadow Park Expansion	Sammarco	3.54	2/15/2008	8401/3

Central Park West – Olsen and Central Park East – Blanchard

Hanover Township acquired a 5.13-acre tract in June 2002 and an 11.03-acre tract in July 2002 from the William Blanchard Company from Olsen to extend their “Central Park Greenway” along Eden Lane. This Greenway follows the Whippany River and includes a portion of Patriots’ Path. This acquisition protects steep slopes that rise up from the river and provides a natural area next to the trail. Morris County awarded a \$750,000 grant in 2000 towards the Blanchard project.

Hanover Meadows – Muscarelle

This natural area is 195.14 and is located within Black Meadows, an extension of Troy Meadows. This unique wetland area provides critical flood storage protection for neighboring residential properties and habitat for a myriad of wildlife and plant species. Black Meadows is part of the remains of Glacial Lake Passaic, a complex system of wetlands within the Central Passaic Basin designated as “priority wetlands” by the U.S. Environmental Protection Agency due to their flood retention and habitat value for waterfowl and endangered species. Morristown Airport surrounds two sides of this property and Black Brook traverses the site. The Township received \$500,000 through a Morris County grant awarded in 1999 for this project. Funding was also received through the Passaic Natural Flood Storage Areas Protection project by the United States Army Corps of Engineers. The federal government purchased a conservation easement on a portion of the property which is held by the State of New Jersey for flood storage protection and control.

Forest Way East – Iglar

This 3.94 acre forested parcel is adjacent to the undeveloped and forested Route 24 Right-of-Way. This property is the gateway to the Township’s Forest Way Greenway. The Route 24 Right-of-Way extends from Forest Way Park adjacent to Morris Plains

Borough to Route 287 in the Township. This property was preserved in 2005 in partnership with the Morris County Park Commission, for which a \$100,000 grant was provided through the Morris County Preservation Trust Fund. The Park Commission purchased this property with the Township as a step in the establishment of Pigeon Hill Trail connecting the two communities.

Jefferson Woods – Hansch/Matakitis

Culminating two years of effort, Hanover Township closed on the 7 acre Jefferson Woods property in 2006. Located along Jefferson Road near the Township's Central Park, this property is a sanctuary for wildlife and a haven for migratory birds. Wood thrushes abound throughout this site. Magnificent white oaks are located throughout the parcel, many between 100 and 150 years old. Jefferson Woods is a key link in the Bee Meadow Greenway leading into Central Park and Patriots' Path, a hub for Township and County residents. The Township purchased this property using a variety of funding sources: a 2005 grant from the Morris County Preservation Trust for \$11,250, New Jersey Green Acres Funds, and the Township's Tree Fund.

Black Meadows Preserve – Felts

Black Meadows Preserve is a critical flood protection area for homes in Hanover Township, as well as a refuge for wildlife and habitat for threatened and endangered species. In 2008 the acquisition of the Black Meadows Preserve expanded the preserved land within the Meadows. There are now 246 acres of permanently protected open space within Black Meadows in Hanover Township. Sandwiched between land owned and protected by the New Jersey Natural Lands Trust and Township parkland, this 12.57 acre property provides a critical connection for wildlife and people to freely access preserved lands in the Township. This project is part of a larger greenway envisioned to connect residents with parks, natural areas, and trails. From Central Park, Hanover Township residents can travel along quiet residential streets, through the undeveloped Eden Lane and Algonquin Parkway paper streets to Hanover Meadows and to the Black Meadows Preserve. The Township received a \$17,000 grant from the Morris County Preservation Trust Fund in 2005 for this project.

Bee Meadow Park Expansion – Sammarco

Bee Meadow Park is an 89-acre multi-faceted recreation facility located in the heart of Hanover Township. Reynolds Avenue Park is located within easy walking distance of Bee Meadow Park and is a 29-acre wholly undeveloped conservation area surrounded by residential neighborhoods. The Sammarco property connects these park facilities, creating a swath of over 120 acres of preserved parkland in Hanover Township. In addition, this site offers Hanover Township the rare opportunity to develop much-needed practice fields for their over-growing sports and recreation programs and this site could support at least one field for both children and adults. The Township received a \$600,000 grant from the Morris County Preservation Trust Fund towards this project in 2007.

PLANNING CONSISTENCY



One of the aims of the *Open Space and Recreation Plan Update* is to make certain that its goals remain consistent with the overall vision for the Township expressed in the various elements of the *Master Plan*, as well as other relevant planning documents. This includes the *Morris County Open Space Plan*, *Morris County Master Plan*, *State of New Jersey Development and Redevelopment Plan*, *Highlands Regional Master Plan*, and *Garden State Greenways*. This *Open Space and Recreation Plan Update* will, as an element of the *Master Plan*, contribute to the vision of guiding the Township that is found within the *Master Plan*.

Municipal Planning

Master Plan (1963)

The *1963 Master Plan*⁵ offers current, relevant information on the Township's topography and soils. This Plan was penned ten years after the Township conceived its first Master Plan in 1953. This document provides an overview of the planning history of the town including a vision for appropriate and desirable land use in the municipality and a plan for the community facilities to meet the demands of a growing population.

The *1963 Master Plan* outlines the general landscape of the Township and confirms that communities develop according to the physical framework of the municipality including the land relief or topography, natural features such as rivers or streams, soil and drainage, and geology. A town's development is framed by its natural features and location. Hanover's location, near the northeastern boundary of the Piedmont Plateau or the easternmost subdivision of the Appalachian Province, gives it a slope from a low of 190 feet to a high of approximately 500 feet. As most of the town is relatively even, the few small areas in hillier locations where excessive slopes are encountered are consistent with Hanover's trail goals (*1963 Master Plan*, pages 6-7).

Re-Examination of the Master Plan (1997)

The goals for the *Open Space and Recreation Plan* in 2001 were adopted from the *Re-Examination of the Master Plan and Development Regulations Update of the Master Plan 1997*.⁶ These include recognizing the town's natural resources and protecting sensitive environmental areas, including wetlands, flood hazard areas and groundwater aquifers. The town wished to protect existing development patterns, creating a framework for the preservation of open space and recommending redevelopment of underutilized or poorly utilized sites to recognize changing development trends (*page 28*). As development continues, conservation will continue to be an efficient means to preserve and protect the undeveloped land of the Township.

Community Facilities Plan (1997)

The *Community Facilities Plan*⁷ addresses the town's standing and future facilities and their relation to surrounding areas (*page 1*). This includes schools, historic sites, libraries, hospitals, firehouses and police stations. There are four public elementary and middle schools, and one high school. These include Bee Meadow School, Mountview Road School, Salem Drive School, Memorial Junior School and Whippany Park High School. In addition, there are several private or parochial schools including, Our Lady of Mercy School, the Allegro School and the Children's Therapy and Learning Center. Hanover is home to two libraries. The Morris County Library is located on Hanover Avenue and the Hanover Township Public Library is located within the municipal complex. There are two fire houses and a police station which also reside in the municipal complex.

Master Plan Circulation Element (2005)

The primary purpose of the *Circulation Element*⁸ is to adequately plan for the development and upgrade of the transportation network (*page 1*). The Element includes the following goal and policies consistent with the *Open Space and Recreation Plan Update*:

Goal: Encourage alternate circulation modes and networks (e.g., pedestrian, bicycle, bus transit) to be devised to minimize local auto traffic trips.

Policies:

1. Provide and interconnect pedestrian and bicycle pathways throughout the Township, with particular emphasis on interconnections between recreational uses and schools.
2. Improve pedestrian accessibility in areas of the Township where pedestrian traffic is encouraged (i.e., business areas, community recreation areas, municipal campus).
3. Encourage the use of public transportation within the regional transportation system (i.e., public education of the opportunities available, installation of bus shelters). (1)

The Circulation Element also addresses future roadway potential, including the Route 24/Route 178 Right of Way (ROW). Through the Cedar Knolls section of the Township the State maintains a Right-of-Way for the future extension of New Jersey Route 24. The ROW extends in a westerly direction for approximately one mile from the current terminus interchange with Interstate 287 (I-287), to the Township boundary. The extension is planned to provide direct access into Morristown. The ROW is identified as a possible greenway and trail in the *Open Space and Recreation Plan Update* and the Township has negotiated a lease on the land for trail use.

The Circulation Element lists goals relevant to a framework for trails and paths. These are to:

- Develop local programs to address walking and bicycling.
- Adopt bicycle and pedestrian friendly land use regulations.
- Support/implement walk and bike to school programs (*page 17*).

Land Use Plan (2006)

The *Land Use Plan*⁹ seeks to:

- Preserve and strengthen the positive aspects of Hanover's residential neighborhoods and business districts
- Ensure that any infill development is compatible with these areas, and to reduce or minimize any negative features.
- Promote the redevelopment or adaptation of existing developments to new or different uses or layouts, in order to improve upon substandard, obsolete or undesirable conditions (*page 1*).

A Public Use District is intended to recognize those various large scale public or quasi-public uses in the Township, including but not limited to County and Township buildings, schools, parks and open space and major utility operations.

Morris County Master Plan Open Space Element (1988)

The *Morris County Master Plan Open Space Element*¹⁰ was developed “to provide a framework for county and municipal planning efforts so that open space can be preserved for an increasing population”. In 1988, the County recognized that lands that were assumed to be forever open, such as watershed lands, golf courses and private recreation clubs, were being developed, thus reducing the open space available to a growing population. The following list of principles for open space and recreation in Morris County was developed with input from the Morris County Planning Board and the Morris County Park Commission. They reflect the priorities of the County residents, and are consistent with the objectives outlined by Hanover Township’s *Master Plan* and various Township committees, including the Open Space Advisory Committee:

- Enhancement of the quality of life in Morris County
- Protection of the environment
- Expansion of recreational opportunity

The County also maintains the Morris County Open Space and Farmland Preservation Trust Fund. Established by the Morris County Board of Chosen Freeholders in 1992, the Fund seeks to provide financial support to aid in the preservation of open space, recreational lands, and areas of environmental significance. The following entities are eligible to apply for funding: any of the thirty-nine municipalities in the County of Morris, Morris County Park Commission, Morris County Municipal Utilities Authority, Morris County Agricultural Development Board, and qualified charitable conservancies. Since the Fund’s inception, through May 2011, the Trust has aided in the preservation of 19,780 acres.¹¹

Currently, the Trust is funded at a rate of 1.5 cents per \$100 of assessed property value. Of the funds collected, 25% are directed to municipal and/or qualified charitable conservancies for open space preservation projects with an additional 20% of the fund allocated toward “discretionary projects,” which can include grants for open space.

Morris County Master Plan Bicycle and Pedestrian Element (1998)¹²

The Element sets the following goals:

- Establish a coordinated bicycle and pedestrian network
- Develop planning policies and procedures that encourage opportunities for bicycling and walking
- Promote awareness and acceptance of these alternate modes of transportation
- Create safe bicycle and pedestrian facilities

Highlands Regional Master Plan (2008)¹³

The New Jersey Highlands Region, an area of 859,358 acres in the northwestern portion of the State, includes 88 municipalities and portions of seven counties. This region represents a vital source of drinking water for more than half of New Jersey's residents. Recognizing the necessity to protect and preserve the State's drinking water supply, the State Legislature enacted the Highlands Water Protection and Planning Act (P.L. 2004, c. 120, known as the Highlands Act) on August 10, 2004, to promote environmental protection, as well as economic viability for the communities of the Highlands Region. The Highlands Act established a 15-member planning review board for the region, the Highlands Council, and charged the Council with creating a Master Plan that would determine the type of development and activity sustainable within the Highlands region. On July 17, 2008, the Highlands Council approved the final version of the *Highlands Regional Master Plan* (RMP). The Plan was approved by Governor Corzine on September 5, 2008.

The Highlands Act identified all lands within the Region as either Preservation Area or Planning Area. Municipal and county conformance with the *RMP* is mandatory within the Preservation Area and voluntary in the Planning Area. In Morris County, 46% (59,092 acres) of the land base lies within the Planning Area and 54% (70,773) in the Preservation Area. In Hanover Township the entire municipality is located in the Planning Area.

Within each of the major regulatory areas, the *RMP* assigns overlay zones that reflect the existing land uses and the guidelines for future uses that will best preserve and protect the water resources and other critical environmental features of that zone. There are three primary zones (Protection, Conservation, and Existing Community) and four subzones (Wildlife Management, Lake Community, and Conservation - Environmentally Constrained, Existing Community - Environmentally Constrained). These subzones help recognize the unique features and needs of smaller patches of high-value environmental resources. These zones are identified on the *Land Use Capability Zone Map* included within the Maps section of this Plan.

The zones identified in Hanover Township encompass:

- **Protection Zone:** Consists of high natural resource value lands that are important to maintaining water quality, water quantity and sensitive ecological resources and processes. Land acquisition is a high priority in the Protection Zone.

- **Existing Community Zone:** Consists of areas with regionally significant concentrated development signifying existing communities. These areas tend to have limited environmental constraints due to previous development patterns, and may have existing infrastructure that can support development and redevelopment.
- **Existing Community – Environmentally Constrained Sub-Zone:** Consists of significant contiguous Critical Habitat, steep slopes, and forested lands within the Existing Community Zone that should be protected from further fragmentation. They serve as regional habitat “stepping stones” to larger contiguous Critical Habitat and forested areas.
- **Lake Community Sub-Zone:** Consists of patterns of community development that are within the Existing Community Zone within 1,000 feet of lakes.

The Highlands Act includes provisions for the preservation of open space to protect and enhance ecosystem function, particularly those relating to drinking water supplies and quality. The *RMP* includes a Land Preservation and Stewardship program that is intended to coordinate the various policies and objectives of the *RMP* that would be served by targeted acquisition of open space. Given limits on funding, the *RMP* establishes land preservation priorities within its Conservation Priority Area, along with the entirety of its Special Environmental Zone (within which development is not to occur). Planning Area Priority Areas are classified as moderate. The *RMP* commits the Highlands Council to collaborate and coordinate with NJDEP Green Acres, local governments, and local organizations to preserve these priority natural spaces.

Hanover Township opted out of conformance with the Highlands *Regional Master Plan*.

***New Jersey State Development and Redevelopment Plan (2001)*¹⁴**

The State Planning Commission adopted the *State Development and Redevelopment Plan* (SDRP) on March 1, 2001. The State Plan serves as a guide for public and private sector investment in New Jersey, looking toward the year 2020. The vision that it presents is Livable Communities and Natural Landscapes. The primary objectives of the *State Plan* are the redevelopment, maintenance, and revitalization of existing communities and the development of new communities in compact forms with a mix of uses. Thus, the overall goal of the *State Plan* is to promote development and redevelopment that will consume less land and fewer natural resources, and use the State’s infrastructure more efficiently.

The SDRP identifies five Planning Areas within the State where different sets of goals and guidelines are considered appropriate to determine development activities. These Planning Areas are labeled as Metropolitan, Suburban, Fringe, Rural and Environmentally Sensitive lands. The SDRP also identifies Designated Centers where future development and redevelopment activities are most appropriate and will be actively promoted. Centers are categorized as Urban Centers, Regional Centers, Towns, Villages, and Hamlets corresponding to criteria including size, regional location, population, residential and employment densities, and available housing stock. The

combination of Planning Areas and Designated Centers establishes a comprehensive framework for pursuing land use and development regulation throughout New Jersey.

Metropolitan Planning Areas (PAI) comprise the most intensely developed regions in the state. The goals in this planning area category revolve around revitalizing existing cities and towns by encouraging compact growth and redevelopment. The Metropolitan Planning Area is identified as the most appropriate location for future development in New Jersey. Hanover Township is located within PA1. The Policy Objectives for PA1 that apply to Hanover Township's open space goals are:

Policy Objective 1: Land Use: Promote redevelopment and development in Cores and neighborhoods of Centers and in Nodes that have been identified through cooperative regional planning efforts. Promote diversification of land uses, including housing where appropriate, in single use developments and enhance their linkages to the rest of the community. Ensure efficient and beneficial utilization of scarce land resources throughout the Planning Area to strengthen its existing diversified and compact nature.

Policy Objective 5: Natural Resource Conservation: Reclaim environmentally damaged sites and mitigate future negative impacts, particularly to waterfronts, scenic vistas, wildlife habitats and to Critical Environmental Sites, and Historic and Cultural Sites. Give special emphasis to improving air quality. Use open space to reinforce neighborhood and cultural identity, and protect natural linear systems, including regional systems that link to other Planning Areas.

Policy Objective 8: Redevelopment: Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. Promote design that enhances public safety, encourages pedestrian activity and reduces dependency on the automobile.

Centers are defined by the New Jersey State Planning Commission as “compact forms of development that, compared to sprawl development, consume less land, deplete fewer natural resources and are more efficient in the delivery of public services.” (SDRP) Centers become proposed and then designated after the municipalities or counties that encompass them submit development plans to the State Planning Commission, which are subsequently endorsed by the Office of Smart Growth. (SDRP) There are no designated centers in Hanover Township. The neighboring Borough of Lincoln Park has the only currently designated Center in Morris County; it is a Town Center and its status is partially expired.¹⁵

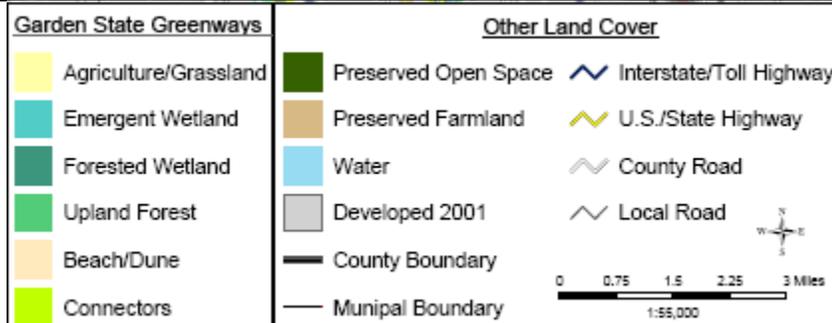
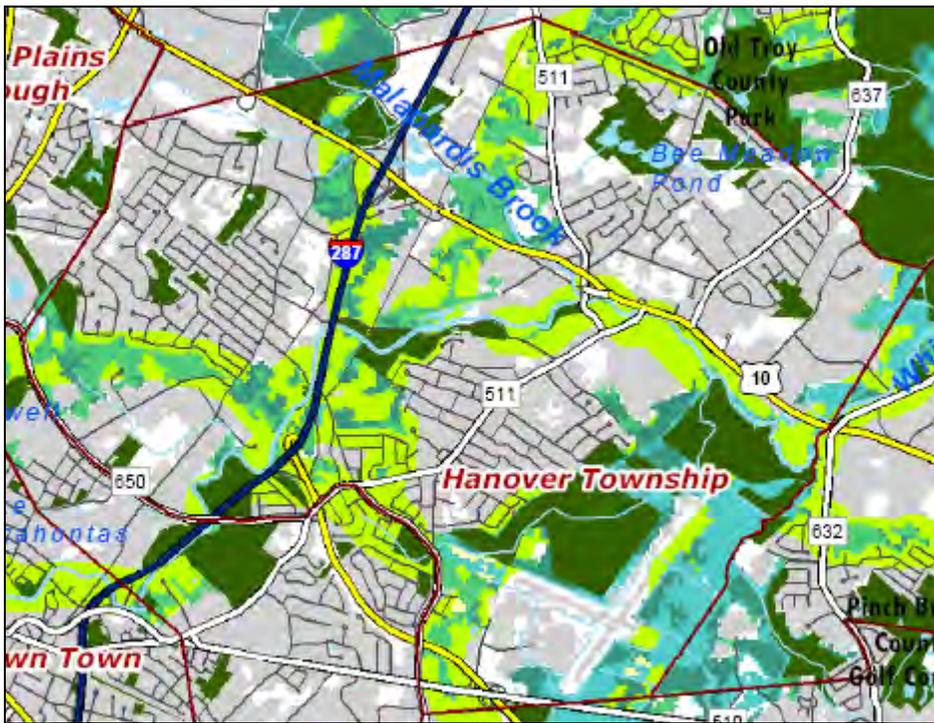
The *State Plan* is undergoing revision and update. A draft Final State Plan is available for review on the Office of Smart Growth website. Morris County submitted a cross-acceptance report to the State in March 2005.

Garden State Greenways

As a tool for open space planning, *Garden State Greenways* helps municipalities working to preserve the best natural and recreational resources determine where to get started. The

Garden State Greenways is a vision for a statewide system of interconnected natural lands, or greenways, in New Jersey. The project defines greenways as “hubs” and “connectors.”

- *Hubs* represent non-fragmented natural areas remaining in New Jersey’s landscape. These natural resources—wetlands, forests, fertile soils, grasslands, beaches and diverse plant and animal habitat—provide New Jersey residents with clean water, clean air, a healthy food supply, scenic areas and recreation. These resources maintain a healthy environment for people to live in New Jersey.
- *Connectors* link the hubs. One goal of the *Garden State Greenways* is to have an outdoor area within a ten-minute walk or bike ride from people’s homes. *Garden State Greenways* connect people to the outdoors physically, by inviting exploration of New Jersey’s nature, and intellectually, by showing people how nature is working to keep our home state healthy and safe.



Source: *Garden State Greenways*¹⁶

As shown on the map above, connectors identified by Garden State Greenways exist on both sides of Interstate 287. The largest open space in the community is Hanover Meadows, Black Meadows, and Valley Forge Park (they are all adjacent to each other). This preserved land is located between the Morristown Airport and a residential neighborhood, serving as a buffer between these two very different land uses. The wetlands in this particular stretch of preserved land are located along Black Brook, around the area where it feeds into the Whippany River, which itself feeds into the Rockaway River (see the *Natural Features Map* included within the Maps section of this Plan). The Whippany River runs from west to east, and essentially divides the Township into two nearly equal parts. Most of the Garden State Greenway connector land within Hanover is located along or near the Whippany River. Also of note, Garden State Greenways identifies land between the Whippany River and Route 10 as connector land – important to consider due to the runoff created from highways that can find its way into nearby bodies of water. Open space between the river and the highway can serve as a buffer between the two, allowing the ground to absorb pollutants before they reach the river.

Garden State Greenways connectors identified within Hanover connect the aforementioned open space near Morristown Airport with Troy Meadows in neighboring Parsippany-Troy Hills Township. Two connectors that branch out from Lewis Morris County Park in Morris Township join the connector branching out from Parsippany-Troy Hills and the Black Meadows Preserve to form a large “hub” of open space along and around Interstate 287. This hub is located between two existing open spaces in Hanover, Central Park and the Morris County Park Arboretum Community Gardens and Natural Area. One of the connectors that feed into this hub from the west contains wetlands; it runs along and near a small tributary of the Whippany River west of the Interstate. It is located between two pockets of developed land in the Township.

Sustainable Jersey

Hanover Township has registered with Sustainable Jersey, a certification program for municipalities in New Jersey that want to take steps to sustain their quality of life over the long term. Sustainable Jersey provides clear “how to” guidance and tools, as well as provides access to grants and identifies existing and new funding opportunities to help municipalities to accomplish these actions. New Jersey is the first state in the nation to have a comprehensive sustainability program for communities that links certification with strong state and private financial incentives, and a fully resourced program of technical support and training. These resources will give the Township of Hanover the necessary tools to pursue a healthy and sustainable long term plan for their community, and upon successful completion of the action items the Township will become certified with Sustainable Jersey, setting a precedent for other municipalities in New Jersey.¹⁷

The Township of Hanover has established a Green Team as part of the Sustainable Jersey program which is composed of members from different branches of the Township government. This consolidated effort is meant to create a sustainable government in all areas rather than being divided by separate missions. The formation of a “Green Team” is the first step in establishing a community sustainability program. Green Teams leverage

the skills and expertise of team members to develop plans, implement programs, and assist with educational opportunities that support the creation of a sustainable community. The team's role is to lead and coordinate the sustainability activities of the community.

Sustainable Jersey offers two levels of certification, bronze and silver, silver requiring the completion of more action items. There are 16 categories from which municipalities may receive points, including public education and energy efficiency, both an area of interest for the Township of Hanover.

- The Bronze Level of certification requires the establishment of a mandatory Green Team, implementation of 2 out of 6 Priority Actions, and a total of 150 points. Actions must be completed in 6 of the 16 categories to be eligible for certification.
- The Silver Level of certification requires the establishment of a mandatory Green Team, implementation of 3 out of 6 Priority Actions, and a total of 350 points. Actions must be completed in 8 of the 16 categories to be eligible for certification.¹⁸

The Township has agreed to pursue a number of different programs in the effort to obtain Sustainable Jersey certification. These are outlined on the Sustainable Jersey website and described below:

- *Home Energy Audits* – The Home Performance with ENERGY STAR program offers a discount on household energy assessments, loans for homeowners who wish to perform energy upgrades, and cash rebates. Well qualified homeowners may combine their rebates with 0% financing incentives. Local governments can encourage homeowners to initiate Home Energy Audits and Upgrades with the assistance of the Home Performance with ENERGY STAR program.
- *ENERGY STAR Appliances and Products* - ENERGY STAR is a program administered jointly by the U.S. Department of Energy and the U.S. Environmental Protection Agency. Home appliances with ENERGY STAR certification are up to 33% more efficient, with similar levels of greenhouse gas reductions. The Energy Efficient Products program sells discounted energy efficient lighting products through the New Jersey Clean Energy Program's online store, in addition to general campaigning that encourages landlords and homeowners to purchase ENERGY STAR certified products. The Township will receive 10 points towards Sustainable Jersey certification when at least 50 residences have been referred to this program.
- *Refrigerator-Freezer Recycling* – This program promotes recycling of old refrigerators and freezers by providing free pickup and an incentive of \$50 cash.
- *Municipal Audit (One Building)* – An energy audit is an assessment of how energy is being used in a particular building (in this case, a municipal building) and how that building can be more energy efficient. It helps a municipality outline

a Carbon Footprint and from there, steps can be taken towards reducing greenhouse gas emissions.

- *Environmental Commission* – Created by the municipal government, the Environmental Commission is comprised of experts on environmental issues that advise the planning and zoning board. The Environmental Commission informs the local government on the environmental impacts of proposed developments, conducts research and develops recommendations on issues regarding natural resources, advocates for open space preservation, and educates the public about ways to protect the environment. In addition to all of this, the Environmental Commission will develop a natural resource inventory (alternatively called an environmental resource inventory) for the municipality. The creation of an Environmental Commission is considered to be essential for a municipality to develop a sustainable future.
- *Open Space Plans* – An open space plan (such as this one) is an important part of Sustainable Jersey certification. Open space plans lay out a framework for plans to preserve land in a municipality. Land may be preserved for recreational reasons (park land, hiking/biking trails, etc) or environmental reasons (protection of wetlands, critical drinking water, replanting of trees to offset CO₂ emissions, etc), or even economic reasons (open space tends to increase the value of private property surrounding the open space). Open spaces and open space planning are crucial in the effort towards sustainability for any municipality.
- *Tree Protection Ordinance* – This component of Sustainable Jersey certification can easily be tied into an open space plan. Trees provide a number of benefits for a community – they help sequester carbon, prevent flooding, improve the quality of local water, and reduce soil erosion and sedimentation. Trees should be preserved via a municipality’s Master Plan, which should identify wooded areas in need of protection. Planning and zoning tools should as cluster zoning, easements, and open space acquisition are ways in which trees can be preserved.
- *Community Forestry Plan and Canopy Goal* – This action is designed to aid community management programs assess and plan the existing tree resources in the municipality through the development of a Community Forestry Management Plan that meets the State Department of Environmental Protection’s Community Forestry standards. These standards are in accordance with the New Jersey Shade Tree and Community Forestry Assistance Act (otherwise known as “the CF Act”).
- *Tree Planting Programs* – These programs can focus on expanding street tree coverage, enhancing park land in the municipality, and adding to the local tree canopy. They can also help reduce heat island impacts.
- *Fleet Inventory* – Local governments use motor vehicles to conduct municipal business; however, these vehicles emit harmful greenhouse gases which negatively affect air and water quality, public health, and contribute to climate

change. Efforts should also be made to maximize fuel efficiency. Municipalities who pursue this action will maximize energy efficiency and reduce greenhouse gas emissions by using fuel efficient vehicles, alternative vehicles, alternative fuels, and reducing overall driving. In addition to all of this, drivers of municipal vehicles will be trained on how to drive a vehicle in such a way that fuel efficiency is maximized.

- *Recycling Depot* – This initiative establishes a convenient location for businesses and residents to unload recyclable goods that cannot be picked up curbside.
- *Community Paper Shredding Day* – Paper Shred Day is a day where local government can safely shred and recycle sensitive paper documents for residents and businesses that would otherwise be discarded.
- *Support Local Businesses* – This action involves the municipality taking steps to support and promote local business.
- *Diversity on Boards* – This action involves the community doing a self-assessment of its diversity in local leadership, and if diversity is lacking, the community shall take steps towards greater inclusiveness.

INVENTORY OF OUTDOOR RESOURCES



This section of the *Open Space and Recreation Plan Update* inventories the open space lands in the Township of Hanover as depicted on the *Existing Open Space and Land Use Map*. These maps were developed with ESRI's ArcGIS 9.3 software. Acreages may vary slightly from the Township's tax records, as they were calculated using the ArcGIS software, and are included within the *Parcel Data Tables* in the *Appendix*. Property information was gathered from the New Jersey County Tax Boards database (2010) and confirmed by the Township Tax Assessor and Planner, where necessary. The vacant lands and outdoor recreation sites listed below may have structures or other improvements on them, but could have potential for open space acquisition. All acreages below are rounded to the nearest acre unless otherwise stated, see *Appendix* for greater detail.

Preserved Land

State Parks and Open Space (Class 15C)

Hanover Township contains one property (146 acres) that is owned by the New Jersey Natural Lands Trust (NJNLT). NJNLT is an independent branch of the New Jersey Department of Environmental Protection, dedicated to the preservation of "land in its natural state for enjoyment by the public and to protect natural diversity through the acquisition of open space."¹⁹ This parcel is known as Black Meadow Preserve just north of the Morristown Airport.

As of the January 2001 Open Space and Recreation Plan for the Township of Hanover, the above 146 acres were already owned and preserved by the State of New Jersey.

County Parks and Open Space (Class 15C)

Morris County owns one 31 acre property in Hanover Township that is permanently preserved. This property is located in an oxbow between the Whippany River and Route 284, right along the border with Morris Township, and is known as the Morris County Park Arboretum Community Gardens & Natural Area.

As of the January 2001 Open Space and Recreation Plan for the Township of Hanover, the above 31 acres were already owned and preserved by Morris County.

Preserved Municipal Open Space (Classified on ROSI)

The Township owns and manages properties for conservation and recreation purposes, that are listed on the Township of Hanover's Recreation and Open Space Inventory (ROSI) filed with NJDEP Green Acres (see *Appendix*). There are 44 properties of this

type in the Township of Hanover totaling 588 acres^a. The largest of these is a 195 acre parcel located adjacent to the airport known as Hanover Meadows.

As of the January 2001 Open Space and Recreation Plan for the Township of Hanover, only 247 of the above 588 acres were already owned and preserved by Hanover Township, leaving 341 newly protected acres in this category.

Conservation Easements (Classified on ROSI)

Along with the above properties that are owned by Hanover Township, and are listed on their ROSI, the Township also holds several conservation easements that are listed on their ROSI filed with NJDEP Green Acres (see *Appendix*). Conservation easements are deed restrictions that prevent the development of a property in perpetuity, while leaving the actual property ownership in the hands of a private party. There are 123 acres^b of conservation easements in Hanover Township covering all or part of 17 parcels. The largest of these easements is 56 acres, and it abuts the border with Parsippany-Troy Hills Township. As stated above, these easements retain their private ownerships and tax classes. Therefore, these properties are also listed in this inventory under their applicable property class (see below).

As of the January 2001 Open Space and Recreation Plan for the Township of Hanover, only 97 of the above 123 acres were already owned and preserved by Hanover Township, leaving 26 newly protected acres in this category.

Preserved Municipal Open Space (Owned by the Borough of Morris Plains)

There is one 12 acre parcel in the Township of Hanover that is owned by the Borough of Morris Plains, is permanently preserved and is used for conservation and recreation purposes. This parcel is located along the Morris Plains border, and is a part of Morris Plains' Community Park.

As of the January 2001 Open Space and Recreation Plan for the Township of Hanover, the above 12 acres were already owned and preserved by Morris Plains Borough.

Preserved Non Profit Land Trust Land

The New Jersey Conservation Foundation (NJCF) owns one parcel in Hanover Township. The mission of NJCF "is to preserve New Jersey's land and natural resources for the benefit of all."²⁰ This seven acre parcel is located along the southern bank of the Whippany River at Parsippany Road. NJCF is currently in negotiations to transfer the title of this property to the Morris County Park Commission.

^a Unlike the rest of this document, the acreages for these ROSI properties are based on the acreages listed on the Township of Hanover's 2009 Recreation and Open Space Inventory (ROSI) filed with NJDEP Green Acres (see *Appendix*), and/or the updated acreages on the Townships yet to be submitted 2011 ROSI update. The parcel data tables in the *Appendix* will list both these acreages, as well as those calculated using ESRI's ArcGIS 9.3 software.

^b See footnote a.

As of the January 2001 Open Space and Recreation Plan for the Township of Hanover, the above seven acres were already owned and preserved by the NJCF.

Public and Private Lands

Veterans Memorial Park (Leased by Town – Class 1)

Veterans Memorial Park is a 39 acre parcel in Hanover Township. This parcel contains sports fields, and provides recreational opportunities for the people of the municipality. It is not, however, preserved open space. It is owned by Hanover Renaissance, LLC and is leased to the Township for recreational use.

Developed Public Property (Class 15C)

The Township of Hanover owns 14 parcels totaling 99 acres that can be categorized as developed or partially developed public property (Class 15C) that have not been categorized elsewhere in this inventory. The largest of these properties is 58 acres and is owned by the Hanover Sewerage Authority. It is located in the far eastern corner of the Township on the border with East Hanover and Parsippany-Troy Hills. Some of the other notable parcels included here are the Municipal Building, the historic Whippany Burial Ground, and the Hanover Township Community Center.

The United States Postal Service owns two parcels totaling 10 acres in the Township of Hanover that can be categorized as developed or partially developed public property (Class 15C). The larger of these is 8 acres, and is located at 54 South Jefferson Road.

Morris County owns four parcels totaling 22 acres in the Township of Hanover that can be categorized as developed or partially developed public property (Class 15C). The largest of these is a 12 acre parcel housing the Morris County Mosquito Extermination Commission located along Highview Avenue on the border with Morris Township.

There is one small parcel (less than 0.2 acres) in the Township of Hanover that houses the Whippany Fire Company that can be categorized as developed or partially developed public property (Class 15C).

There are 131 acres of developed or partially developed public property (Class 15C) in the Township of Hanover that have not been categorized elsewhere in this inventory.

Undeveloped Public Property (Class 15C)

The Township of Hanover owns 20 parcels totaling 23 acres classified as undeveloped public property (Class 15C) that have not been categorized elsewhere in this inventory. The largest of these is seven acres and is adjacent to Bee Meadow School.

School (Class 15A & 15B), Church & Charitable Property (Class 15D), Cemeteries & Graveyards (Class 15E), Other Exempted Property (Class 15F)

There are 22 parcels in the Township of Hanover categorized as public school, or other school property (Class 15A & 15B) totaling 156 acres. The largest of these is Whippany Park Regional High School. It is 43 acres large, and is located at 161 Whippany Road.

There are 17 parcels in the Township of Hanover categorized as church and charitable property (Class 15D) totaling 39 acres. The largest of these is seven acres and owned by the Ukrainian Catholic Archdiocese. This parcel is located at 60 North Jefferson Road.

There are 3 parcels in the Township of Hanover categorized as cemeteries and graveyards (Class 15E) totaling 16 acres. The largest of these is eight acres, and is part of Beth Israel Cemetery. This cemetery is located at 21 Ridgedale Avenue.

There are 20 parcels in the Township of Hanover categorized as other exempted property (Class 15F) totaling 24 acres. The largest of these is a five acre parcel owned by the Young Men's Christian Association (YMCA). It is located on Horsehill Road, near the border with Morris Township.

In total, there are 235 acres of school (Class 15A and 15B), church and charitable (Class 15D), cemeteries and graveyards (Class 15E), and other exempted property (Class 15F) in the Township of Hanover.

Town of Morristown and MMUAIR Property (Class 1 & 15C)

The Town of Morristown owns eight parcels totaling 93 acres in the Township of Hanover. Five of these parcels are located in or around the Morristown Airport (MMUAIR) complex in the southeastern corner of the municipality, including the largest parcel at 35 acres. Of the remaining parcels, the largest is 11 acres and is part of a sewer plant that is adjacent to the Whippany River and across its bank from the Morris County Park Arboretum Community Gardens & Natural Area, along the border with Morris Township.

There are 25 parcels totaling 629 acres in the Township of Hanover that are owned by DM Airports, Ltd and are part of the Morristown Airport (MMUAIR) complex in the southeastern corner of the municipality. The largest of these parcels is 128 acres.

In total, there are 722 acres of Town of Morristown and MMUAIR property (Class 1 & 15C) in the Township of Hanover.

Southeast Morris County Municipal Utilities (Class 1 & 15C)

There are 11 parcels totaling 60 acres in the Township of Hanover that are owned by the Southeast Morris County Municipal Utilities Authority (SMCMUA). The largest of these is a 20 acre parcel located in the northwest corner of the township on the border with Parsippany-Troy Hills Township.

NJDOT and Railroads (Class 5B, 15C & 1)

There are 16 parcels totaling 26 acres in the Township of Hanover that are owned by the New Jersey Department of Transportation (NJDOT). The largest of these is 12 acres and is located along I-287, north of where it crosses the railroad tracks.

There are 24 parcels totaling 54 acres owned by the Morristown and Erie Railroad in the Township of Hanover that have not been classified elsewhere in this inventory. The largest of these is a nine acre parcel. This parcel is the stretch of track that runs between I-287 and New Jersey Route 10.

In total, there are 80 acres of NJDOT and railroad (Class 5B, 15C & 1) property in the Township of Hanover that have not been classified elsewhere in this inventory.

The Township has negotiated a lease on the Route 24/Route 178 Right-of-Way property with the NJDOT to utilize this land for hiking trails.

Farm Assessed Property (Class 3A and 3B)

There are two farm assessed properties in the Township of Hanover totaling 20 acres. The larger of these is an 11 acre farm located in the far northern tip of the municipality, between North Jefferson and Parsippany Roads.

Condominium Development

There are nine condominium developments in the Township of Hanover. These condominiums are used for either residential or commercial office purposes, and they take up a total of 119 acres. The largest of these is a 25 acre residential condominium development located centrally in the municipality on Eden Lane adjacent to Central Park. Since these properties are fully developed and will provide little open space value they are not included in the inventory below.

Residential (Class 2) > 1 acre

There are 152 residential parcels totaling 246 acres in the Township of Hanover that are greater than one acre large. These parcels are privately owned and have an existing house structure on them. They are included in this open space inventory, because some of these lots may represent an opportunity to expand an existing municipal park. Also if a portion of a property is underutilized by the owner, it could potentially be used as part of a trail design in the municipality. The largest of these parcels is 11 acres. It is located on Malapardis Road, and it abuts Jefferson Woods.

Commercial (Class 4A) and Industrial (Class 4B) > 1 acre

There are 105 properties totaling 902 acres in Hanover Township that are larger than one acre and are classified as commercial property (Class 4A). The largest of these is a 140 acre office complex owned by LTI NJ Finance, LLC. It is located on Whippany Road and is adjacent to the Black Meadows Preserve.

There are 81 parcels totaling 534 acres in Hanover Township that are larger than one acre and are classified as industrial property (Class 4B). The largest of these is a 75 acre industrial complex centrally located in the municipality on Eden Lane on the southern side of the railroad tracks.

In total, there are 1,436 acres of Commercial (Class 4A) and Industrial (Class 4B) property in the Township of Hanover that are greater than one acre.

Apartments (Class 4C) > 1 acre

There are four parcels totaling 24 acres in Hanover Township that are classified as apartments (Class 4C) and are greater than one acre large. The largest of these is located at 51 Ridgedale Avenue, near the Notre Dame Church. Since these properties are fully developed and will provide little open space value they are not included in the inventory below.

Privately-owned Vacant Land (Class 1)

There are 118 parcels totaling 444 acres in Hanover Township that are classified as privately owned vacant property (Class 1) that have not been classified elsewhere in this inventory. The largest of these is 56 acres and it located in the northern end of the Township along the border with Troy Hills Township. It should be noted that this parcel is partially covered by a conservation easement (see Conservation Easements section above). The largest vacant parcel not covered by an easement is 52 acres. This is along narrow parcel west of the airport and south of the Black Meadows Preserve.

Preserved Lands in the Township of Hanover

The Township of Hanover contains 907 acres of permanently protected open space, parks, and recreation areas. This includes state land, county land, municipal land, non profit land and conservation easements, making up approximately 13% of the Township’s 6,878 acres (11 square miles).

State Parks and Open Space	146 acres
County Parks and Open Space	31 acres
Preserved Municipal Open Space (Classified on ROSI)	588 acres
Conservation Easements (Classified on ROSI)	123 acres
Preserved Municipal Open Space (Owned by Morris Plains Borough)	12 acres
Preserved Non Profit Land Trust Land	7 acres
Total Preserved Lands	907 acres

Since the completion of the January 2001 Open Space and Recreation Plan for the Township of Hanover, the Township has preserved 367 acres, an increase of 40% in the total amount of preserved lands in the Township.

The Township of Hanover Open Space Inventory

The Open Space Inventory is the list of lands in the municipality that the Township of Hanover should look toward when planning for open space preservation. This list is comprehensive and includes property that is not traditionally thought of as “open space.” In order to increase the amount of preserved land within the municipality, the *Open Space and Recreation Plan Update* recommends that Hanover Township utilize a diverse inventory of lands to prioritize properties for acquisition.

Veterans Memorial Park (Leased by Town)	39 acres
Undeveloped Public Property (Class 15C)	23 acres
Farm Assessed Property (Class 3A/3B)	20 acres
Privately owned Vacant Land (Class 1)	444 acres
Inventory of Land (Subtotal I)	526 acres

Of the 6,878 acres in the Township of Hanover, 526 acres, or 8% of the municipality, are undeveloped and are potentially available for open space preservation.

The Township may also look to preserve land that is already developed, but either the entire property, or a portion of that property may be suitable for recreation or conservation. These lands include property which is privately owned and is greater than one acre in size:

Developed Public Property (Class 15C)	131 acres
School (Class 15A, 15B), Church & Charitable (Class 15D), Cemeteries & Graveyards (Class 15E), Other Exempt (Class 15F)	235 acres
Town of Morristown and MMUAIR Property (Class 1 & 15C)	722 acres
Southeast Morris County Municipal Utilities (Class 1 & 15C)	60 acres
NJDOT and Railroads (Class 5B, 15C & 1)	80 acres
Residential (Class 2) >1.0 acres	246 acres
Commercial > 1.0 acres and Industrial > 1.0 Acres	1,436 acres
Inventory of Land (Subtotal II)	2,910 acres
Inventory of Land (Total)	3,436 acres

Utilizing an expanded definition of potential open space to include parcels which may have structures on them, an additional 2,910 acres may be potentially available for open space preservation.

OPEN SPACE NEEDS ASSESSMENT



"The mission of the Hanover Township Parks & Recreation Department is to provide diverse year-round leisure opportunities utilizing our parks, recreational facilities and programs for residents of Hanover Township. The benefits of leisure services are especially designed to meet the physical, mental, cultural and social needs of our residents as well as visitors to our community, while enhancing the overall quality of life in Hanover Township"

Mission Statement Parks and Recreation Department

Hanover Township contains a variety of public open spaces and both passive and active recreation. This section of the *Open Space and Recreation Plan Update* identifies the open space needs in Hanover Township and the challenges that the Township faces in meeting them. These needs reflect the goals section of this plan and reflect the community's natural, historic and recreation resources as well as future demands for these amenities. These needs will help direct the township's open space program and municipal expenditures on preservation projects.

RECREATIONAL FACILITIES AND PROGRAMS

Hanover Township is home to an active people. To meet their needs, the Township provides many and varied opportunities for the community. The Parks and Recreation Department works with the Board of Education for the development of facilities and parks.

Facilities

The municipality owns and operates six recreational parks and utilizes the Board of Education properties for other recreation programs. Over the past five years field usage has gone increased. This is in large part due to both private and public soccer teams. The soccer field at Stoney Brook Park is heavily used, but Black Brook and Malapardis Parks also have extensive opportunities for active recreation. Black Brook Park has a baseball/softball field, a basketball court, a handball wall, two street hockey rinks, two tennis courts, a volley ball court and a youth baseball/softball field. Malapardis Park offers baseball, football, tennis and hockey. Whereas Bee Meadow Park offers more passive (resource-based) than active recreation, it is the Township's largest park.

Other town facilities include Central Park and Monroe Park. Central Park offers an ice skating rink and a soccer field. Monroe Park houses a shuffle board court and two tennis courts.

The newest park in town is Veterans Memorial Park. The park was completed before Veteran's Day in 2010 and opened with a ceremony honoring Hanover's veterans. The

park has flags for all of the branches of the United States Armed Forces and a full memorial for Hanover’s veterans. In addition, there are two baseball fields with lights that have been in use for over a year. There is no passive (resource-based) recreation at this park.

The following lists the current recreational facilities in the Township:

Type of Recreation Facility	Location
Soccer Regulation Size Field	Central Park (1) Black Brook Park (1) Stoney Brook Park (1)* Highland Ave Field (BOE) Whippany West (BOE) Cedar Knolls 1&2 (BOE) Memorial Junior (BOE) Salem Drive (BOE) Mountview Road (BOE) Abbott/Halo (leased)
Baseball / Softball	Malapardis Park(1) Black Brook Park (1) Memorial Junior WPHS (BOE) (6)
Little League	Malapardis Park (1) Black Brook Park (1) Memorial Junior
Tennis Court	Malapardis Park (3) Monroe Park (2) Black Brook Park (2)
Tennis Practice Wall	Black Brook Park
Basketball	Black Brook Park (1)
Bocce /Shuffleboard	Black Brook Park (1)
Football Fields	Malapardis Park (1) Bee Meadow Park (1) Brickyard Field (BOE)
Handball / Paddleball Courts	Black Brook Park (1)
Street Hockey Courts	Malapardis Park (1) Black Brook Park (2)
Ice Skating Rinks	Central Park (1)
Volley Ball	Malapardis Park (1) Black Brook Park (1)
Horseshoe Pit	Malapardis Park (1)
Town Pool	Bee Meadow Park (1)
Lacrosse	Brickyard Field (BOE) WPHS Practice Football (BOE)
Bocce Ball	Monroe Park

Resource-Based (Passive) Recreation

Picnic Areas	Black Brook Park (1) Malapardis Park (1)
Bicycle Jogging Path	Black Brook Park (1) Malapardis Park (1)
Playground	Black Brook Park (1) Central Park (1) Malapardis Park (1)
Fishing	Stoney Brook Central Park Malapardis Park Bee Meadow Park
Gazebo	Black Brook Park (1) Central Park (1)
Amphitheatre for Concerts	Brickyard Field at Bee Meadow Park (1)
Passive Recreation Area	Central Park (1)

The Hanover Board of Education runs and maintains: ten baseball and softball fields, ten basketball courts, one football field, one track and nine soccer fields.

Recreation Program Trends

The recreation program in Hanover Township has been working to meet the changing needs of the community. In 2001, the Township offered ten week programs from basketball to cooking classes. However, recently the Parks and Recreation Department has limited its offerings to one to two day events or six to eight week sessions for extended programs.²¹

Lacrosse

In 2001, the *Open Space and Recreation Plan*²² reported that “the popularity of lacrosse continues to rise and this sport requires foot-ball sized field space” (page 22). Today, Hanover’s lacrosse teams are coupled with East Hanover Township. The field usage is divided by gender with the girls playing and practicing in town and the boys traveling to use East Hanover’s field. Third through eighth grade usage has quadrupled from 25 participants in 2001 to one hundred in 2010. As both towns continue to see growth, they will move to independent programs.

The following chart indicates the increase in recreation participants served by Township facilities in 2001 and 2010:

Township Activity	2001 Participants	2010 Participants
Baseball (K-12)	600	800
Basketball (K-12)	250	325
Soccer (Pre-K–HS)	700	1000
Hockey	125	300
Lacrosse (2nd-8 th grade)	25	100

All other activities demonstrated little or no change over the last decade.

Adult Recreation

There are a couple of options for adult recreation. Ladies softball has two teams and a total of forty members. Men's softball has approximately one hundred participants. Both of these programs are seeing nominal growth.

Challenges, Projects and Needs for Recreation in Hanover Township

Hanover's parks are supporting the needs of its people; however, their upkeep is starting to suffer. Many of the parks are used by county tournaments for soccer, youth lacrosse and football games. These additional activities take a toll on the playing fields. In addition, the town is seeing some wear and tear on a few of its fields. The Black Brook senior baseball field, the only 60X90 field in town, has seen up to 62 games in one month. The Bee Meadow School field is a make-shift multi-purpose field, housing soccer, lacrosse and baseball games. Finally, the Brickyard field is being expanded to a full hundred yards for football games, and is having lights installed for concerts and night games. (Matt Mercurio, personal interview February 2010)

The Brickyard Football Field at Bee Meadow Park is currently being expanded to regulation size, an additional one hundred yards. Lights are also being installed at the Black Brook Baseball field to accommodate night games. As the Township sees increased demand for recreation, it is likely to require one additional all purpose field, in lieu of the many single use fields. This way, multiple sports could have a single home. An ideal spot for such a field would be at Veterans Memorial Park or at one of the Board of Education properties.

TRAILS AND GREENWAYS

As reflected in the second and third goals of this Plan, trails are a priority for the town to provide linkages among local neighborhoods, community centers, natural areas and protected parklands. Trails provide access to open space for the enjoyment of the community and provide pathways for wildlife to reach their destination. The Morris County Park Commission is moving forward with the trail connection from Central Park to the Frelinghuysen Arboretum²³. The County has received a grant to build a trail bridge over the Whippany River at Fredericksburg Place for Patriots' Path. The bridge will connect the Arboretum with an old portion of the trail built by the Township 20 to 25 years ago, parallel to the Whippany River. The stability of this path has become eroded over the years from the Whippany River, and is no longer open to the public. The Morris County Park Commission will improve the trail along the Whippany River, relocate it where necessary, and extend the trail to reach the Joseph Morris Trail in Central Park.

The Morristown and Erie Railroad extends through Hanover Township and is currently used to haul freight several times a week. During the Christmas and Easter holiday

seasons, the railroad runs a train to the Whippany Railroad Museum for children and their families. Although there are not currently any plans for the railroad to cease operations, if the railroad line is abandoned at some point in the future, it may create an opportunity for the Township to create a flat, multi-use trail extending through the center of the municipality.

Patriots’ Path

Patriots’ Path is a countywide, multi-use trail throughout Morris County. There is a spur of the trail in Hanover Township along the shores of the Whippany River. Patriots’ Path is a network of bicycling, hiking, and equestrian paths that extends for 20 continuous miles. There is also an 8-mile segment in Chester Township and a 4-mile portion in Washington Township. The Morris County Park Commission and Morris County Planning Department want the trail system to be completely linked throughout the County. Hanover Township is a municipality that provides critical links.

The Route 24/Route 178 Right of Way

Currently, the township is leasing the vacant land the state had reserved to extend Route 24. This land is being leased to create a walking and cycling path for local and county residents.

HISTORIC RESOURCES

"There are also hills up in the country but how much land they take up we know not, they are said to be stoney, and covered with wood and beyond them is said to be excellent land."
Letter of David Barclay to Scot Proprietors of East Jersey, March 29, 1684. Joseph Tuttle, Early History of Morris County, N.J. New Jersey Historical Society Proceedings, I, 19
Money in Morris County

Hanover Township’s origins date back to the 17th century and historic places remain within the town borders. Eight sites are listed on the National Register of Historic Places and several others are listed on New Jersey’s Register. . Open space can be used, where appropriate, to preserve the landscape around historic structures. Pride, community and knowledge are all gained by educating residents about their community’s history, thus connecting residents to a “place.” The following sites have been listed as historic by the New Jersey Department of Environmental Protection, Historic Preservation Office.²⁴

National and State Register of Historic Places	Block/Lot
Fordville (Ford Hill Road) (NR, SR)	4704/8
Morristown and Erie Railroad Spur (SHPO)* Morristown & Erie Railroad Whippany Water Tank (NR, SR, COE) US Army Steam Locomotive No. 4039 (NR, SR, COE)	7501/1 & 7502/22
Whippany Burying Ground (NR, SR, COE)*	5901/15
Our Lady of Mercy Chapel (NR, SR)	4301/2.01
Joseph Tuttle House (NR, SR)	5901/14
Joseph Morris House & Property (SHPO)	2005/9

Key:

SHPO – State Historic Preservation Office Opinion

NR – National Register

SR – State Register

COE – Certificate of Eligibility

Since Hanover Township's mapping is regional in nature, the Whippany Farm (Frelinghuysen Arboretum, Block 5801, Lot 2) is also shown on the Resource Map, even though it is located in neighboring Morris Township. This site is listed on the State and National Registers.

A description of a selection of the sites is included below:

Fordville: Originally built in 1715 by John Ford, Fordville was a working farm for over 150 years. Ten generations of the Ford family lived at Fordville until the mid 1980s. In 1975, Fordville was listed on the New Jersey and National Registers of Historic Places. Recently restored, Fordville retains the charm of the last three centuries, while incorporating the conveniences of modern living.²⁵

Morristown and Erie Railroad Complex:

Morristown and Erie Railroad Spur: The Morristown & Erie Railway was incorporated on August 28, 1903 as a consolidation of the Whippany River Railroad and the Whippany and Passaic River Railroad.²⁶

Morristown & Erie Railroad and Whippany Water Tank: The water tank was built in 1904 by the Morristown and Erie Railroad and was added to the National Register of Historic Places on September 6, 2006.

United Army Steam Locomotive No. 4039: Steam Locomotive No. 4039 was built November 1942 for the U.S. War Department by the American Locomotive Company (ALCO) of Schenectady, NY (ALCO Construction No. 70421; Corps of Engineers Spec. No. T-1560; Purchase Order No. DA1873). Eighty (Nos. 4000-4079) nearly identical "060-155"-class locomotives were constructed. Their intended purpose was for U.S. military service in the Far East, Africa and Europe during World War II. However, upon delivery to the Army all of the engines were instead used to switch various stateside military bases throughout the duration of the war.²⁷

Our Lady of Mercy Chapel: It was founded in 1860 on about five and a half acres of land and is set in a tranquil, sloping site. A new section was developed in the late 1970's and presently it has room for over 2,000 additional interments.²⁸

Joseph Tuttle House: A historic site that dates back to the 1790s. Joseph Tuttle was a businessman whose family had a hand in the creation and founding of Newark, New Jersey.²⁹

NATURAL RESOURCE PROTECTION

Hanover is home to unique and beautiful environmentally sensitive sites. Several undeveloped areas of the town fall under the Passaic Meadows Habitat Complex as outlined by *Significant Habitats and Habitat Complexes of the New York Bight Watershed*³⁰:

The boundary of the Passaic Meadows habitat complex encloses the wetlands and wetland buffer areas in the Passaic River valley from Basking Ridge northeast to Wayne Township. Specific wetlands include the Great Swamp, Black Meadows, Troy Meadows, Hatfield Swamp, Lee Meadows, Little Piece Meadows, Great Piece Meadows, and Bog and Fly Meadows. Developed upland areas within this boundary in the municipalities of Madison, Florham Park, Hanover, and East Hanover are excluded. This approximately 88-square kilometer (34-square mile) wetland area is one of the largest freshwater wetland complexes in the region and is especially significant given its location within the highly urbanized and suburbanized Northern Triassic Lowlands (Newark Basin). These wetlands support regionally significant populations of fish and wildlife, including several federal candidate and state-listed species. The wetlands are particularly significant for seasonal concentrations of waterfowl and water birds (page 1).

Passaic Meadows is surrounded by suburban residential and commercial land use and much of the area has been impacted directly or indirectly by suburbanization. Several major highways run through or near the complex. Although some of the remaining open space in the watershed is publicly owned, much of it is privately owned and under increasing pressure for development” (page 1).

The following chart lists several species that are federal and state candidates for protection.

Federally Listed

Bog turtle

State Listed Endangered

Blue Spotted Salamander

Red Shouldered Hawk

Northern Harrier

Buttonbush Dodder

Louisiana Sedge

State Listed Threatened

Wood Turtle

Great Blue Heron

American Bittern

Long-eared owl

Red-Headed Woodpecker

Grasshopper Sparrow

Bobolink

Forest Cover

Conservation of wooded areas is important to suburban communities, as these wooded parcels help to reduce the heat island effect, clean the air, and provide additional storm-water control. Hanover Township recognizes the importance of their forested regions

and has established a Tree Fund to support the reforestation of its landscape and the permanent protection of its forest cover.

Protection of Water-Based Resources

The Whippany River Watershed encompasses all of Hanover Township. In addition, Black Brook, West Brook and Malapardis Brooks also traverse the town. This river and these streams were major factors in the development and history of the town, providing iron forges, sawmills, gristmills, cider mills and paper mills. Along with this industry, railroad and roadway construction helped fuel Township growth, leading to the suburban character and multiple land uses within Hanover. With time, industry has declined within Township borders and industrial sites are being re-imagined, leading to a cleanup of soil and groundwater contamination³¹ (*Municipal Stormwater Management Plan, page 8*).

Hanover Township sits within the Buried Valley Aquifer groundwater system, which provides drinking water to Morris County. In 1980 the Environmental Protection Agency designated it as the sole source aquifer under the federal Safe Drinking Water Act. It provides 27.3 million gallons of water per day on average and is a major source for potable water (*2001 Open Space and Recreation Plan, page 20*).

Challenges to Water Resource Protection

Land use is the single largest influence on water quality and quantity. Impervious coverage can reduce both the amount of water available, by decreasing the overall recharge into the aquifer system, and reduce the quality of the water re-entering the system, as waters that traverse paved surfaces are often laden with pollutants. Non-point source pollution (contaminants carried by runoff water) typically results from hydrocarbons (such as oil and gasoline) collected on paved surfaces washing into waterways, as well as the use of fertilizers, pesticides, road salt, and herbicides on residential lawns, golf courses, and corporate campuses. Encroaching development degrades aquatic ecosystems and raises the requirement to buffer streams and lakes with undeveloped and naturally vegetated strips and corridors along their rivers and shores. Additionally, these vegetated strips and corridors enhance the scenic beauty of the waterways, improving their use as a recreational resource for fishing and boating.

Protecting Hanover's drinking water supply is a critical element of its open space program. Given that the demand for groundwater is likely to increase in the future, and with increasing precipitation variability due to global climate change, the Township can continue to act aggressively to protect groundwater sources. Consideration should be put toward protecting wells through the open space acquisition of recharge areas as well as the enactment of a wellhead protection ordinance to improve the zoning of sources of pollution at sufficient distance from the wells.

In addition, the *Municipal Stormwater Management Plan* outlines several goals and recommendations to help preserve the quality of the community's water. Some of these goals that are most relevant to the *Open Space and Recreation Plan Update* are:

- Require the preservation of natural features such as trees, brooks, hilltops and views in designing subdivisions.
- Regulating the amount of lot coverage by buildings, pavement and other improvements. (pages 21-23)

It also outlines steep slope recommendations that would be pertinent to both the Route 24 ROW and the area around the Whippany River. The plan states, “*The steep slope regulations would impose limits of disturbance based on areas characterized as having steep slopes. These regulations would apply to all development that exceed an established area of disturbance threshold*” (page 26).

ACTION PROGRAM



The Township of Hanover has benefitted from comprehensive, long-range open space planning. This *Open Space and Recreation Plan Update* offers a set of strategies and a timetable to implement the goals and recommendations within this Plan. This *Action Program* facilitates not only the Township’s preservation programs, but also serves as a vehicle for continued dialogue about recreation and land preservation needs.

The *Action Program* suggests specific actions that the Township may pursue to implement the *Open Space and Recreation Plan Update*. These were created in accordance with the *Goals* outlined in this *Plan Update* and in conjunction with a thorough review of the municipality’s *2001 Open Space and Recreation Plan*. The activities listed for the “short-term” after the completion of the *Plan Update* are the most urgent and will further the Township of Hanover’s open space program immediately. The “mid-term” recommendations are focused on longer term objectives that will serve to accomplish the Township’s open space needs. The “long-term” projects will be achieved as the program continues to mature and as these opportunities arise. The “ongoing” projects will ensure that the Township maintains itself as a community that can continue to enjoy the benefits of open space, recreational facilities, and historic areas.

As part of the *Plan Update*, the Open Space Advisory Committee hosted a public meeting to receive comments on the open space and recreational needs of Township residents. This meeting was held as part of the Planning Board meeting. Questions focused on how the open space program works and where the Township receives funding for land acquisition.

The goals of the *Open Space and Recreation Plan Update* are not the responsibility of any one committee. The Township of Hanover Open Space Advisory Committee, Recreation Commission, Environmental Commission, Landmark Commission, Planning Board, and Township Committee are each responsible with the implementation of this plan and its actions. The Action Program should be updated every year, and progress reported to the governing body.

Short-term

- Adopt Hanover Township *Open Space and Recreation Plan Update* as an element of the Township’s *Master Plan*.
- Review and prioritize land in light of established goals. Visit the properties and determine strategies and funding sources to pursue for the priority lands.

- Submit the final *Open Space and Recreation Plan Update* to NJDEP Green Acres. This will allow nonprofit partners, such as The Land Conservancy of New Jersey, to contribute their Green Acres nonprofit funding to local municipal open space projects. This will also allow the Township to be eligible for continued enrollment into the State’s Planning Incentive (PI) grant program.
- Complete the update the Township’s Recreation and Open Space Inventory (ROSI) to be consistent with the findings of the *Open Space and Recreation Plan Update*.
- Meet with the Morris County Park Commission and neighboring municipalities to explore potential collaborative efforts for preservation and trail connectivity.
- Review the Township’s ordinances and work with the Planning Board to create legislation that requires implementation of bioswales and other, similar improvements to reduce impervious coverage across the Township.
- Create a bicycle/ pedestrian committee to spearhead working toward solutions to improve access for non-motorized transportation alternatives.

Mid-term

- Examine properties which are in tax-foreclosure and consider adding any appropriate properties to the Township’s ROSI.
- Study parks within the Township to identify potential expansion opportunities.
- Incorporate the Township’s pedestrian program into the Sustainable Jersey program advancing the Township’s initiative into alternative transportation and clean energy.
- Meet with County transportation officials to request the incorporation of bicycle lanes along County roads, where feasible, and appropriate signage.
- Review model ordinances created by the Whippany River Watershed Action Committee for applicability in Hanover Township.
- Create a “wish list” of community service open space/ recreation projects to be publicized to the Hanover Township community.
- Survey the community to assess if the recreational needs of the community are being met.
- Establish an education program for corporate and residential landowners living in floodplain areas about best management practices for lawn care and road salt usage to further reduce non-point source water pollution.

- Work with the Morris County Park Commission, local Boy/Girl Scout groups, and others to develop interpretive signage along Patriots' Path to educate the public about the community's natural resource and recreational amenities.
- Investigate the Morris County Division of Transportation Safe Routes to School program which aims to reduce roadway congestion resulting from school related traffic by providing children a way to safely walk and bike to school.
- Begin establishing a trail along lands leased by the municipality within the Route 24/Route 178 Right of Way.
- Work to create community-based stewardship programs to protect the health and viability of the Whippany River Blueway.

Long-Term

- Continue to work with non-profit groups to preserve critical conservation areas.
- Create a well-signed walking and trail system linking the Township's neighborhoods, parks, and schools.
- Develop and adopt a stewardship plan for managing and maintaining municipally preserved lands, including identifying funding sources (e.g., a portion of the Open Space Trust Fund) and responsible bodies (committees, volunteer organizations, municipal departments).
- Develop a comprehensive Trail Plan that includes bike paths and pedestrian trails that will provide alternative transportation routes between population centers, common destinations, and public parks.
- Continue to work toward reducing the impervious coverage in the Township, particularly in areas where the potential for groundwater recharge is high.
- Offer local educational opportunities to create home-based stewardship programs benefitting local wildlife and ecosystems such as the National Wildlife Federation Backyard Habitat program.

Ongoing

- Continue to apply for and investigate grant opportunities to protect the Township's open space areas, this includes the Morris County Open Space Trust Fund and the New Jersey Green Acres program.
- Apply annually for open space funding from NJDEP Green Acres and the Morris County Open Space Trust Fund.

- Apply for appropriate funding for ongoing trail projects, including infrastructure improvements, trail development, and signage.
- Celebrate and publicize all successful open space projects with community events.
- Meet regularly with adjacent municipalities to discuss open space objectives and common programs and goals.
- Continue to explore and identify opportunities for new recreational space and facilities in the Township.
- Continue to review the Township's needs for outdoor recreational facilities and work to address those as necessary.
- Continue the municipal Open Space Trust Fund to purchase additional lands and support debt service for prior acquisitions.

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¹³ Highlands Regional Master Plan. 2008.

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³¹ Township of Hanover. Municipal Stormwater Management Plan. February 2005.

Maps

1.Land Use/Land Cover

2.Natural Features

3.Aquifer/Groundwater Recharge Potential

4.Endangered Species Habitat – NJDEP

Landscape Project

5.Land Use Capability Zone – Highlands

Regional Master Plan

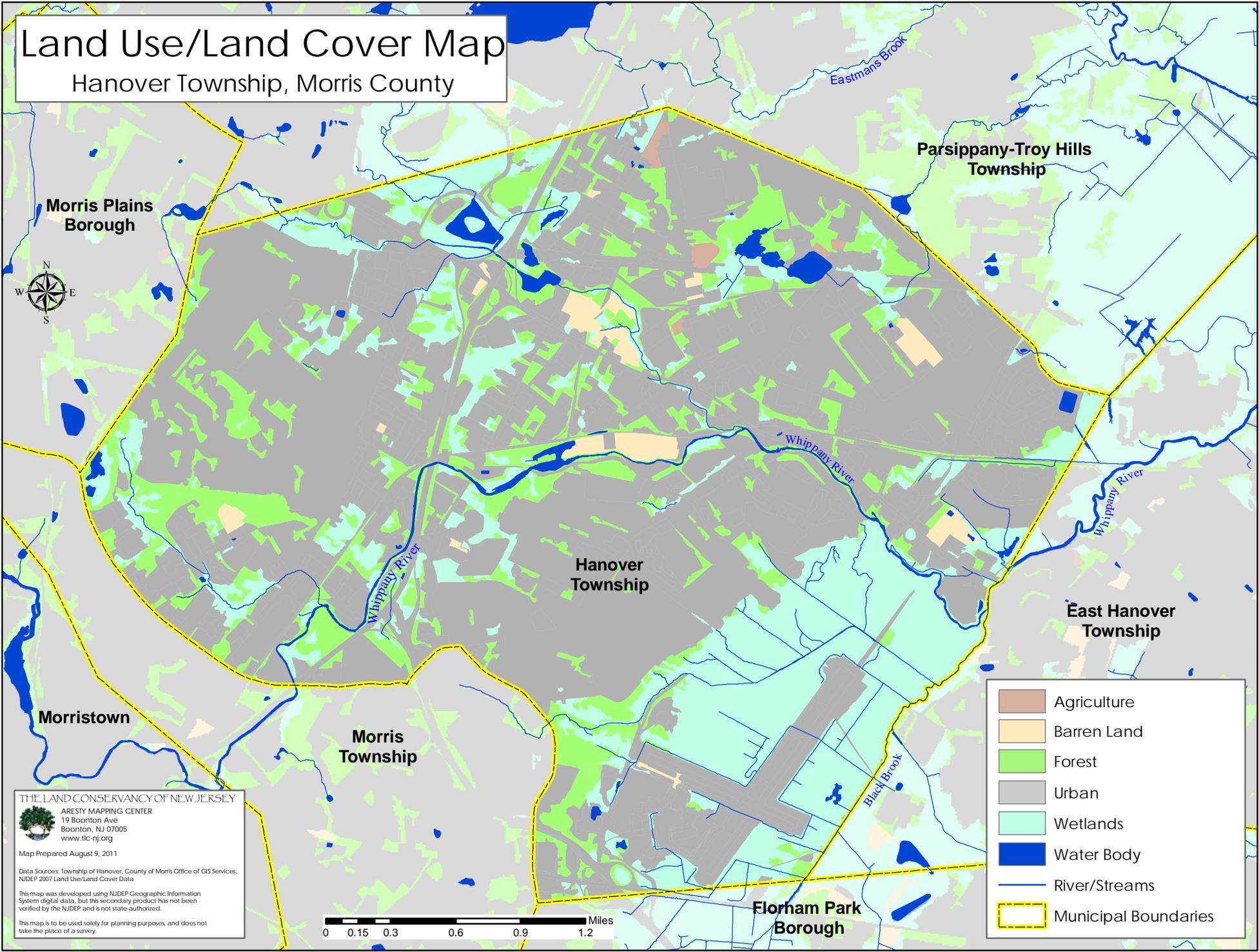
6.Existing Open Space and Land Use

7.Public Lands and Preserved Lands

8.Resource Map

Land Use/Land Cover Map

Hanover Township, Morris County



- Agriculture
- Barren Land
- Forest
- Urban
- Wetlands
- Water Body
- River/Streams
- Municipal Boundaries

THE LAND CONSERVANCY OF NEW JERSEY
ARESTY MAPPING CENTER
19 Boonton Ave
Boonton, NJ 07005
www.tlc-nj.org

Map Prepared August 9, 2011

Data Sources: Township of Hanover, County of Morris Office of GIS Services,
NJDEP 2007 Land Use/Land Cover Data

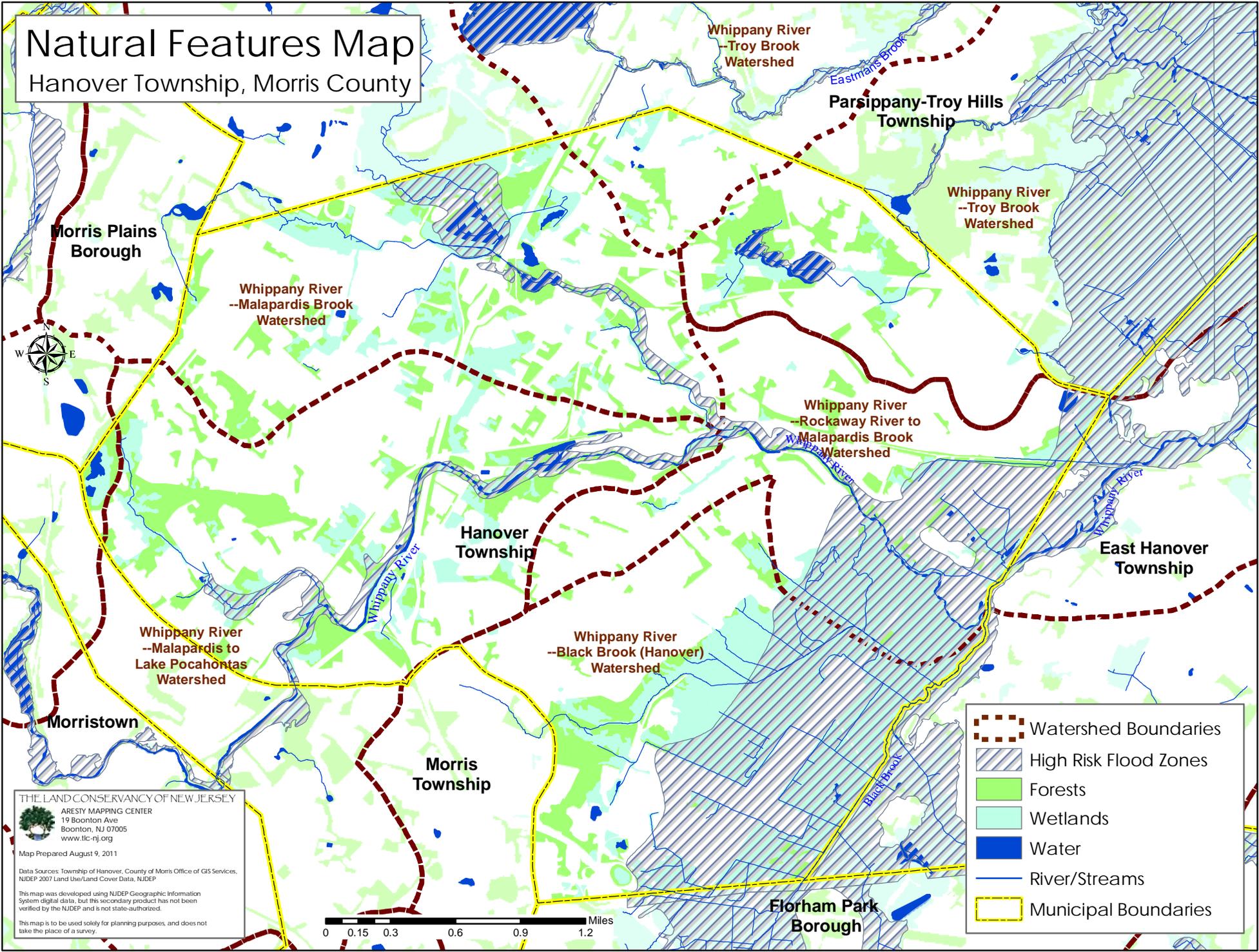
This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

This map is to be used solely for planning purposes, and does not take the place of a survey.



Natural Features Map

Hanover Township, Morris County



THE LAND CONSERVANCY OF NEW JERSEY
 ARESTY MAPPING CENTER
 19 Boonton Ave
 Boonton, NJ 07005
 www.tlc-nj.org
 Map Prepared August 9, 2011
 Data Sources: Township of Hanover, County of Morris Office of GIS Services, NJDEP 2007 Land Use/Land Cover Data, NJDEP
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- Watershed Boundaries
- High Risk Flood Zones
- Forests
- Wetlands
- Water
- River/Streams
- Municipal Boundaries

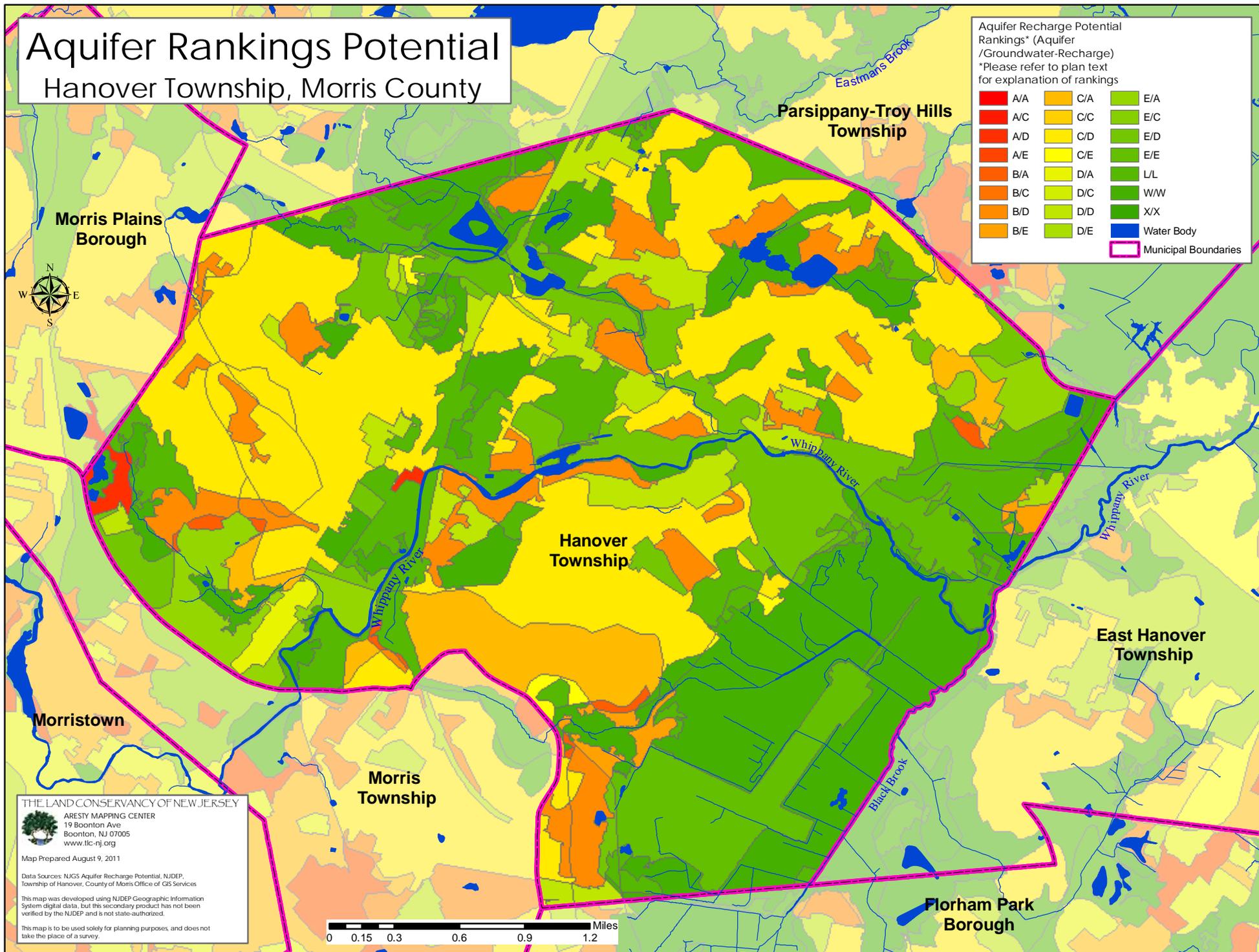
0 0.15 0.3 0.6 0.9 1.2 Miles

Aquifer Rankings Potential

Hanover Township, Morris County

Aquifer Recharge Potential Rankings* (Aquifer /Groundwater-Recharge)
*Please refer to plan text for explanation of rankings

■ A/A	■ C/A	■ E/A
■ A/C	■ C/C	■ E/C
■ A/D	■ C/D	■ E/D
■ A/E	■ C/E	■ E/E
■ B/A	■ D/A	■ L/L
■ B/C	■ D/C	■ W/W
■ B/D	■ D/D	■ X/X
■ B/E	■ D/E	■ Water Body
		□ Municipal Boundaries



Morris Plains
Borough



Hanover
Township

Morristown

Morris
Township

East Hanover
Township

Florham Park
Borough

THE LAND CONSERVANCY OF NEW JERSEY

ARESTY MAPPING CENTER
19 Boonton Ave
Boonton, NJ 07005
www.ltc-nj.org

Map Prepared August 9, 2011

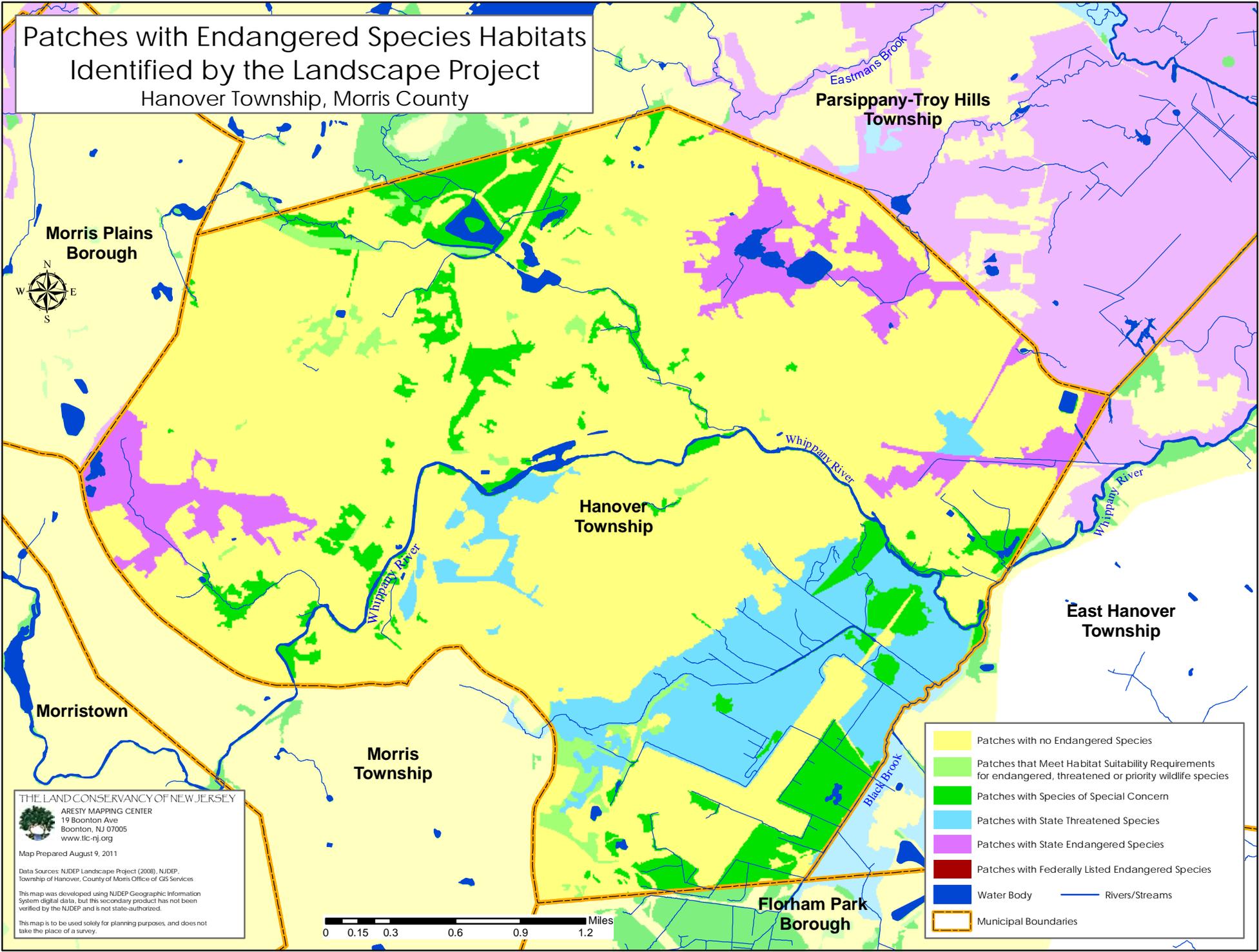
Data Sources: NJGS Aquifer Recharge Potential, NJDEP,
Township of Hanover, County of Morris Office of GIS Services

This map was developed using NJDEP Geographic Information
System digital data, but this secondary product has not been
verified by the NJDEP and is not state-authorized.

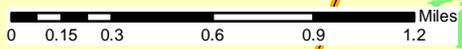
This map is to be used solely for planning purposes, and does not
take the place of a survey.



Patches with Endangered Species Habitats
 Identified by the Landscape Project
 Hanover Township, Morris County



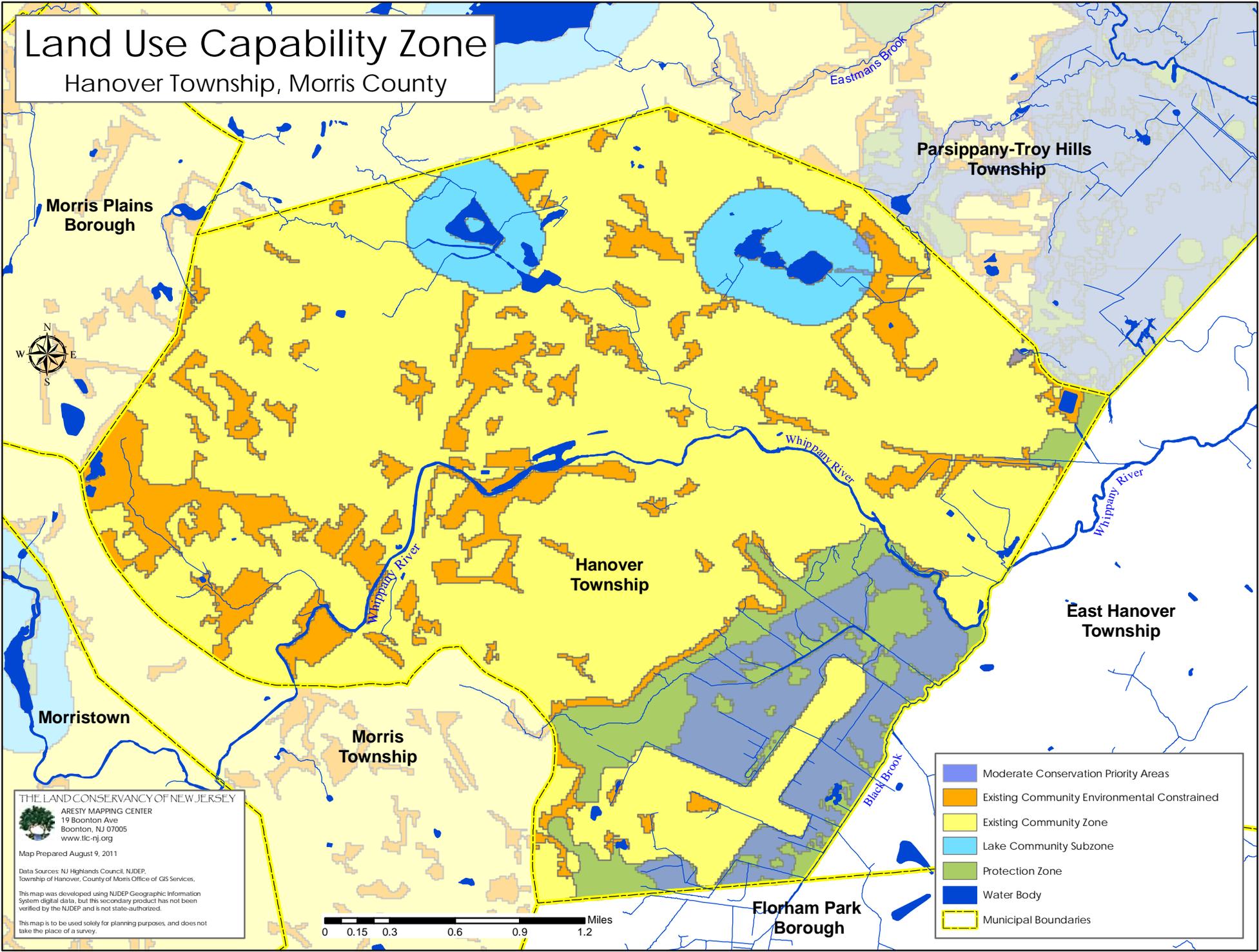
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 Map Prepared August 9, 2011
 Data Sources: NJDEP Landscape Project (2008), NJDEP,
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- Patches with no Endangered Species
- Patches that Meet Habitat Suitability Requirements for endangered, threatened or priority wildlife species
- Patches with Species of Special Concern
- Patches with State Threatened Species
- Patches with State Endangered Species
- Patches with Federally Listed Endangered Species
- Water Body
- Rivers/Streams
- Municipal Boundaries

Land Use Capability Zone

Hanover Township, Morris County



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Map Prepared August 9, 2011

Data Sources: NJ Highlands Council, NJDEP,
 Township of Hanover, County of Morris Office of GIS Services.

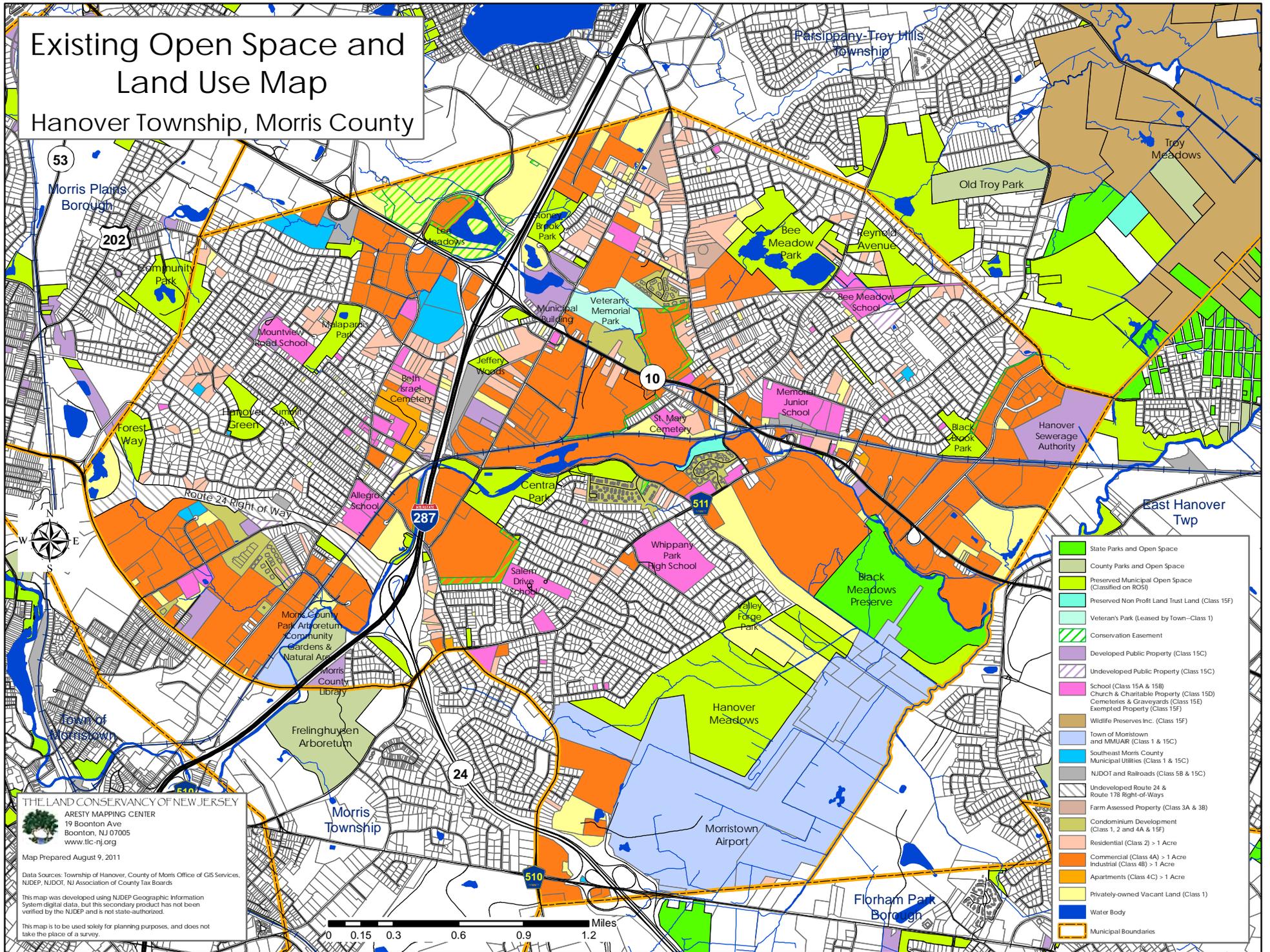
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- Moderate Conservation Priority Areas
- Existing Community Environmental Constrained
- Existing Community Zone
- Lake Community Subzone
- Protection Zone
- Water Body
- Municipal Boundaries

Existing Open Space and Land Use Map

Hanover Township, Morris County



- State Parks and Open Space
- County Parks and Open Space
- Preserved Municipal Open Space (Classified on ROSI)
- Preserved Non Profit Land Trust Land (Class 15F)
- Veteran's Park (Leased by Town--Class 1)
- Conservation Easement
- Developed Public Property (Class 15C)
- Undeveloped Public Property (Class 15C)
- School (Class 15A & 15B)
- Church & Charitable Property (Class 15D)
- Cemeteries & Graveyards (Class 15E)
- Exempted Property (Class 15F)
- Wildlife Preserves Inc. (Class 15F)
- Town of Morristown and MMUAR (Class 1 & 15C)
- Southeast Morris County Municipal Utilities (Class 1 & 15C)
- NJDOT and Railroads (Class 5B & 15C)
- Undeveloped Route 24 & Route 178 Right-of-Ways
- Farm Assessed Property (Class 3A & 3B)
- Condominium Development (Class 1, 2 and 4A & 15F)
- Residential (Class 2) > 1 Acre
- Commercial (Class 4A) > 1 Acre
- Industrial (Class 4B) > 1 Acre
- Apartments (Class 4C) > 1 Acre
- Privately-owned Vacant Land (Class 1)
- Water Body
- Municipal Boundaries

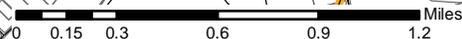
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Map Prepared August 9, 2011

Data Sources: Township of Hanover, County of Morris Office of GIS Services, NJDEP, NJDOT, NJ Association of County Tax Boards

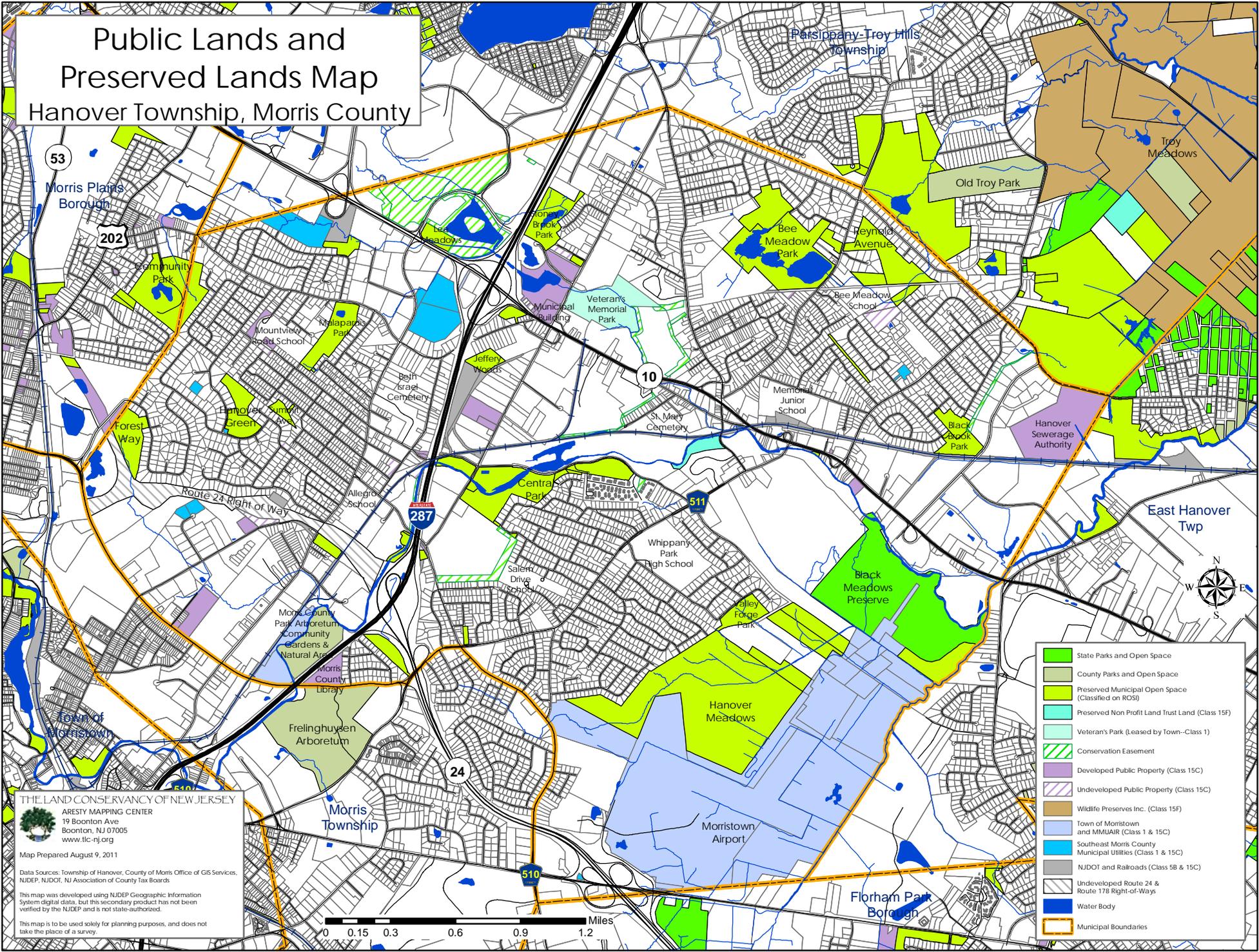
This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

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Public Lands and Preserved Lands Map

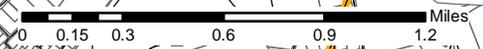
Hanover Township, Morris County



- State Parks and Open Space
- County Parks and Open Space
- Preserved Municipal Open Space (Classified on ROS)
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- Water Body
- Municipal Boundaries

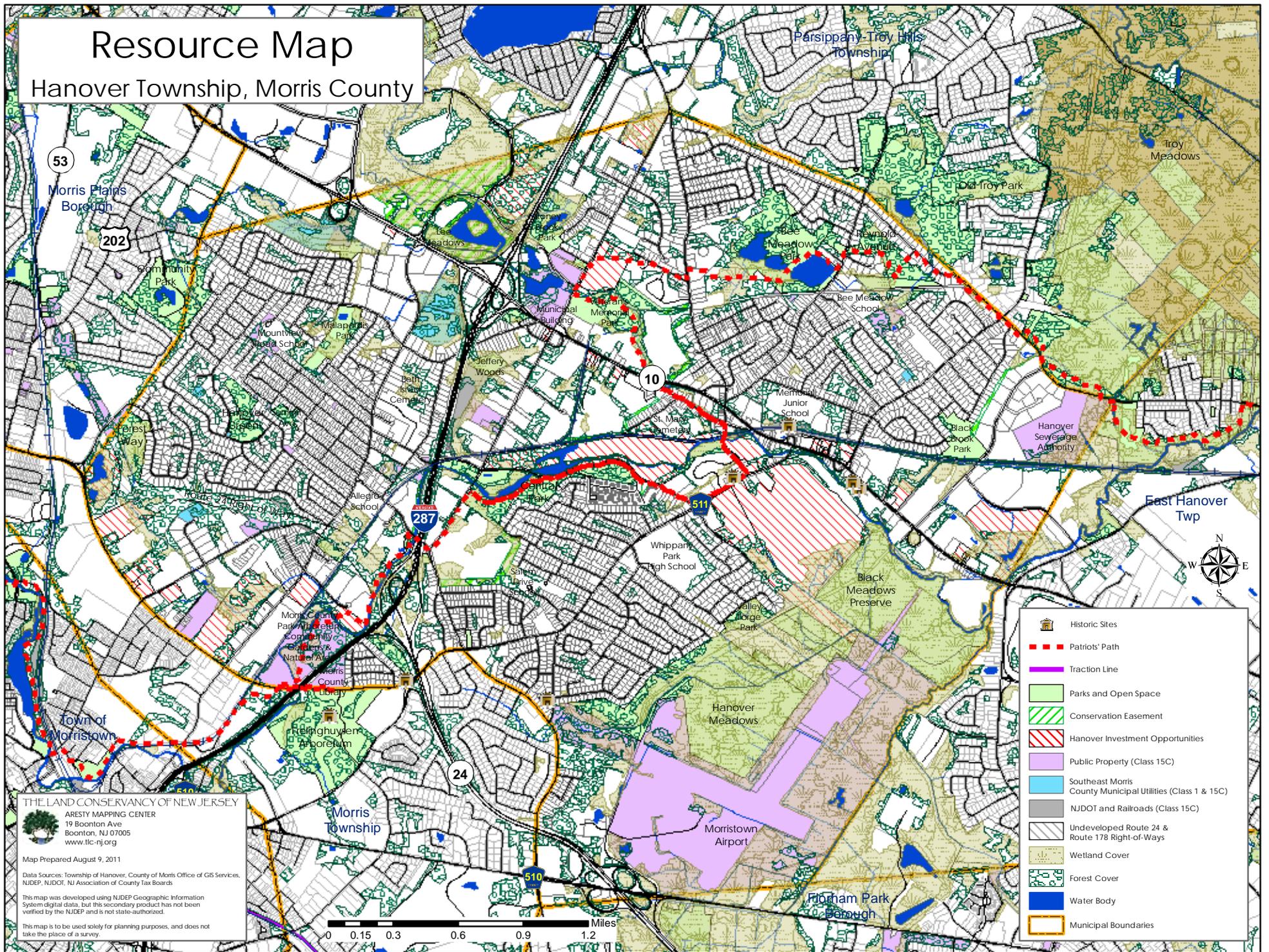
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Resource Map

Hanover Township, Morris County



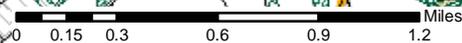
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Appendix

**1.NJDEP Green Acres Awards for Hanover
Township**

**2.Morris County Preservation Trust Fund
Awards for Hanover Township**

**3.Recreation and Open Space Inventory
(ROSI)**

a.January 28, 2009 Signed ROSI

b.April 2011 Draft Updated ROSI

**4.Public Presentation and Discussion: June
28, 2011 – Handout**

5.Parcel Data Tables

Green Acres Receivable:

Project:

Financial Year	Grant Award	Received To Date	Muscarella	Blanchard	Iglar	Hansch/Matakitis	Felts	Sammarco	Balance
2002	1,250,000.00	1,250,000.00	704,092.50	545,907.50					-
2003	400,000.00	400,000.00		400,000.00					-
2004	400,000.00	400,000.00	52,005.50	214,202.50	133,792.00				-
2005	575,000.00	532,677.00			56,370.00	35,807.00	28,000.00	412,500.00	42,323.00
2006	575,000.00	-							575,000.00
2007	300,000.00	-							300,000.00
2008	300,000.00	-							300,000.00
	3,800,000.00	2,582,677.00	756,098.00	1,160,110.00	190,162.00	35,807.00	28,000.00	412,500.00	1,217,323.00



MORRIS COUNTY PRESERVATION TRUST FUND

P.O. Box 900 Morristown, NJ 07963-0900
 PHONE: (973) 829-8120 FAX: (973) 326-9025 WEBSITE: www.MorrisPreservation.com
 Office located at: 30 Schuyler Place, Morristown, NJ

Hanover Township Trust Fund Projects

Project Status:

Category:	# of Projects:	Acres:	Grant Year:	MC Grant Money:
Pending				
Municipal Projects:				
Bee Meadow Greenway - Michalski		1.64	2009	\$175,000.00
Municipal Total:	1	1.64		\$175,000.00

Hanover Twp. has 1 Pending project(s) totalling 1.64 acres and \$175,000.00 of Morris County grant funds.

Complete

Municipal Projects:				
Bee Meadow Greenway - Sammarco		3.33	2007	\$600,000.00
Central Park Greenway		11.03	2000	\$750,000.00
Hanover Meadows Expansion - Felts		10.04	2005	\$17,500.00
Herms Property		7.49	1996	\$300,000.00
Jefferson Woods		6.93	2005	\$11,250.00
Muscarelle Property		195.15	1999	\$500,000.00
Municipal Total:	6	233.97		\$2,178,750.00
MCPC Projects:				
Pigeon Hill Trail - Iglar		0.00	2005	\$100,000.00
MCPC Total:	1	0.00		\$100,000.00

Hanover Twp. has 7 Complete project(s) totalling 233.97 acres and \$2,278,750.00 of Morris County grant funds.

Canceled

Municipal Projects:				
Forest Way Greenway		22.57	2003	\$300,000.00
Hanover Meadows Preserve		19.80	2006	\$28,500.00
Municipal Total:	2	42.37		\$328,500.00

Hanover Twp. has 2 Canceled project(s) totalling 42.37 acres and \$328,500.00 of Morris County grant funds.

**EXHIBIT 1 to DECLARATION
RECREATION AND OPEN SPACE INVENTORY**

Local Unit: Township of Hanover

County: Morris

NOTE: All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible official map of the Local Unit and current tax map of Local Unit. The official map used for this ROSI is named Township of Hanover Recreation & Open Space Inventory Map and is dated January 14, 2009.

Developed and Partially Developed Lands Held for Recreation and Conservation Purposes
(*If necessary, use the first page following & after Page 4 for additional developed and partially developed lands)

<u>Key</u>	<u>Municipal Location</u>	<u>Name</u>	<u>Block</u>	<u>Lot</u>	<u>Acres</u>	<u>Funded/Unfunded</u>
1.	Hanover	Malapardis Park	1201	7	19.80	Funded
2.	Hanover	Pleasant Avenue	1201	2	0.17	Unfunded
3.	Hanover	Patriots' Path	2302	3	1.78	Funded
			2302	4	1.47	
			2302	5	<u>0.26</u>	
				SUBTOTAL	3.51	
4.	Hanover	Stoney Brook Park <i>(formerly known as Windemere)</i>	3002	7	22.09	Unfunded
5.	Hanover	Central Park	3704	1	1.40	Funded
			3704	2	<u>39.63</u>	Funded
				SUBTOTAL	41.03	
6.	Hanover	Monroe Park	3503	22	1.97	Unfunded
7.	Hanover	Bee Meadow Park	8104	2	17.51	Unfunded
			8401	9	<u>71.56</u>	
				SUBTOTAL	89.07	
8.	Hanover	Bee Meadow Park Ext. <i>(formerly known as Sammarco)</i>	8401	3	3.33	Funded
9.	Hanover	Black Brook Park	7005	7	7.41	Funded
			7101	26	<u>11.10</u>	
				SUBTOTAL	18.51	

Subtotal of Acres on this page.....

199.48

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Wholly Undeveloped Lands Held for Recreation and Conservation Purposes

(*If necessary, use the second page following & after Page 4 for additional wholly undeveloped lands)

<u>Key</u>	<u>Municipal Location</u>	<u>Name</u>	<u>Block</u>	<u>Lot</u>	<u>Acres</u>	<u>Funded/Unfunded</u>
A.	Hanover	Forest Way	605	6	18.70	Unfunded
B.	Hanover	Hanover Green	803	16	9.40	Unfunded
			803	18	<u>8.37</u>	
				SUBTOTAL	17.77	
C.	Hanover	Summit Avenue	801	9	3.50	Unfunded
D.	Hanover	61 Summit Avenue	801	4	0.37	Unfunded
E.	Hanover	Knollwood (Crossroad)	1002	9	5.10	Unfunded
F.	Hanover	Lee Meadows	3301	2	6.80	Unfunded
G.	Hanover	Forest Way East <i>(former Iglar tract)</i>	2102	7	3.94	Funded
H.	Hanover	Malarpardis/Rt.10	2901	1	3.21	Unfunded
I.	Hanover	Jefferson Woods <i>(former Hansch/Matakitis tract)</i>	2903	23	6.93	Funded
J.	Hanover	Central Park West <i>(former Olson Tract)</i>	2403	3	1.33	Unfunded
			2403	12	<u>4.08</u>	Unfunded
				SUBTOTAL	5.41	
K.	Hanover	Central Park East <i>(former Blanchard Tract)</i>	4402	17	11.03	Funded
			3704	32	1.25	Unfunded
		<i>(formerly known as Eden Lane)</i>	4402	49	<u>1.55</u>	Unfunded
				SUBTOTAL	13.83	
L.	Hanover	Fairchild/Fieldstone	3704	20	0.25	Unfunded
M.	Hanover	Fieldstone	3602	8	0.30	Unfunded

Subtotal of Acres on this page.....

86.11

**EXHIBIT 1 to DECLARATION
RECREATION AND OPEN SPACE INVENTORY**

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Wholly Undeveloped Lands Held for Recreation and Conservation Purposes

(*If necessary, use the second page following & after Page 4 for additional wholly undeveloped lands)

<u>Key</u>	<u>Municipal Location</u>	<u>Name</u>	<u>Block</u>	<u>Lot</u>	<u>Acres</u>	<u>Funded/Unfunded</u>
N.	Hanover	195 Cedar Knolls Road <i>(former McEwan tract)</i>	2201	11	0.98	Unfunded
O.	Hanover	Herms Tract	2006	1	7.49	Unfunded
P.	Hanover	Schindler Ct	8001	6	4.77	Unfunded
Q.	Hanover	Reynolds Avenue	8001	12	26.69	Unfunded
R.	Hanover	Reynolds Avenue	7901	38	3.16	Unfunded
S.	Hanover	Polhemus/Hubert Buffer	7703	44	1.97	Unfunded
T.	Hanover	Riverside Park <i>(formerly known as N.J. Route 10)</i>	5901	3	0.26	Unfunded
U.	Hanover	Valley Forge Park <i>(formerly known as Airport)</i>	5703	36	11.64	Unfunded
V.	Hanover	Hanover Meadows <i>(former Muscarelle Tract)</i>	5101	1	195.14	Funded
			6301	13	<u>12.12</u>	Unfunded
				SUBTOTAL	207.26	
W.	Hanover	Black Meadows <i>(former Gibraltar Tract)</i> <i>(former Felts Tract)</i>	6301	16	14.15	Unfunded
			6301	17	<u>10.04</u>	Funded
				SUBTOTAL	24.19	
X.	Hanover	Black Meadows <i>(former Wildlife Preserves Tract)</i>	6202	2	14.50	Unfunded

Subtotal of Acres on this page.....

302.91

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Wholly Undeveloped Lands Held for Recreation and Conservation Purposes

(*If necessary, use the second page following & after Page 4 for additional wholly undeveloped lands)

<u>Key</u>	<u>Municipal Location</u>	<u>Name</u>	<u>Block</u>	<u>Lot</u>	<u>Acres</u>	<u>Funded/Unfunded</u>
AA.	Hanover	Lee Meadows Conservation Easements	3301	1	31.09	Unfunded
			3401	1	55.66	Unfunded
			3401	2	<u>8.80</u>	Unfunded
			SUBTOTAL		95.55	
BB.	Hanover	Patriots' Path West Conservation Easement	2402	<i>part of</i> 2	0.89	Unfunded
CC.	Hanover	Bear Stearns Buffer Conservation Easement	3601	<i>part of</i> 12	9.78	Unfunded
DD.	Hanover	Eden Lane Condominiums Conservation Easement	4402	<i>part of</i> 14	0.65	Unfunded
EE.	Hanover	Patriots' Path East Conservation Easements	4001	<i>part of</i> 9	2.12	Unfunded
			4001	<i>part of</i> 12	<u>0.07</u>	Unfunded
			SUBTOTAL		2.19	
FF.	Hanover	Tiffany Buffer Conservation Easement	8901	<i>part of</i> 3 & 11	10.06	Unfunded
GG.	Hanover	Algonquin Buffer Conservation Easements	6802	<i>part of</i> 1	0.53	Unfunded
			6903	<i>part of</i> 1	0.50	Unfunded
			6903	<i>part of</i> 3	0.33	Unfunded
			6903	<i>part of</i> 4	0.43	Unfunded
			6903	<i>part of</i> 5	0.70	Unfunded
			6903	<i>part of</i> 7	1.12	Unfunded
			7101	<i>part of</i> 26	<u>0.02</u>	Unfunded
SUBTOTAL		3.63				

Subtotal of Acres on this page..... 122.75

Total Acres of developed and partially developed park and recreation areas from all pages of this ROSI 199.48
Total Acres of wholly undeveloped lands from all pages of this ROSI 511.77
Total of all lands for park and recreation areas 711.25

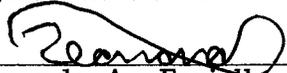
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Local Unit: Township of Hanover

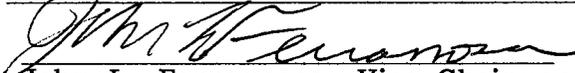
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CERTIFICATION: I HEREBY CERTIFY that this Exhibit 1 to Declaration, comprising for 7 total pages, is a complete and accurate listing of all lands held by the Local Unit, as of this 14th day of January, 2009, for recreation and conservation purposes during the time of receipt of Green Acres funding. This ROSI is being submitted to Green Acres as part of the project entitled Open Space and Recreation Plan.



Leonardo A. Fariello, Mayor



John L. Ferramosca, Vice Chairman

Chief Executive Officer of Local Unit
Date: January 28, 2009

Planning Board Chairperson (or equivalent)
Date: January 27, 2009

This Certification is to be signed only on this page, Page ⁷6, of EXHIBIT 1 to DECLARATION.

Comments concerning the ROSI (Recreation and Open Space Inventory) map and tables dated January 2009

ROSI Table

<u>Page # / Key #</u>	<u>Block</u>	<u>Lot</u>	<u>Township Comments</u> <u>Issue</u>	<u>Green Acres Comments</u>	<u>Response</u>
Page 3, Key 3	Block 2302	Lot 4	not included on the ROSI map.	please add to ROSI if held for conserv / rec purposes	
Page 3, Key 3	Block 2302	Lot 4	the listed 1.47 acres is different than what is indicated on the tax map, 1.64 acres.	update acreage to reflect current acreage from tax map	
Page 3, Key 5	Block 3704	Lot 1	the listed 1.40 acres is different than what is indicated on the tax map, 1.056 acres.	see item #1 below	
Page 3, Key 6	Block 3503	Lot 22	the listed 1.97 acres is different than what is indicated on the tax map, 1.22 acres.	see item #1 below	
Page 3, Key 7	Block 8104	Lot 2	the listed 17.51 acres is different than what is indicated on the tax map, 17.34 acres.	see item #1 below	
Page 3	The subtotal of acres on the page, 199.48 acres, is different than indicated on the tax map (see above Page 3 comments).			will be corrected with proper correction of above acerages	
Page 4, Key J	Block 2403	Lots 3 and 12	properties have been merged on the tax map into one lot, identified as Lot 3. The combined area of Lots 3 and 12 as listed on the table, 5.41 acres, is different than what is indicated for the new Lot 3 on the tax map, 5.02 acres.	see item #2 below	
Page 4, Key K	Block 4402	Lot 17	the listed 11.03 acres is different than what is indicated on the tax map. The tax map indicates the total area of this lot as 10.991 acres, and indicates that only 9.8 acres is subject to Green Acres restrictions.	per a review of the deed, the ROSI should list Lot 17 as "part of" (p/o) with an acreage of 9.8 acres	
Page 4	The subtotal of acres on the page, 86.11 acres, is different than indicated on the tax map (see above Page 4 comments).			will be corrected with proper correction of above acerages	
Page 5, Key U	Block 5703	Lot 36	the listed 11.64 acres is different than what is indicated on the tax map, 12.33 acres.	update acreage to reflect current acreage from tax map	
Page 5, Key V	Block 5101	Lot 1	the listed 195.14 acres is different than what is indicated on the tax map. Although the tax map indicates 195.15 acres for the total lot area, the tax map indicates that only 138.36 acres are within a conservation easement (a portion of which is shown to encroach onto adjacent Lot 1 in Block 6501), and only 56.79 acres are subject to Green Acres restrictions.	see item #3 below	
Page 5, Key W	Block 6301	Lot 16	the listed 14.15 acres is different than what is indicated on the tax map, 14.96 acres.	update acreage to reflect current acreage from tax map	
Page 5	The subtotal of acres on the page, 302.91 acres, is different than indicated on the tax map (see above Page 5 comments).			will be corrected with proper correction of above acerages	
Page 6, Key AA	Block 3301	Lot 1	the listed 31.09 acres is different than what is indicated on the tax map, which indicates that the entire 31.09 acres is not within a conservation easement.	see item #4 below	
Page 6, Key AA	Block 3401	Lot 1	the listed 55.66 acres is different than what is indicated on the tax map, which indicates that the entire 55.66 acres is not within a conservation easement.	see item #4 below	

<u>Township Comments</u>				<u>Green Acres Comments</u>	<u>Response</u>
<u>Page # / Key #</u>	<u>Block</u>	<u>Lot</u>	<u>Issue</u>		
Page 6, Key AA	Block 3401	Lot 2	the listed 8.80 acres is different than what is indicated on the tax map, which indicates that the entire 8.80 acres is not within a conservation easement.	see item #4 below	
Page 6	The subtotal of acres on the page, 122.75 acres, is different than indicated on the tax map (see above Page 6 comments).			will be corrected with proper correction of above acreages	
Page 6	The total acres from all pages of the ROSI listed at the bottom of the page, 199.48 acres, 511.77 acres, and 711.25 acres, is different than indicated on the tax map (see above Page 3, 4, 5 & 6 comments).			will be corrected with proper correction of above acreages	
<u>ROSI Map</u>					
<u>Site</u>					
Site AA	incorrectly depicts the entire properties as being restricted by conservation easements.			update map to reflect portions of parcels within the conservation easement	
Site D	depicts a different lot as a ROSI parcel than on the ROSI table.			research which lot correctly belongs on the ROSI and update accordingly	
Site FF	does not exclude from the conservation easement the sight triangle for the Parsippany Road driveway.			see item #5 below	
Site W	does not depict the entire extent of the Township ROSI parcel.			update the full extent of the parcel on the map to reflect number of parcels / acreage as listed on ROSI	
Site 3	contains fewer parcels than indicated on the ROSI table.			research which lot(s) correctly belong on the ROSI and update map accordingly	

Item #1:	for those properties where the ROSI listed acres are more than what is indicated on the tax map: please forward either/or/both 1) explanation of what the previous method was for obtaining acreage vs. the method currently used; 2) prior and current tax maps of the parcel to show the size/out bounds / location of the parcels have not changed.
Item #2:	similar to Item #1, above, if you could provide the "before merge" acreage and the total "after" acreage as well as 1) explanation of what the previous method was for obtaining acreage vs. the method currently used; 2) prior and current tax maps of the parcels to show the size/out bounds / location of the parcels have not changed.
Item #3:	I have attached the deed for this parcel. 195.14 acres was purchased, partially with Green Acres fundings, by the Township (described in Schedule A). 138.36 acres was a conservation easement turned over to the DEP (described in Schedule B). However, a portion of the property, 56.79 acres, was to be free of Green Acres encumbrance and was held for a future road project (description in Schedule C). Therefore, only the 138 acres should be listed on the ROSI and Lot 1 should be listed as "part of" (p/o).
Item #4:	please pull the deeds for each of these conservation easements to confirm the properties and acreage involved in each particular easement. From there, correct the listing of the block (s) / lot (s) involved, as appropriate, (using part of (p/o) when necessary) on the ROSI as well as the listed acreage and mapping.
Item #5:	please pull the deed to verify whether the sight triangle was excluded from the conservation restriction, then remove from the ROSI accordingly. If the sight triangle was included in the conservation restriction, the sight triangle is to remain on the ROSI.

Township of Hanover

Open Space and Recreation Plan Update 2011

Presentation and Discussion

Tuesday, June 28, 2011

Hosted by:

Township of Hanover Planning Board and
Hanover Township Open Space Advisory Committee

Facilitated by The Land Conservancy of New Jersey:
Barbara Heskins Davis, P.P./AICP, Vice President, Programs

- Presentation of Draft Open Space and Recreation Plan Update
 - Presentation of Maps:
 - Existing Open Space and Land Use
 - Public Land and Preserved Lands
 - Resource Map
 - Conceptual Greenway Map
 - Public Comment & Participation
-

Goals of the Open Space Program:

- To identify, acquire, & preserve property to enhance the quality of life for citizens
 - To expand and enrich Hanover Township's diverse park and trail system
 - To preserve environmentally sensitive areas
 - To provide buffers to residential areas
 - To preserve historic sites in the Township
 - To ensure local neighborhoods have access to parks and recreational areas
 - To create greenways connecting the neighborhoods, parks and trails
-

For further information please contact:



The Land Conservancy of New Jersey
19 Boonton Avenue
Boonton, NJ 07005
(973) 541-1010
Website: www.tlc-nj.org Email: info@tlc-nj.org



Hanover Township Open Space Advisory Committee
1000 Route 10, P.O. Box 250, Whippany, NJ 07981-0250
(973) 428-2500
<http://www.hanovertownship.com>

Preserved Lands in Hanover Township:

The Township of Hanover contains 907 acres of permanently protected open space, making up approximately 13% of the Township’s 6,878 acres (11 square miles).

State Parks and Open Space	146 acres
County Parks and Open Space	31 acres
Preserved Municipal Open Space (Classified on ROSI)	588 acres
Conservation Easements (Classified on ROSI)	123 acres
Preserved Municipal Open Space (Owned by Morris Plains Borough)	12 acres
Preserved Non Profit Land Trust Land	7 acres

Since the completion of the January 2001 Open Space and Recreation Plan, there are an additional 367 acres of preserved lands, an increase of 40% in the amount of preserved lands.

Open Space Program

Hanover Township Open Space Trust Fund:

- Revenue: 1999-2010: collected \$4,063,173 in revenues, \$99,758 in interest
- Expenditures: Since 2001: expended \$3,988,386
- Current Balance: \$596,925.

New Jersey Green Acres:

- Awarded: \$3,800,000
- Expenditures: \$2,582,677
- Available balance of \$600,000

Morris County Preservation Trust Fund:

- Awarded: \$2,782,250

Using the local Trust Fund, Hanover has preserved 7 properties totaling 239 acres:

Project	Prior Owner Name	Acres	Date	Block/Lot
Central Park West	Olsen	5.13	6/12/2002	2403/3
Central Park East	Blanchard	11.03	7/31/2002	4402/17
Hanover Meadows	Muscarelle	195.14	1/1/2003	5101/1
Forest Way East	Iglar	3.94	12/1/2005	2102/7
Jefferson Woods	Hansch/Matakitis	7.27	11/6/2006	2903/23
Black Meadows Preserve	Felts	12.57	2/1/2008	6301/17
Bee Meadow Park Expansion	Sammarco	3.54	2/15/2008	8401/3

Proposed Trails and Greenways:

- Lee Meadows Greenway
- Bee Meadow Greenway:
- Algonquin Pass Greenway
- Black Meadows Greenway
- Forest Way Greenway
- Jefferson Woods Greenway
- Whippany River Blueway

The Open Space and Recreation Plan is not meant to be a Community Facilities Map or Official Map for the Township. The maps do not reserve properties from development and are not to be used to restrict future lands from development. They are designed to give guidance to the municipality for open space and recreation initiatives – where land should be considered for preservation due to its natural resource value, water quality contribution, and recreational use.

State Parks and Open Space (Class 15C)

Block	Lot	Class	Property Location	Acres	Owner	Owner Addresss	City, State	Zip Code
6202	1	15C	REAR ROUTE 10	145.68	NJ NATURAL LANDS TRUST	CN 229	TRENTON, NJ	08625

County Parks and Open Space (Class 15C)

Block	Lot	Class	Property Location	Acres	Owner	Owner Address	City, State	Zip Code
1902	6	15C	ROUTE 24	30.87	COUNTY OF MORRIS	COURT HOUSE	MORRISTOWN, NJ	07960

Preserved Municipal Open Space (Classified on ROSI)

Block	Lot	Class	Property Location	ROSI Acres	Calculated Acres	Owner	Owner Address	City, State	Zip Code	ROSI Code	Notes
605	6	15C	FOREST WAY REAR	18.7	18.86	TOWNSHIP OF HANOVER	P.O. BOX 250	WHIPPANY, N.J.	07981	A	
801	4	15C	61 SUMMIT AVE	0.37	0.37	TOWNSHIP OF HANOVER	P O BOX 250	WHIPPANY, NJ	07981	D	
801	9	15C	BETWEEN NO & SO BELA	3.5	3.44	TOWNSHIP OF HANOVER	P O BOX 250	WHIPPANY, NJ	07981	C	
803	16	15C	70 COUNTRYWOOD DR	9.4	9.15	TOWNSHIP OF HANOVER	PO BOX 250	WHIPPANY, NJ	07981	B	
803	18	15C	OFF POPLAR DR	8.37	8.39	TOWNSHIP OF HANOVER	PO BOX 250	WHIPPANY, NJ	07981	B	
1002	9	15C	61 CROSS RD	5.1	5.14	TOWNSHIP OF HANOVER	P.O.BOX 250	WHIPPANY, N.J.	07981	E	
1201	2	15C	74 PLEASANT AVE	0.17	0.17	TOWNSHIP OF HANOVER	P O BOX 250	WHIPPANY, NJ	07981	2	
1201	7	15C	MALAPARDIS PARK	19.8	20.13	TOWNSHIP OF HANOVER	P O BOX 250	WHIPPANY, NJ	07981	1	
2006	1	15C	370 WHIPPANY RD	7.49	7.49	TOWNSHIP OF HANOVER	1000 ROUTE # 10	WHIPPANY, NJ	07981	O	
2102	7	15C	171 RIDGEDALE AVE	3.94	4.07	TOWNSHIP OF HANOVER	1000 ROUTE PO BOX 250	WHIPPANY, NJ	07981	G	
2201	11	15C	195 CEDAR KNOLLS RD	0.98	0.80	TOWNSHIP OF HANOVER	1000 ROUTE 10	WHIPPANY, NJ	07981	N	
2302	3	15C	CEDAR KNOLLS RD	1.78	1.66	TOWNSHIP OF HANOVER	PO BOX 250	WHIPPANY, NJ	07981	3	
2302	4	15C	CEDAR KNOLLS RD, REAR	1.64	1.86	TOWNSHIP OF HANOVER	P.O. BOX 250	WHIPPANY, NJ	07981	3	
2302	5	15C	CEDAR KNOLLS RD, OFF	0.26	0.24	TOWNSHIP OF HANOVER	P.O. BOX 250	WHIPPANY, NJ	07981	3	
2403	3	15C	74 SO JEFFERSON RD	5.02	5.73	TOWNSHIP OF HANOVER	P.O. BX 250	WHIPPANY, NJ	07981	J	
2901	1	15C	ROUTE 10	3.21	3.22	TOWNSHIP OF HANOVER	100 ROUTE 10 PO BX 250	WHIPPANY, NJ	07981	H	
2903	23	15C	OFF MALAPARDIS RD	6.93	6.83	TOWNSHIP OF HANOVER	1000 ROUTE 10	WHIPPANY, NJ	07981	I	
3002	7	15C	65 N. JEFFERSON RD	22.09	22.38	TOWNSHIP OF HANOVER	1000 RT 10	WHIPPANY, NJ	07981	4	
3002	9	15C	28 FANOK RD	1.01	3.10	TOWNSHIP OF HANOVER	1000 ROUTE 10	WHIPPANY, NJ	07981		Part
3301	2	15C	1294 ROUTE 10	6.8	6.63	TOWNSHIP OF HANOVER	PO BOX 250	WHIPPANY, NJ	07981	F	
3503	22	15C	326 WHIPPANY RD	1.22	1.17	TOWNSHIP OF HANOVER	P O BOX 250	WHIPPANY, NJ	07981	6	
3602	8	15C	FIELDSTONE DR	0.3	0.31	TOWNSHIP OF HANOVER	P O BOX 250	WHIPPANY, NJ	07981	M	
3704	1	15C	79 SO JEFFERSON RD	1.056	1.05	TOWNSHIP OF HANOVER	PO BOX 250	WHIPPANY, NJ	07981	5	
3704	2	15C	85 SO JEFFERSON RD	39.63	39.46	TOWNSHIP OF HANOVER	PO BOX 250	WHIPPANY, NJ	07981	5	
3704	20	15C	80 FAIRCHILD PL	0.25	0.26	TOWNSHIP OF HANOVER	P O BOX 250	WHIPPANY, NJ	07981	L	
3704	32	15C	EDEN LN	1.25	1.03	TOWNSHIP OF HANOVER	PO BOX 250	WHIPPANY, NJ	07981	K	
4402	17	15C	33-65 EDEN LN	9.8	11.42	TOWNSHIP OF HANOVER	1000 ROUTE 10 PO BX 250	WHIPPANY, NJ	07981	K	Part
4402	49	15C	EDEN LN	1.55	0.59	TOWNSHIP OF HANOVER	PO BOX 250	WHIPPANY, NJ	07981	K	
5101	1	15C	REAR PARK AVE	195.1506	192.76	TOWNSHIP OF HANOVER	1000 RT 10, PO BOX 250	WHIPPANY, NJ	07981	V	
5703	36	15C	VALLEY FORGE DR	12.215	12.18	TOWNSHIP OF HANOVER	PO BOX 250	WHIPPANY, NJ	07981	U	
5901	3	15C	459 ROUTE 10	0.26	0.30	TOWNSHIP OF HANOVER	P.O. BOX 250	WHIPPANY, N.J.	07981	T	
6202	2	15C	BLACK BROOK MEADOWS	14.5	18.04	TOWNSHIP OF HANOVER	1000 ROUTE 10	WHIPPANY, N.J.	07981	X	
6301	13	15C	195 WHIPPANY RD	12.12	11.05	TOWNSHIP OF HANOVER	PO 250	WHIPPANY, NJ	07981	V	
6301	16	15C	ALGONQUIN PKWY	14.96	14.32	TOWNSHIP OF HANOVER	PO BOX 250	WHIPPANY, NJ	07981	W	
6301	17	15C	ALGONQUIN PKWY	10.04	13.53	TOWNSHIP OF HANOVER	1000 ROUTE 10 PO BOX 250	WHIPPANY, NJ	07981	W	
7005	7	15C	BLACK BROOK DR	7.41	7.31	TOWNSHIP OF HANOVER	P O BOX 250	WHIPPANY, NJ	07981	9	
7101	26	15C	SUNSET DR	11.1	10.48	TOWNSHIP OF HANOVER	P O BOX 250	WHIPPANY, NJ	07981	9	
7703	44	15C	ADDIE LN REAR OF 46	1.97	1.92	TOWNSHIP OF HANOVER	PO BOX 250	WHIPPANY, NJ	07891	S	
7901	38	15C	GROVE PL	3.16	3.07	TOWNSHIP OF HANOVER	BOX 250	WHIPPANY, NJ	07981	R	
8001	6	15C	126 REYNOLDS AVE	4.77	4.69	TOWNSHIP OF HANOVER	1000 RT 10	WHIPPANY, NJ	07981	P	
8001	12	15C	130 REYNOLDS AVE	26.69	27.45	TOWNSHIP OF HANOVER	P O BOX 250	WHIPPANY, NJ	07981	Q	
8104	2	15C	BEE MEADOW PARK	17.34	17.70	TOWNSHIP OF HANOVER	PO BOX 250	WHIPPANY, NJ	07981	7	
8401	3	15C	131 REYNOLDS AVE	3.33	3.36	TOWNSHIP OF HANOVER	1000 ROUTE 10	WHIPPANY, NJ	07981	8	
8401	9	15C	111 REYNOLDS AVE	71.56	70.96	TOWNSHIP OF HANOVER	P O BOX 250	WHIPPANY, NJ	07981	7	
				588.1916	594.09						

Conservation Easements (Classified on ROSI)

Block	Lot	Class	Property Location	ROSI Acres	Calculated Acres	Owner	Owner Address	City, State	Zip Code	ROSI Code
2402	2	4B	240 CEDAR KNOLLS RD	0.89	1.39	REALTY ASSOC C/O KWAARTLER	2 NORTH ST SUITE 1A	WALDWICK, NJ	07463	BB
3301	1	1	1298 ROUTE 10	31.09	30.43	PARSIPPANY CAMPUS C/O MACK-CALI	P.O. BOX 7817	EDISON, NJ	08818	AA
3401	1	1	1400 ROUTE 10	55.66	54.58	PARSIPPANY CAMPUS C/O MACK-CALI	P.O. BOX 7817	EDISON, NJ	088187817	AA
3401	2	1	1402 ROUTE 10	8.80	3.70	PARSIPPANY CAMPUS C/O MACK-CALI	P.O. BOX 7817	EDISON, NJ	088187817	AA
3601	12	4A	115 SO JEFFERSON RD	9.78	10.30	JPMORGAN CHASE C/O ADVANTAGE IQ	PO BOX 2440, MAILSTOP 500	SPOKANE, WA	992102440	CC
4001	9	4A	901 ROUTE 10	2.12	1.81	JEWISH COMM.FOUNDATION/H.RABNER,CFO	901 ROUTE 10	WHIPPANY, NJ	07981	EE
4001	12	4A	801-849 ROUTE 10	0.07	1.16	PINE PLAZA ASSOCIATES LLC	13 EAST 16TH ST.#400	NEW YORK, NY	10003	EE
4402	14	2	EDEN LN	0.65	0.77	EDEN LANE C/O TAYLOR MAGMT CO	100 E.HANOVER AVE. 4TH FL	CEDAR KNOLLS, NJ	07927	DD
6802	1	4A	121 ALGONQUIN PKWY	0.53	0.79	HARTZ MT.% NEIGHBORCARE-TCI, INC.	400 PLAZA DR PO BOX 1411	SECAUCUS, NJ	07094	GG
6903	1	4B	20 TROY RD	0.50	0.48	MEDERNI & CO.	80 MILLTOWN RD	UNION, NJ	07083	GG
6903	3	4B	155 ALGONQUIN PKWY	0.33	0.27	RELAP LLC	155 ALGONQUIN PKWY	WHIPPANY, NJ	07981	GG
6903	4	4B	145 ALGONQUIN PKWY	0.43	0.34	145 ALGONQUIN ASSOCIATES LLC	26 COLUMBIA TURNPIKE	FLORHAM PARK, NJ	07932	GG
6903	5	4B	135 ALGONQUIN PKWY	0.70	0.61	135 ALGONQUIN PKWY %THOMSON TAX ACC	1735 MARKET ST STE A-400	PHILADELPHIA, PA	19103	GG
6903	7	4B	125 ALGONQUIN PKWY	1.12	1.05	125 ALGONQUIN ASSOCIATES LLC	26 COLUMBIA TURNPIKE	FLORHAM PARK, NJ	07932	GG
7101	26	15C	SUNSET DR	0.02	0.06	HANOVER TOWNSHIP	P O BOX 250	WHIPPANY, NJ	07981	GG
8901	3	4B	143 PARSIPPANY RD	SEE BELOW	2.42	RIVER PARK BUSINESS CENTER, INC	C/O TIFFANY 15 SYLVAN WAY	PARSIPPANY, NJ	07054	FF
8901	11	4B	143 PARSIPPANY RD	10.06	7.91	RIVER PARK BUSINESS CENTER, INC	C/O TIFFANY 15 SYLVAN WAY	PARSIPPANY, NJ	07054	FF
				122.75	118.06					

Preserved Municipal Open Space (Owned by the Borough of Morris Plains)

Block	Lot	Class	Property Location	Acres	Owner	Owner Address	City, State	Zip Code	Notes
102	8	15C	REAR THONUS ST	11.88	MORRIS PLAINS BOROUGH	MUNICIPAL BLDG	MORRIS PLAINS, NJ	07950	Part of Morris Plains Community Park

Preserved Non Profit Land Trust Land

Block	Lot	Class	Property Location	Acres	Owner	Owner Address	City, State	Zip Code
4301	6	15F	39 PARSIPPANY RD	6.86	NEW JERSEY CONSERVATION FOUNDATION	170 LONGVIEW RD	FAR HILLS, NJ	07931

Veterans Memorial Park (Leased by Town - Class 1)

Block	Lot	Class	Property Location	Acres	Owner	Owner Address	City, State	Zip Code
9001	1.03	1	12 NORTH JEFFERSON RD	38.77	HANOVER RENAISSANCE, LLC	69 CENTURY DR	CLIFTON, NJ	07014

Developed Public Property (Class 15C)

Block	Lot	Class	Property Location	Acres	Owner	Owner Address	City, State	Zip Code
2602	9	15C	56 SO JEFFERSON RD	1.86	UNITED STATES POSTAL SERVICE	54 S.JEFFERSON RD.FIN-DEP	WHIPPANY, NJ	79819995
2602	10	15C	54 SO JEFFERSON RD	8.25	UNITED STATES POSTAL SERVICE	54 S.JEFFERSON RD.FIN-DEP	WHIPPANY, NJ	079819995
				10.11				

601	5	15C	32 HORSEHILL RD	2.68	TOWNSHIP OF HANOVER	P.O. BOX 250	WHIPPANY, NJ	07981
904	16	15C	32 MOUNTVIEW RD	2.12	TOWNSHIP OF HANOVER	P O BOX 250	WHIPPANY, NJ	07981
908	10	15C	100 MOUNTAIN AVE	1.04	TOWNSHIP OF HANOVER	P O BOX 250	WHIPPANY, NJ	07981
2201	12	15C	CEDAR KNOLLS RD, OFF	0.32	TOWNSHIP OF HANOVER	P.O. BOX 250	WHIPPANY, NJ	07981
2601	1	15C	60 EDEN LN	0.35	TOWNSHIP OF HANOVER	PO BOX 250	WHIPPANY, NJ	07981
3001	1	15C	1000 ROUTE 10	4.50	TOWNSHIP OF HANOVER	MUNICIPAL BUILDING	WHIPPANY, NJ	07981
3001	2	15C	1040 ROUTE 10	0.32	TOWNSHIP OF HANOVER	PO BOX 250	WHIPPANY, NJ	07981
3001	3	15C	1050 ROUTE 10	0.33	TOWNSHIP OF HANOVER	P. O. BOX 250	WHIPPANY, NJ	07981
3001	7	15C	15 NO JEFFERSON RD	20.53	TOWNSHIP OF HANOVER	PO BOX 250	WHIPPANY, NJ	07981
3002	7.01	15C	25 NO JEFFERSON RD	6.25	TOWNSHIP OF HANOVER	P O BOX 250	WHIPPANY, NJ	07981
3503	30	15C	320 WHIPPANY RD	0.20	TOWNSHIP OF HANOVER	P O BOX 250	WHIPPANY, NJ	07981
5901	15	15C	325 ROUTE 10	2.02	TOWNSHIP OF HANOVER	P O BOX 250	WHIPPANY,NJ	07981
6801	4	15C	TROY RD	57.82	HANOVER SEWERAGE AUTHORITY	PO BOX 250	WHIPPANY, NJ	07981
7301	5	15C	400 ROUTE 10	0.12	TOWNSHIP OF HANOVER	PO BOX 250	WHIPPANY, NJ	07981
				98.61				

1701	1	15C	4 HIGHVIEW AVE	0.61	COUNTY OF MORRIS	COURT HOUSE	MORRISTOWN, NJ	07960
1701	7	15C	16 HIGHVIEW AVE	0.18	COUNTY OF MORRIS	PO BOX 900	MORRISTOWN, NJ	07960
1701	8	15C	120 HANOVER AVE	11.90	COUNTY OF MORRIS	PO BX 900	MORRISTOWN, NJ	07963
1901	8	15C	36 HANOVER AVE	9.22	COUNTY OF MORRIS	PO BOX 900	MORRISTOWN, NJ	079630900
				21.91				

7402	6	15C	434 ROUTE 10	0.17	BD. OF FIRE COMM FIRE DIST, NO 2, T	PO BOX 165	WHIPPANY, NJ	07981
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Total	130.80
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Undeveloped Public Property (Class 15C)

Block	Lot	Class	Property Location	Acres	Owner	Owner Address	City, State	Zip Code	Notes
601	6	15C	24 HORSEHILL RD	2.99	TOWNSHIP OF HANOVER	BOX 250	WHIPPANY, N.J.	07981	
611	17	15C	36 MCNAB AVE	0.78	TOWNSHIP OF HANOVER	PO BOX 250	WHIPPANY, NJ	07981	
803	1	15C	81 NO BELAIR AVE	0.21	TOWNSHIP OF HANOVER	P O BOX 250	WHIPPANY, NJ	07981	
803	4	15C	91 NO BELAIR AVE	0.23	TOWNSHIP OF HANOVER	P O BOX 250	WHIPPANY, NJ	07981	
903	11	15C	20 OAKVIEW RD	0.17	TOWNSHIP OF HANOVER	P O BOX 250	WHIPPANY, NJ	07981	
905	16	15C	MOUNTAIN AVE	0.94	TOWNSHIP OF HANOVER	P O BOX 250	WHIPPANY, NJ	07981	
1305	13	15C	41 MOUNTAIN AVE	0.24	TOWNSHIP OF HANOVER	P.O.BOX 250	WHIPPANY, NJ	07981	
2402	4	15C	REAR BOULEVARD RD	1.33	TOWNSHIP OF HANOVER	PO BOX 250	WHIPPANY, NJ	07981	
2502	3.03	15C	23 PROSPECT PL	2.09	TOWNSHIP OF HANOVER	1000 RT 10	WHIPPANY, NJ	07981	
2901	4	15C	1039 ROUTE 10	0.08	TOWNSHIP OF HANOVER	1000 ROUTE 10,PO BOX 250	WHIPPANY, NJ	07981	
3001	4	15C	1060 ROUTE 10	0.45	TOWNSHIP OF HANOVER	1000 ROUTE 10	WHIPPANY, NJ	07981	
3001	5	15C	1064 ROUTE 10	0.22	TOWNSHIP OF HANOVER	PO BOX 250	WHIPPANY, NJ	07981	
3002	9	15C	28 FANOK RD	2.09	TOWNSHIP OF HANOVER	1000 ROUTE 10	WHIPPANY, NJ	07981	Part
4101	19	15C	7 LEGION PL	0.35	TOWNSHIP OF HANOVER	PO BOX 250	WHIPPANY, NJ	07981	
4904	1	15C		0.15	TOWNSHIP OF HANOVER	1000 ROUTE 10	WHIPPANY, NJ	07981	
5901	23	15C	REAR ROUTE 10	0.22	TOWNSHIP OF HANOVER	PO BOX 200	WHIPPANY,NJ	07981	
6001	2.01	15C		0.40	TOWNSHIP OF HANOVER	PO BOX 200	WHIPPANY,NJ	07981	
7801	1.37	15C	REAR DAVID DR	7.24	TOWNSHIP OF HANOVER	PO BOX 250	WHIPPANY, NJ	07981	
7901	18	15C	BEE MEADOW PKWY	1.25	TOWNSHIP OF HANOVER	P O BOX 250	WHIPPANY, N J	07981	
8503	2	15C	OFF PARSIPPANY RD	0.40	TOWNSHIP OF HANOVER	P O BOX 250	WHIPPANY, NJ	07981	
8601	10	15C	REAR REYNOLDS AVE	0.79	TOWNSHIP OF HANOVER	P O BOX 250	WHIPPANY, NJ	07981	
				22.63					

School (Class 15A and 15B), Church and Charitable Property (Class 15D), Cemeteries and Graveyards (Class 15E), Other Exempted Property (Class 15F)

Block	Lot	Class	Property Location	Acres	Owner	Owner Address	City, State	Zip Code
903	9	15A	25 MOUNTVIEW RD	0.22	HANOVER TWP BOARD OF EDUCATION	125 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
905	14	15A	101 MOUNTAIN AVE	0.20	HANOVER TWP BOARD OF EDUCATION	125 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
905	15	15A	MOUNTAIN AVE	0.28	HANOVER TWP BOARD OF EDUCATION	125 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
908	1	15A	30 MOUNTVIEW RD	16.94	HANOVER TWP BOARD OF EDUCATION	61 HIGHLAND AVE	WHIPPANY, NJ	07981
2301	7	15A	147 RIDGEDALE AVE	7.35	HANOVER TWP BOARD OF EDUCATION	61 HIGHLAND AVE	WHIPPANY, NJ	07981
2301	10.01	15A	CEDAR KNOLLS RD	4.66	HANOVER TWP BOARD OF EDUCATION	61 HIGHLAND AVE	WHIPPANY, NJ	07981
4606	8	15A	29 SALEM DR	15.86	HANOVER TWP BOARD OF EDUCATION	61 HIGHLAND AVE	WHIPPANY, NJ	07981
5606	1	15A	161 WHIPPANY RD	42.67	WHIPPANY PARK REGIONAL HIGH SCHOOL	161 WHIPPANY RD	WHIPPANY, NJ	07981
7502	9	15A	55 HIGHLAND AVE	23.50	HANOVER TWP BOARD OF EDUCATION	61 HIGHLAND AVE	WHIPPANY, NJ	07981
7502	9.01	15A	45 HIGHLAND AVE	5.17	THE CALAIS SCHOOL	45 HIGHLAND AVE	WHIPPANY, N.J.	07981
7502	10	15A	35 HIGHLAND AVE	5.60	HANOVER TWP BOARD OF EDUCATION	61 HIGHLAND AVE	WHIPPANY, NJ	07981
7702	16	15A	100 REYNOLDS AVE	1.22	HANOVER TWP BOARD OF EDUCATION	125 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
7702	17	15A	100 REYNOLDS AVE	0.10	HANOVER TWP BOARD OF EDUCATION	125 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
7702	32	15A	108 REYNOLDS AVE	3.36	HANOVER TWP BOARD OF EDUCATION	61 HIGHLAND AVE	WHIPPANY, NJ	07981
7702	35	15A	108 REYNOLDS AVE	4.69	HANOVER TWP BOARD OF EDUCATION	61 HIGHLAND AVE	WHIPPANY, NJ	07981
7702	37	15A	NEMEC LANE, OFF	1.47	HANOVER TWP BOARD OF EDUCATION	125 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
7801	2	15A	REAR REYNOLDS AVE	10.53	HANOVER TWP BOARD OF EDUCATION	61 HIGHLAND AVE	WHIPPANY, NJ	07981
7801	3	15A	REAR REYNOLDS AVE	2.16	TOWNSHIP OF HANOVER	1000 RT. # 10 BOX 250	WHIPPANY, NJ	07981
7901	14	15A	REYNOLDS AVE	1.84	HANOVER TWP BOARD OF EDUCATION	61 HIGHLAND AVE	WHIPPANY, NJ	07981
8001	2	15A	REAR REYNOLDS AVE	2.83	HANOVER TWP BOARD OF EDUCATION	61 HIGHLAND AVE	WHIPPANY, NJ	07981
2301	10	15B	125 RIDGEDALE AVE	4.91	ALLEGRO SCHOOL, INC.	125 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
7501	5.01	15B	1 RAILROAD PLAZA	0.49	MORRISTOWN & ERIE RR	PO BOX 2206 R	MORRISTOWN, NJ	07960
				156.05				

606	60	15D	8 FOREST WAY	0.66	LDS CHURCH,TAX ADMIN.RE:533-3512	50 E.NORTH TEMPLE-22 FL.	SALT LAKE CITY, UTAH	841503620
1101	10	15D	10 RIDGEDALE AVE	3.62	EMPLOYMENT HORIZONS INC.	10 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
1301	12	15D	25 GRAND AVE	0.70	HILDALE PK PRESBYTERIAN CHURCH	85 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
2503	1	15D	91 RIDGEDALE AVE	0.22	HILDALE PARK PRESBYTERIAN CHURCH	85 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
2503	2	15D	85 RIDGEDALE AVE	0.77	HILDALE PARK PRESBYTERIAN CHURCH	85 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
2503	11	15D	7 ORCHARD PL	0.38	HILDALE PARK PRESBYTERIAN CHURCH	85 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
2504	2	15D	75 RIDGEDALE AVE	3.08	CHURCH OF NOTRE DAME OF MT CARMEL	75 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
2701	18.02	15D	13 HALKO DR	0.34	CHURCH OF NOTRE DAME	75 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
3901	21	15D	999 ROUTE 10	0.30	SAINT JOHN UKRAINIAN CHURCH	60 N JEFFERSON RD	WHIPPANY, NJ	07981
3902	1	15D	999 ROUTE 10	1.21	SOROKA,STEFAN,ARCHBISHOP/UKRAINIAN	60 NORTH JEFFERSON RD	WHIPPANY, NJ	07981
4301	2.01	15D	100 WHIPPANY RD	2.61	CHURCH OF OUR LADY OF MERCY	9 PARSIPPANY RD	WHIPPANY, N.J.	07981
4301	2.02	15D	WHIPPANY ROAD, OFF	5.08	CHURCH OF OUR LADY OF MERCY	9 PARSIPPANY RD	WHIPPANY, N.J.	07981
4603	2	15D	270 WHIPPANY RD	4.23	WHIPPANY ROAD CHURCH OF CHRIST	P.O.BOX263	WHIPPANY, NJ	07981
4701	29	15D	325 WHIPPANY RD	6.04	EMMANUEL ORTHODOX PRESBYTERIAN CHUR	325 WHIPPANY RD	WHIPPANY, NJ	07981
7005	10	15D	23 MANCHESTER DR	0.49	THE 1ST PRESBYTERIAN CH IN WHIPPANY	494 ROUTE 10	WHIPPANY, NJ	07981
7501	9	15D	494 ROUTE 10	1.71	FIRST PRESBYTERIAN CHURCH	494 ROUTE 10	WHIPPANY, NJ	07981
9202	14.01	15D	60 N JEFFERSON RD	7.47	UKRAINIAN CATHOLIC ARCHDIOCESE	60 N JEFFERSON RD	WHIPPANY,NJ	07981
				38.94				

2701	1	15E	19 RIDGEDALE AVE	2.24	BETH ISRAEL CEM %ALISE FORD	73 HAMPSHIRE DR	MENDHAM, NJ	07945
2701	9	15E	21 RIDGEDALE AVE	8.75	BETH ISRAEL CEMC/O ALISE FORD	73 HAMPSHIRE DIRVE	MENDHAM, NJ	07945

School (Class 15A and 15B), Church and Charitable Property (Class 15D), Cemeteries and Graveyards (Class 15E), Other Exempted Property (Class 15F)

Block	Lot	Class	Property Location	Acres	Owner	Owner Address	City, State	Zip Code
4101	22	15E	25 LEGION PL	5.48	ST MARY'S CEMETERY ASSOCIATION	9 PARSIPPANY RD	WHIPPANY, NJ	07981
				16.47				
1201	10	15F	24 JUNIPER DR	0.52	SIMMS, CARRELL S. & EVELYN	24 JUNIPER DR	CEDAR KNOLLS, NJ	07927
1306	10	15F	19 MOUNTAIN AVE	0.24	COMMISSIONERS OF FIRE DIST 3	82 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
1306	11	15F	82 RIDGEDALE AVE	0.44	COMMISSIONERS OF FIRE DIST 3	82 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
1306	12	15F	84 RIDGEDALE AVE	0.31	COMMISSIONERS OF FIRE DIST 3	82 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
1307	1	15F	20 MOUNTAIN AVE	0.20	COMMISSIONERS OF FIRE DIST 3	82 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
1601	5.X	15F	79 HORSEHILL RD	5.07	YOUNG MENS CHRISTIAN ASSOC/MSTN	79 HORSEHILL RD	CEDAR KNOLLS, NJ	07927
1603	3	15F	65 HORSEHILL RD	3.94	MORRIS CENTER YMCA	79 HORSEHILL RD	CEDAR KNOLLS, NJ	07927
2503	6.01	15F	18 ELM PL	0.92	CHILDRENS CTR FOR THERAPY	15 HALKO DR	CEDAR KNOLLS, NJ	07927
2701	18.03	15F	15 HALKO DR	3.80	PC CHAMBER SCHOOL, INC	15 HALKO DR	CEDAR KNOLLS, NJ	07927
3801	3	15F	REAR EDEN LN	0.10	M & E ASSOCIATES	PO BOX 2206R	MORRISTOWN, NJ	07960
4101	21	15F	23 LEGION PL	3.15	AMERICAN LEGION POST 155	23 LEGION PL	WHIPPANY, NJ	07981
4502	1	15F	32 FAIRCHILD PL	0.38	WILCZAK, WALTER & LIDIA	32 FAIRCHILD PL	WHIPPANY, NJ	07981
4705	15	15F	15 PLEASANT VALLEY RD	0.39	ZEH, NELSON & LUCILLE	15 PLEASANT VALLEY RD	WHIPPANY, NJ	07981
5302	21	15F	21 LONGVIEW DR	0.35	ASSOCIATION FOR RETARDED CITIZENS	P.O.BOX123/1 EXECUTIVE DR	MORRIS PLAINS, NJ	07950
5303	7	15F	25 LONGVIEW DR	0.40	CASADEVALL, JOSEPH M & RUTH	25 LONGVIEW DR	WHIPPANY, NJ	07981
7103	34	15F	3 RUNNYMEDE CT	0.49	SIEGEL, JOSEPH & ANNE	3 RUNNYMEDE CT	WHIPPANY, NJ	07981
7402	7	15F	414 ROUTE 10	0.63	WHIPPANY FIRE CO %GLOBAL SIGNAL ACQ	PMB 331 4017 WASHINGTON	MCMURRAY, PA	15317
7602	3	15F	5 FISCHER PL	0.34	POPADINES LIVING TRUST	5 FISCHER PL	WHIPPANY, NJ	07981
8202	24	15F	142 BEE MEADOW PKWY	0.66	LOVENGUTH, WILLIAM & JUDITH	142 BEE MEADOW PKWY	WHIPPANY, NJ	07981
8801	10	15F	750 ROUTE 10	1.49	VETERANS OF FOREIGN WARS	750 ROUTE 10	WHIPPANY, NJ	07981
				23.81				
Total				235.27				

Town of Morristown and MMUAIR Property (Class 1 and 15C)

Block	Lot	Class	Property Location	Acres	Owner	Owner Address	City, State	Zip Code
1802	2	15C	HANOVER AVE	10.82	TOWN OF MORRISTOWN-SEWER PLANT	MUNICIPAL BUILDING	MORRISTOWN, NJ	07960
1802	3	15C	HANOVER AVE	9.42	TOWN OF MORRISTOWN-SEWER PLANT	MUNICIPAL BUILDING	MORRISTOWN, NJ	07960
2802	3	1	1189 ROUTE 10	0.64	TOWN OF MORRISTOWN/FINANCE DEPT.	19 SADDLE RD	CEDAR KNOLLS, NJ	07927
5101	2	15C	AIRPORT	35.30	TOWN OF MORRISTOWN	PO BOX 900	MORRISTOWN, NJ	079630900
5101	4	15C		28.95	TOWN OF MORRISTOWN	PO BOX 900	MORRISTOWN, NJ	07963
6301	7	15C	BLACK BROOK MEADOWS	4.87	TOWN OF MORRISTOWN	PO BOX 900	MORRISTOWN, NJ	079630900
6301	13.01	15C		1.07	TOWN OF MORRISTOWN	PO BOX 900	MORRISTOWN, NJ	07963
6301	15.01	15C		2.10	TOWN OF MORRISTOWN	PO BOX 900	MORRISTOWN, NJ	07963
				93.16				

6301	4	1	BLACK BROOK MEADOWS	10.36	DM AIRPORTS, LTD.	MORRISTOWN AIRPORT/8 AP R	MORRISTOWN, NJ	079621215
6501	1	1	BLACK BROOK	292.93	DM AIRPORTS, LTD.	MORRISTOWN AIRPORT/8 AP R	MORRISTOWN, NJ	079621215
6501	3	1	COLUMBIA RD	0.14	DM AIRPORTS, LTD.	MORRISTOWN AIRPORT/8 AP R	MORRISTOWN, NJ	079621215
6501	1.01	1	COLUMBIA RD	1.93	DM AIRPORTS, LTD.	MORRISTOWN AIRPORT/8 AP R	MORRISTOWN, NJ	079621215
6301	5	1	BLACK BROOK MEADOWS	11.64	DM AIRPORTS, LTD.	MORRISTOWN AIRPORT/8 AP R	MORRISTOWN, NJ	079621215
6301	1	1	BLACK BROOK MEADOWS	43.68	DM AIRPORTS, LTD.	MORRISTOWN AIRPORT/8 AP R	MORRISTOWN, NJ	079621215
6401	2	1	BLACK BROOK	127.78	DM AIRPORTS, LTD.	MORRISTOWN AIRPORT/8 AP R	MORRISTOWN, NJ	079621215
6301	9	15C	BLACK BROOK MEADOWS	2.75	DM AIRPORTS LTD	820 ELMONT RD	ELMONT, NY	11003
6301	8	15C	BLACK BROOK MEADOWS	5.38	DM AIRPORTS LTD	820 ELMONT RD	ELMONT, NY	11003
6301	17.02	15C	BLACK BROOK MEADOWS	1.95	DM AIRPORTS LTD	820 ELMONT RD	ELMONT, NY	11003
6202	1.01	15C	BLACK BROOK MEADOWS	6.88	DM AIRPORTS, LTD	820 ELMONT RD	ELMONT, NY	11003
6301	10	15C	BLACK BROOK MEADOWS	7.09	DM AIRPORTS LTD	820 ELMONT RD	ELMONT, NY	11003
6202	1.02	15C	BLACK BROOK MEADOWS	3.96	DM AIRPORTS LTD	820 ELMONT RD	ELMONT, NY	11003
6301	16.01	15C	BLACK BROOK MEADOWS	7.99	DM AIRPORTS LTD	820 ELMONT RD	ELMONT, NY	11003
6301	11	15C	BLACK BROOK MEADOWS	30.70	DM AIRPORTS LTD	820 ELMONT RD	ELMONT, NY	11003
6301	1.01	15C	BLACK BROOK MEADOWS	3.35	DM AIRPORTS LTD	820 ELMONT RD	ELMONT, NY	11003
6301	9	15C	BLACK BROOK MEADOWS	2.75	DM AIRPORTS LTD	820 ELMONT RD	ELMONT, NY	11003
6301	8	15C	BLACK BROOK MEADOWS	5.38	DM AIRPORTS LTD	820 ELMONT RD	ELMONT, NY	11003
6301	17.02	15C	BLACK BROOK MEADOWS	1.95	DM AIRPORTS LTD	820 ELMONT RD	ELMONT, NY	11003
6202	1.02	15C	BLACK BROOK MEADOWS	3.96	DM AIRPORTS LTD	820 ELMONT RD	ELMONT, NY	11003
6301	1.01	15C	BLACK BROOK MEADOWS	3.35	DM AIRPORTS LTD	820 ELMONT RD	ELMONT, NY	11003
6301	16.01	15C	BLACK BROOK MEADOWS	7.99	DM AIRPORTS LTD	820 ELMONT RD	ELMONT, NY	11003
6301	11	15C	BLACK BROOK MEADOWS	30.70	DM AIRPORTS LTD	820 ELMONT RD	ELMONT, NY	11003
6202	1.01	15C	BLACK BROOK MEADOWS	6.88	DM AIRPORTS LTD	820 ELMONT RD	ELMONT, NY	11003
6301	10	15C	BLACK BROOK MEADOWS	7.09	DM AIRPORTS LTD	820 ELMONT RD	ELMONT, NY	11003
				628.58				

Total	721.74
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Southeast Morris County Municipal Utilities (Class 1 and 15C)

Block	Lot	Class	Property Location	Acres	Owner	Owner Address	City, State	Zip Code
303	12	1	OFF MALAPARDIS RD	19.80	SOUTHEAST MORRIS CTY MUN UTIL AUTH	19 SADDLE RD	CEDAR KNOLLS, NJ	07927
501	8	1	5 LAUREL LN	1.42	SOUTHEAST MORRIS CTY MUN UTIL AUTH	19 SADDLE RD	CEDAR KNOLLS, NJ	07927
701	9.01	1	23 SADDLE RD	2.50	SOUTHEAST MORRIS CTY MUN UTIL AUTH	19 SADDLE RD	CEDAR KNOLLS, NJ	07927
803	17	1	76 COUNTRYWOOD DR	0.24	SOUTHEAST MORRIS CTY MUN UTIL AUTH	19 SADDLE RD	CEDAR KNOLLS, NJ	07927
1102	5	1	9 RIDGEDALE AVE	1.52	SOUTHEAST MORRIS CTY MUN UTIL AUTH	19 SADDLE RD	CEDAR KNOLLS, NJ	07927
2801	10	1	11 RIDGEDALE AVE	11.75	SOUTHEAST MORRIS CTY MUN UTIL AUTH	19 SADDLE RD	CEDAR KNOLLS, NJ	07927
2801	10.01	1	RIDGEDALE AVE	18.55	SOUTHEAST MORRIS CTY MUN UTIL AUTH	19 SADDLE RD	CEDAR KNOLLS, NJ	07927
3602	7	1	45 FIELDSTONE DR	0.06	SOUTHEAST MORRIS CTY MUN UTIL AUTH	19 SADDLE RD	CEDAR KNOLLS, NJ	07927
4903	1	1	29 COLUMBIA RD	0.36	SOUTHEAST MORRIS CTY MUN UTIL AUTH	19 SADDLE RD	CEDAR KNOLLS, NJ	07927
7702	6	1	10 BAIRD PL	1.71	SOUTHEAST MORRIS CTY MUN UTIL AUTH	19 SADDLE RD	CEDAR KNOLLS, NJ	07927
701	17	15C	19 SADDLE RD	1.77	SOUTHEAST MORRIS CTY MUN UTIL AUTH	19 SADDLE RD	CEDAR KNOLLS, NJ	07927
				59.68				

NJDOT and Railroads (Class 5B, 15C and 1)

Block	Lot	Class	Property Location	Acres	Owner	Owner Address	City, State	Zip Code
1002	10	15C	ROUTE 10	9.17	N.J. STATE DEPT. OF TRANSPORTATION	CN616	TRENTON, NJ	086250616
1410	22	15C		2.01	N.J. STATE DEPT. OF TRANSPORTATION	1035 PARKWAY AVE	TRENTON, N.J.	08625
1501	23	15C		0.89	N.J. STATE DEPT. OF TRANSPORTATION	1035 PARKWAY AVE	TRENTON, N.J.	08625
1901	10	15C	23 ACADEMY DR EAST	0.19	N.J. STATE DEPT. OF TRANSPORTATION	1035 PARKWAY AVE	TRENTON, NJ	08625
2201	13	15C	CEDAR KNOLLS RD, OFF	0.05	N.J. STATE DEPT. OF TRANSPORTATION	1035 PARKWAY AVE	TRENTON, N.J.	08625
2201	14	15C	CEDAR KNOLLS RD, OFF	0.00	N.J. STATE DEPT. OF TRANSPORTATION	1035 PARKWAY AVE	TRENTON, N.J.	08625
2201	15	15C	CEDAR KNOLLS RD, OFF	0.35	N.J. STATE DEPT. OF TRANSPORTATION	1035 PARKWAY AVE	TRENTON, N.J.	08625
2402	5	15C	ROUTE 287, OFF	1.06	N.J. STATE DEPT. OF TRANSPORTATION	1035 PARKWAY AVE	TRENTON, N.J.	08625
2602	4	15C	EDEN LN	0.01	N.J. STATE DEPT. OF TRANSPORTATION	1035 PARKWAY AVE	TRENTON, N.J.	08625
2602	11	15C	EDEN LANE, OFF	0.08	N.J. STATE DEPT. OF TRANSPORTATION	1035 PARKWAY AVE	TRENTON, N.J.	08625
2602	13	15C	211 EDEN LN	11.68	N.J. STATE DEPT. OF TRANSPORTATION	1035 PARKWAY AVE	TRENTON, N.J.	08625
2602	13.01	15C	EDEN LANE, REAR	0.22	N.J. STATE DEPT. OF TRANSPORTATION	1035 PARKWAY AVE	TRENTON, N.J.	08625
2602	13.02	15C	ROUTE 287, OFF	0.22	N.J. STATE DEPT. OF TRANSPORTATION	1035 PARKWAY AVE	TRENTON, N.J.	08625
5901	2	15C	481 ROUTE 10	0.24	N.J. STATE DEPT. OF TRANSPORTATION	1035 PARKWAY AVE	TRENTON, N.J.	08625
7503	2	15C	ROUTE 10, OFF	0.09	N.J. STATE DEPT. OF TRANSPORTATION	1035 PARKWAY AVE	TRENTON, N.J.	08625
8803	16	15C	775 ROUTE 10	0.23	N.J. STATE DEPT. OF TRANSPORTATION	1035 PARKWAY AVE	TRENTON, N.J.	08625
				26.48				

1802	1	5B	MORRISTOWN & ERIE RR	2.92	MORRISTOWN & ERIE R R	PO BOX 2206 R	MORRISTOWN, NJ	07960
2104	10	5B	REAR RIDGEDALE AVE	1.98	MORRISTOWN & ERIE R R	PO BOX 2206 R	MORRISTOWN, NJ	07960
2104	11	5B	REAR RIDGEDALE AVE	1.45	MORRISTOWN & ERIE R R	PO BOX 2206 R	MORRISTOWN, NJ	07960
2301	1	5B	REAR RIDGEDALE AVE	1.37	MORRISTOWN & ERIE R R	PO BOX 2206 R	MORRISTOWN, NJ	07960
2402	1	5B	MORRISTOWN & ERIE RR	1.80	MORRISTOWN & ERIE R R	PO BOX 2206 R	MORRISTOWN, NJ	07960
2403	11	5B	EDEN LANE, OFF	0.20	MORRISTOWN & ERIE R R	PO BOX 2206 R	MORRISTOWN, NJ	07960
2602	1	5B	REAR SO JEFFERSON RD	1.19	MORRISTOWN AND ERIE R R	PO BOX 2206 R	MORRISTOWN, NJ	07960
2602	1.01	1	ROUTE 287, REAR	2.16	MORRISTOWN & ERIE RR	P.O. BOX 2206	MORRISTOWN, NJ	07960
2602	2	5B	66 SO JEFFERSON RD	0.68	MORRISTOWN AND ERIE R R	PO BOX 2206 R	MORRISTOWN, NJ	07960
2903	1	1	SO JEFFERSON RD	2.59	MORRISTOWN & ERIE R R	P.O. BOX 2206 R	MORRISTOWN, NJ	07960
3801	1	5B	MORRISTOWN & ERIE RR	8.54	MORRISTOWN & ERIE R R	PO BOX 2206 R	MORRISTOWN, NJ	07960
4001	1	5B	MORRISTOWN & ERIE RR	2.77	MORRISTOWN & ERIE R R	PO BOX 2206 R	MORRISTOWN, NJ	07960
4202	1	5B	44 PARSIPPANY RD	1.33	MORRISTOWN & ERIE R R	PO BOX 2206 R	MORRISTOWN, NJ	07960
4203	1	5B	591 ROUTE 10	0.03	MORRISTOWN & ERIE R R	PO BOX 2206 R	MORRISTOWN, NJ	07960
6801	1	5B	VARIOUS	5.33	MORRISTOWN AND ERIE R R	PO BOX 2206 R	MORRISTOWN, NJ	07960
7101	1	5B	TROY HILLS RD	6.54	MORRISTOWN & ERIE RR	PO BOX 2206 R	MORRISTOWN, NJ	07960
7301	15	5B	252 ROUTE 10	1.85	MORRISTOWN & ERIE RR	PO BOX 2206 R	MORRISTOWN, NJ	07960
7402	1	5B	TROY HILLS RD	1.05	MORRISTOWN & ERIE RR	PO BOX 2206 R	MORRISTOWN, NJ	07960
7501	1	5B	ROUTE 10	4.71	MORRISTOWN & ERIE RR	PO BOX 2206 R	MORRISTOWN, NJ	07960
7501	1.01	5B	REAR SCHOOL ST	0.25	MORRIS & ERIE RR	PO BOX 2206 R	MORRISTOWN, NJ	07960
7502	22	5B	REAR ROUTE 10	2.63	MORRISTOWN & ERIE RR	PO BOX 2206 R	MORRISTOWN, NJ	07960

NJDOT and Railroads (Class 5B, 15C and 1)

Block	Lot	Class	Property Location	Acres	Owner	Owner Address	City, State	Zip Code
7502	22.01	1	REAR ROUTE 10	0.85	MORRISTOWN & ERIE RR	PO BOX 2206 R	MORRISTOWN, NJ	07960
7502	23	1	REAR 494 RTE 10	1.11	MORRISTOWN & ERIE RR	PO BOX 2206 R	MORRISTOWN, NJ	07960
8503	1	5B	REAR PARSIPPANY RD	0.55	MORRISTOWN AND ERIE RR	PO BOX 2206 R	MORRISTOWN, NJ	07960
				53.88				

Total	80.37
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Farm Assessed Property (Class 3A and 3B)

Block	Lot	Class	Property Location	Acres	Owner	Owner Address	City, State	Zip Code
8305	2.Q	3B	180 PARSIPPANY RD	8.81	BAIRD, ARTHUR M	180 PARSIPPANY RD	WHIPPANY, NJ	07981
9304	7	3A	114-124 NO JEFFERSON RD	10.73	MARINO, MICHAEL JR	111 N JEFFERSON RD	WHIPPANY, NJ	07981
				19.53				

Condominium Development

Block	Lot	Class	Property Location	Acres	Owner	Owner Address	City, State	Zip Code
601	4	1	38 HORSEHILL RD	10.55	VIERA AT HANOVER LLC	600 SOUTH LIVINGSTON AVE	LIVINGSTON, NJ	07039
1502	21	1	RIDGEDALE AVE	12.98	HANOVER HILLS C/O CASI, INC	5701 BERKSHIRE VALLEY RD	OAK RIDGE, NJ	07438
1601	1			2.24				
1603	5			14.03				
1702	10			1.63				
4301	2	1	WHIPPANY RD	17.50	OAK RIDGE C/O WENTWORTH MGMT	9 KINGSLEY EVANS CIRCLE	OAKLAND, NJ	07436
4402	14	2	EDEN LN	24.70	EDEN LANE C/O TAYLOR MAGMT CO	100 E.HANOVER AVE. 4TH FL	CEDAR KNOLLS, NJ	07927
9001	1	1	10 NO JEFFERSON RD	20.73	DH HORTON INC-NJ	700 EAST GATE DR S 110	MOUNT LAUREL, NJ	08054
9101	17	1	SUNRISE DR	14.56	SUNRISE AT HANOVER C/O INTEGRA MAGN	200 VALLEY RD SUITE 203	MT ARLINGTON, NJ	07865
				118.92				

Residential (Class 2) > 1 acre

Block	Lot	Class	Property Location	Acres	Owner	Owner Address	City, State	Zip Code
101	13.03	2	8 PEACH ST	1.10	VERACCA, ROBERT A	8 PEACH ST	MORRIS PLAINS, NJ	07950
102	12	2	361 MALAPARDIS RD	2.75	PEACH,ARTHUR E 3RD&SUSAN	361 MALAPARDIS RD	MORRIS PLAINS, NJ	07950
103	7	2	47 POPLAR DR	1.13	DONALDSON, JOHN V & SUSAN	47 POPLAR DR	MORRIS PLAINS, NJ	07950
103	13	2	57 POPLAR DR	1.17	PARADISO, NINO & HARRIETTE	57 POPLAR DR	MORRIS PLAINS, NJ	07950
301	20	2	290 MALAPARDIS RD	1.04	BURNS, DIANE W	290 MALAPARDIS RD	MORRIS PLAINS, NJ	07950
501	9	2	57 COUNTRYWOOD DR	1.95	NUNNERMACKER, LAWRENCE/MARGARET	57 COUNTRYWOOD DR	MORRIS PLAINS, NJ	07950
501	10	2	53 COUNTRYWOOD DR	1.38	BRUENO, ROBERT M & SHARON M	53 COUNTRYWOOD DR	MORRIS PLAINS, NJ	07950
501	11	2	7 LAUREL LN	1.67	KAGAN, SIDNEY D & PATRICIA	7 LAUREL LN	MORRIS PLAINS, NJ	07950
501	12	2	11 LAUREL LN	1.61	PLUCIENNIK, THOMAS C. & MARIA A.	11 LAUREL LN	MORRIS PLAINS, NJ	07950
501	13	2	12 LAUREL LN	1.10	EAGAN, DENNIS J/STEPHANIE F	12 LAUREL LN	MORRIS PLAINS, NJ	07950
501	14	2	8 LAUREL LN	1.12	GROSSMAN, ROBERT P./SHELLEY D.	8 LAUREL LN	MORRIS PLAINS, NJ	07950
501	15	2	4 LAUREL LN	1.61	WEBB, D SCOTT & DONNA	4 LAUREL LN	MORRIS PLAINS, NJ	07950
501	16	2	49 COUNTRYWOOD DR	1.14	FERRANTE, MATTHEW D. ET ALS	49 COUNTRYWOOD DR	MORRIS PLAINS, NJ	07950
502	1	2	59 POPLAR DR	1.55	APOSTOLOPOULOS, VASILIOS/CHRYSTALLA	59 POPLAR DR	MORRIS PLAINS, NJ	07950
604	40	2	57 MANGER RD	1.19	WADHWANI, HARISH J/USHA	57 MANGER RD	CEDAR KNOLLS, NJ	07927
604	41	2	55 MANGER RD	1.06	BIEHL,EDWIN T.JR. & SUSAN M.	55 MANGER RD	CEDAR KNOLLS, N.J.	07927
604	46	2	49 FOREST WAY	1.04	NICOLL, DAVID G/SUSAN	49 FOREST WAY	MORRIS PLAINS, NJ	07950
605	14	2	65 FOREST WAY	1.26	APPLEBY, DAVID R/KIMBERLY A	65 FOREST WAY	MORRIS PLAINS, NJ	07950
606	17	2	8 ASH CIR	1.19	GALORENZO, ALLEN & JOANN	8 ASH CIR	MORRIS PLAINS, N.J.	07950
901	4	2	3 QUINLISK RD	1.71	PONTORIERO, SILVIO/ROSANNA	3 QUINLISK RD	CEDAR KNOLLS, NJ	07927
902	6	2	11 OAKVIEW RD	2.80	LIU, ANDY Y/ANNE CHUNG	11 OAKVIEW RD	CEDAR KNOLLS, NJ	07927
902	9	2	3 PARKSIDE DR	1.18	FAVETTA, MARY LOU	3 PARKSIDE DR	CEDER KNOLLS, NJ	07927
902	10	2	7 PARKSIDE DR	2.64	LI, GUANGYIN & HUANG, QI	7 PARKSIDE DR	CEDAR KNOLLS, NJ	07927
905	12.02	2	76 HENDRICKS DR	1.08	FRAZIER,MARY E. & PATRICK	76 HENDRICKS DR	MORRIS PLAINS, NJ	07950
905	19	2	52 COUNTRYWOOD DR	1.52	DE NIGRIS, PETER & DOROTHY	52 COUNTRYWOOD DR	MORRIS PLAINS, NJ	07950
905	20	2	56 COUNTRYWOOD DR	1.46	GARCIA, DAVID A/ALISON B	56 COUNTRYWOOD DR	MORRIS PLAINS, NJ	07950
1204	14.02	2	5 SAMUEL CT	1.00	OHLSSON, CARL R/KORAL I	5 SAMUEL CT	CEDAR KNOLLS, NJ	07927
1204	14.03	2	8 SAMUEL CT	1.16	LOMBARDI, DIANE A	8 SAMUEL CT	CEDAR KNOLLS,NJ	07927
1204	19	2	151 MALAPARDIS RD	4.80	MARROW, M & HUGHEY, J	151 MALAPARDIS RD	CEDAR KNOLLS,NJ	07927
1408	27.01	2	6 CREST RD	1.25	VAGELL, CRAIG W & MARILYN C	6 CREST RD	CEDAR KNOLLS, NJ	07927
1501	22	2	182 RIDGEDALE AVE	1.04	MIESS, NATALIE	182 RIDGEDALE AVE	CEDAR KNOLLS, N.J.	07927
1502	23	2	200 RIDGEDALE AVE	1.24	YUNG,KWOK C. C. & NELLIA	200 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
1502	24	2	196 RIDGEDALE AVE	1.06	TELI, PANKAJ M/PURNIMA P	196 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
2007	1.01	2	2 SLATTERY LN	1.05	NEUER, JEREMY & CHRISTINE K	2 SLATTERY LN	WHIPPANY, NJ	07981
2007	1.05	2	1 SLATTERY LN	1.10	COPPOLECCHIA, ROSA	1 SLATTERY LN	WHIPPANY, NJ	07981
2201	7	2	171 CEDAR KNOLLS RD	2.19	PETTI,PASQUALE JR/PASQUALE III/SALL	170 JACOBS RD	NEWFOUNDLAND, NJ	07435
2201	9	2	155 CEDAR KNOLLS RD	1.06	HELMER, STEVEN A/CAROL A/MONICA	155 CEDAR KNOLLS RD	WHIPPANY, NJ	07981
2201	9.01	2	159 CEDAR KNOLLS RD	1.38	DAMIANO, JAMES & MARIE	91 CATHEDRAL AVE	FLORHAM PARK, NJ	07932
2301	3	2	159 RIDGEDALE AVE	2.20	FREEM, MARGARET	159 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
2601	4	2	53 BOULEVARD RD	1.57	SMITH, CATHERINE E	53 BOULEVARD RD	CEDAR KNOLLS, NJ	07927
2601	5	2	45 BOULEVARD RD	1.12	HAYDUK, FRANK W & JOHN B	45 BOULEVARD RD	CEDAR KNOLLS, NJ	07927
2601	10	2	23 BOULEVARD RD	1.06	LAMANEC, DENNIS E/ANNEMARIE	23 BOULEVARD RD	CEDAR KNOLLS, NJ	07927
2701	3	2	127 MALAPARDIS RD	1.43	ZENICK, THOMAS R.	127 MALAPARDIS RD	CEDAR KNOLLS, N.J.	07927
2701	4	2	125 MALAPARDIS RD	1.22	BENSON, GEORGE & GLORIA JR	125 MALAPARDIS RD	CEDAR KNOLLS, NJ	07927
2701	5	2	123 MALAPARDIS RD	1.09	RIEHLE, RHONDA	123 MALAPARDIS RD	CEDAR KNOLLS, NJ	07927

Residential (Class 2) > 1 acre

Block	Lot	Class	Property Location	Acres	Owner	Owner Address	City, State	Zip Code
2701	6	2	115 MALAPARDIS RD	1.93	GALOFARO, JOHN A	115 MALAPARDIS RD	CEDAR KNOLLS, NJ	07927
2701	8.01	2	12 BOULEVARD RD	1.03	BAUER, KENNETH & VICKY	12 BOULEVARD RD	CEDAR KNOLLS, NJ	07927
2701	8.02	2	10 BOULEVARD RD	1.03	KIEL, BRIAN & LISA	10 BOULEVARD RD	CEDAR KNOLLS, NJ	07981
2701	10	2	22 BOULEVARD RD	1.13	BANGIA, VIJAY & NEELAM	22 BOULEVARD RD	CEDAR KNOLLS, NJ	07927
2701	11	2	24 BOULEVARD RD	1.80	TKACZYSZYN, YURY/MARGARET	24 BOULEVARD RD	CEDAR KNOLLS, NJ	07927
2701	12	2	26 BOULEVARD RD	1.49	KUSIK, PETER & ANNA	28 BOULEVARD RD	CEDAR KNOLLS, NJ	07927
2701	13	2	28 BOULEVARD RD	1.39	KUSIK, PETER & ANNA	28 BOULEVARD RD	CEDAR KNOLLS, NJ	07927
2701	26	2	33 RIDGEDALE AVE	1.55	FRAZIER, EUGENE & CHRISTINE	33 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
2701	27	2	29 RIDGEDALE AVE	1.44	SCHUMACHER, CHRISTOPHER	29 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
2801	2	2	140 MALAPARDIS RD	1.27	NAFEY, ANN D/FRANK KENNETH	140 MALAPARDIS RD	CEDAR KNOLLS, NJ	07927
2801	2.01	2	136 MALAPARDIS RD	1.55	NAFEY, ANN D/FRANK KENNETH	140 MALAPARDIS RD	CEDAR KNOLLS, NJ	07927
2801	3	2	130 MALAPARDIS RD	1.21	CIANCI, VINCENZO & MAFALDA	130 MALAPARDIS RD	CEDAR KNOLLS, NJ	07927
2801	3.01	2	120 MALAPARDIS RD	1.34	BASSO, MICHELINA & LOUIS	120 MALAPARDIS RD	CEDAR KNOLLS, NJ	07927
2801	9.01	2	102 MALAPARDIS RD	3.11	GLAAB, PAUL & ANNA	102 MALAPARDIS RD	CEDAR KNOLLS, NJ	07927
2903	22	2	25 MALAPARDIS RD	10.59	MARKOW, MARY	25 MALAPARDIS RD	WHIPPANY, NJ	07981
2904	5	2	36 SO JEFFERSON RD	4.10	CALDWELL INVESTORS, INC	105 WEST DEWEY AVE. STE220	WHARTON, NJ	07885
2904	6	2	34 SO JEFFERSON RD	1.90	34 SJR LLC	34 SO JEFFERSON RD	WHIPPANY, NJ	07981
2904	9	2	28 SO JEFFERSON RD	1.97	STARK, R JOSEPH/THEODORE	32 SOUTH JEFFERSON RD	WHIPPANY, NJ	07981
2905	3.01	2	7 BOULEVARD RD	1.09	CASHEN, THERESA & EDWARD	7 BOULEVARD RD	CEDAR KNOLLS, N.J.	07927
2905	4	2	99 MALAPARDIS RD	1.22	THERMENOS, JOHN M/GARINEH S	99 MALAPARDIS RD	CEDAR KNOLLS, NJ	07927
3002	15	2	45 NO JEFFERSON RD	4.63	GRASSO, LEONARD & MARY	45 NO JEFFERSON RD	WHIPPANY, NJ	07981
3002	16	2	53 NO JEFFERSON RD	1.92	SKURCHAK, JOHN W JR & ANN V.	P O BOX 387	NORTON, MA	02766
3002	17	2	59 NO JEFFERSON RD	1.29	DAIUTO, JOHN E/DEBAR ETALS	59 NO JEFFERSON RD	WHIPPANY, NJ	07981
3002	17.01	2	57 NO JEFFERSON RD	1.26	VITIELLO, CONCETTA	57 NO JEFFERSON RD	WHIPPANY, NJ	07981
3103	2	2	40 NYE AVE	1.40	WILK, CECILIA A	40 NYE AVE	WHIPPANY, NJ	07981
4001	7	2	869 ROUTE 10	1.27	881 RT 10 ASSOC % NIKKO JAPANESE R.	881 ROUTE 10	WHIPPANY, NJ	07981
4001	10	2	859 ROUTE 10	2.62	JCF REAL ESTATE I LLC	901 ROUTE # 10	WHIPPANY, NJ	07981
4101	7	2	49 MT PLEASANT AVE	4.78	SCHLEIFER REALTY	20 N. JEFFERSON RD	WHIPPANY, NJ	07981
4402	11	2	11 EDEN LN	1.16	SZAJKO, ALEXANDER/JACQUELINE	11 EDEN LN	WHIPPANY, NJ	07981
4402	13	2	19 EDEN LN	1.22	RYAN, ERIN M	19 EDEN LN	WHIPPANY, NJ	07981
4402	19	2	9 CLEMENS TER	1.05	PROTASIEWICZ, MARK / ANN	9 CLEMENS TER	WHIPPANY, NJ	07981
4506	12	2	196 WHIPPANY RD	1.04	MURPHY, WILLIAM F/CORINNE M	196 WHIPPANY RD	WHIPPANY, NJ	07981
4507	17	2	1 FIELDSTONE DR	1.36	POLO, ARAKSY A	1 FIELDSTONE DR	WHIPPANY, NJ	07981
4701	30	2	114 PARK AVE	1.46	DE CARO, ANTHONY J SR/LOIS M	114 PARK AVE	CONVENT STATION, NJ	07960
4901	11.01	2	36 PARK AVE	1.06	STANZIALE, BENJAMIN A JR/DOROTHEE A	36 PARK AVE	MORRISTOWN, NJ	07960
5601	2	2	191 WHIPPANY RD	1.16	BASISTA, BRIAN W/DENISE S	191 WHIPPANY RD	WHIPPANY, NJ	07981
6401	2.01	2	REAR COLUMBIA RD	1.67	CROWN REALTY ACCOCIATES OF NJ INC	334 COLUMBIA TPKE	FLORHAM PARK, NJ	07932
7006	20.02	2	14 TROY RD	1.32	BARISCIANO, MARIO/FRANK/PASQUALE	14 TROY RD	WHIPPANY, NJ	07981
7006	21	2	16 TROY RD	4.50	BOAG, MICHAEL/CHERYL A	16 TROY RD	WHIPPANY, NJ	07981
7301	7	2	348 ROUTE 10	1.11	CASTELLANA, ANTHONY	409 ROUTE 10	WHIPPANY, NJ	07981
7501	10	2	476 ROUTE 10	3.65	WHIPPANY VILLAGE LLC C/O VISION EQU	49 BLOOMFIELD AVE	MOUNTAIN LAKES, NJ	07046
7601	42.01	2	7 BEHRENS DR	3.16	DAVIDSON, RICHARD R & DEANNA M	7 BEHRENS DR	WHIPPANY, NJ	07981
7601	44.01	2	26 HIGHLAND AVE	1.07	COHEN, MARY ANNE	26 HIGHLAND AVE	WHIPPANY, NJ	07981
7604	19	2	50 REYNOLDS AVE	1.06	ZEGA, ORLANDO	50 REYNOLDS AVE	WHIPPANY, N J	07981
7604	37	2	49 ADDIE LN	1.08	CAMPBELL MANAGEMENT ASSOCIATES LLC	23 HUBERT ST	WHIPPANY, NJ	07981

Residential (Class 2) > 1 acre

Block	Lot	Class	Property Location	Acres	Owner	Owner Address	City, State	Zip Code
7702	8	2	14 BAIRD PL	1.00	CORTRIGHT, KEITH R/RENEE M	14 BAIRD PL	WHIPPANY, NJ	07981
7703	29.12	2	23 HUBERT ST	2.65	CAMPBELL, RICHARD W/ALISSA M	23 HUBERT ST	WHIPPANY, NJ	07981
7703	34	2	55 TROY HILLS RD	1.03	KANDER, JOHN E & SUSAN J	55 TROY HILLS RD	WHIPPANY, NJ	07981
7901	12	2	28 WOODCREST RD	1.42	FRITZE, KENNETH & MARGARET A	1439 PLANK RD. SECTION B	FORESTBURGH, NY	12777
7901	12.01	2	30 WOODCREST RD	1.32	ULLRICH, KATHRYN	30 WOODCREST RD	WHIPPANY, NJ	07981
7901	31	2	10 GLENN PL	1.51	PETERSON, ANDREW & RUTH A	10 GLEN PL	WHIPPANY, NJ	07981
7903	14	2	41 WOODCREST RD	1.42	GEELAN, MARIA	41 WOODCREST RD	WHIPPANY, NJ	07981
8001	6.02	2	3 SCHINDLER CT	1.01	STRINGAS, JAMES C/LYNN T	3 SCHINDLER CT	WHIPPANY, NJ	07981
8001	6.04	2	7 SCHINDLER CT	1.16	CIUFALO, ROCCO/KATHERINE	7 SCHINDLER CT	WHIPPANY, NJ	07981
8001	6.05	2	9 SCHINDLER CT	1.58	D'UVA, SALVATORE/MARIA	9 SCHINDLER CT	WHIPPANY, NJ	07981
8002	18	2	239 BEE MEADOW PKWY	1.11	CRAWFORD,ZULIEKA & ZELON ET AL	239 BEE MEADOW PKWY	WHIPPANY, NJ	07981
8101	5	2	9 HOWELL ST	1.10	LARACCA, VINCENT & LISSETTE	9 HOWELL ST	WHIPPANY, NJ	07981
8101	9	2	149 REYNOLDS AVE	1.21	WEISS, PETER A./MARIA C.	149 REYNOLDS AVE	WHIPPANY, NJ	07981
8203	2	2	238 PARSIPPANY RD	1.05	POLSKI, BETTY & GORDON	238 PARSIPPANY RD	WHIPPANY, N.J.	07981
8203	11	2	9 VALE RD	1.16	TERRANOVA, JAMES & DENISE	9 VALE RD	WHIPPANY, NJ	07981
8203	12	2	11 VALE RD	1.05	LI, TANGQING & AIYIN WU	11 VALE RD	WHIPPANY, NJ	07981
8203	15	2	12 VALE RD	1.27	GRIPP, ANNA ANITA	12 VALE RD	WHIPPANY, NJ	07981
8203	16	2	10 VALE RD	1.09	WAGNER, ALBERT P.& THERESA T.	10 VALE RD	WHIPPANY, N.J.	07981
8203	19	2	4 VALE RD	1.04	TYKOWSKI, JOHN J/JEAN S	4 VALE RD	WHIPPANY, NJ	07981
8305	1	2	160 PARSIPPANY RD	2.44	KONTIS, PARTHENA	160 PARSIPPANY RD	WHIPPANY, NJ	07981
8305	4.01	2	186 PARSIPPANY RD	1.33	CORVELLI, WILLIAM & LISA	184 PARSIPPANY RD	WHIPPANY, NJ	07981
8305	4.02	2	184 PARSIPPANY RD	1.68	CORVELLI, WILLIAM & LISA	184 PARSIPPANY RD	WHIPPANY, NJ	07981
8305	5	2	188 PARSIPPANY RD	1.10	MOTTRAM, ALFRED L 3RD & BARBARA	188 PARSIPPANY RD	WHIPPANY, NJ	07981
8305	6	2	190 PARSIPPANY RD	8.65	GRASSO,ANTHONY&JACQUELINE	190 PARSIPPANY RD	WHIPPANY, NJ	07981
8305	7	2	198 PARSIPPANY RD	1.50	TOMPKINS, MARGARET TRUST	198 PARSIPPANY RD	WHIPPANY, NJ	07981
8305	7.01	2	CAMBRIDGE ST. REAR	2.36	TOMPKINS,KENNETH G.& DALE A.	198 CAMBRIDGE ST	WHIPPANY, N.J.	07981
8401	4	2	127 REYNOLDS AVE	1.91	WOLFE, FRANK & MARIE	127 REYNOLDS AVE	WHIPPANY, NJ	07981
8401	5	2	7 CLAY ST	1.64	MICHALSKI, JOHN & ARLENE	7 CLAY ST	WHIPPANY, NJ	07981
8503	5	2	150 PARSIPPANY RD	1.02	FARACE, CARMELA	150 PARSIPPANY RD	WHIPPANY, NJ	07981
8503	17	2	19 WASHINGTON AVE	1.63	GREENWALD, RONALD/JEANNE	19 WASHINGTON AVE	WHIPPANY, NJ	07981
8503	26	2	51 WASHINGTON AVE	1.05	MC DOWELL, JUNE M	51 WASHINGTON AVE	WHIPPANY, NJ	07981
8701	5	2	100 PARSIPPANY RD	1.80	KRYCH,MARGO & MODZELEWSKA,JANINA	100 PARSIPPANY RD	WHIPPANY, NJ	07981
8701	11	2	30 KEARNEY AVE	1.02	PETROFF, PETER	30 KEARNEY AVE	WHIPPANY, NJ	07981
8702	43	2	21 REYNOLDS AVE	1.02	ROTH, ANN	21 REYNOLDS AVE	WHIPPANY, NJ	07981
8702	45	2	17 REYNOLDS AVE	1.09	KASISKI, HELEN D C/O KASISKI, STANL	261 RIVER RD	EAST HANOVER, NJ	07936
8801	5.02	2	95 PARSIPPANY RD	1.03	KONTOMINAS, PETER/FROSO	95 PARSIPPANY RD	WHIPPANY, NJ	07981
8803	10	2	72 MT PLEASANT AVE	1.16	HANSEN, BERNICE W.	275 MALAPARDIS RD	MORRIS PLAINS, NJ	07950
8901	7	2	129 PARSIPPANY RD	2.29	SPAGNUOLO, ANIELLO & MARGARET	30 SAND HILL RD	MORRISTOWN, NJ	07960
8901	9	2	123 PARSIPPANY RD	2.12	DE PETRO, CLEMENTINE	P.O. BOX 17	WHIPPANY, NJ	07981
9001	7	2	886 ROUTE 10	1.41	PETER, CHRISTIAN N/MARIE S	9 WHIPPANY RD UNIT 14	WHIPPANY, NJ	07981
9101	6	2	155 PARSIPPANY RD	1.23	MARTINEZ, FRANCISCO & NANCY M	155 PARSIPPANY RD	WHIPPANY, NJ	07981
9201	5	2	19 NYE AVE	1.03	BAKA, JOHN A & CAROL M	19 NYE AVE	WHIPPANY, NJ	07981
9201	10	2	72 NO JEFFERSON RD	1.25	DOYLE, DAVID & DANIELLE	72 NORTH JEFFERSON RD	WHIPPANY, NJ	07981
9201	15	2	3 NYE AVE	1.16	LAKE, ROLAND & ELEANOR	3 NYE AVE	WHIPPANY, NJ	07981
9202	3	2	175 PARSIPPANY RD	1.87	VAUGHAN, VICTOR & SHELIA	175 PARSIPPANY RD	WHIPPANY, NJ	07039

Residential (Class 2) > 1 acre

Block	Lot	Class	Property Location	Acres	Owner	Owner Address	City, State	Zip Code
9202	3.01	2	7 MAPLE SHADE DR	1.43	PILAVAKIS,ALEXANDER&CRINCOLI,DENISE	7 MAPLE SHADE DR	WHIPPANY, NJ	07981
9202	3.02	2	5 MAPLE SHADE DR	1.03	CIULLO, ANTHONY J	5 MAPLE SHADE DR	WHIPPANY, NJ	07981
9202	10	2	44 WOODLAND AVE	1.13	FLETCHER,CHRISTOPHER & AMY	44 WOODLAND AVE	WHIPPANY, NJ	07981
9202	13.02	2	1 OAKWOOD CT	1.13	BHATT, SHIRISH & RUPAL	1 OAKWOOD CT	WHIPPANY, NJ	07981
9301	2	2	102 NO JEFFERSON RD	1.01	WHITE BIRCH ASSOCITES LLC	112 NO JEFFERSON RD	WHIPPANY, NJ	07981
9302	1	2	26 NYE AVE	1.10	BARCELLONA, GAETANO & MARIA	26 NYE AVE	WHIPPANY, NJ	07981
9302	1.01	2	24 NYE AVE	1.09	KOWALSKI,JOSEPH & ROSEMARIE	24 NYE AVE	WHIPPANY,N.J.	07981
9303	9	2	209 PARSIPPANY RD	1.24	ANTONELLI, JOHN & MICHELLE	209 PARSIPPANY RD	WHIPPANY, NJ	07981
9303	10	2	211 PARSIPPANY RD	1.02	CABANILLAS, JUAN CARLOS/TERESA	211 PARSIPPANY RD	WHIPPANY, NJ	07981
9303	11	2	213 PARSIPPANY RD	1.13	TOMCZYK, WITOLD/IRENA	213 PARSIPPANY RD	WHIPPANY, NJ	07981
9303	12	2	215 PARSIPPANY RD	1.00	FIDALGO, RAYMOND/ANNE MARIE/ETAL	215 PARSIPPANY RD	WHIPPANY, NJ	07981
9303	13	2	219 PARSIPPANY RD	1.37	FIDALGO, ALEXANDER/ANNE MARIE	9 BEHRENS DR	WHIPPANY, NJ	07981
9303	16	2	20 NYE AVE	1.94	COYLE, FRANK J & YVETTE M	20 NYE AVE	WHIPPANY, NJ	07981
9303	17	2	14 NYE AVE	1.11	DEFINA, HENRY/PEGGY	14 NYE AVE	WHIPPANY, NJ	07981
9304	3	2	231 PARSIPPANY RD	1.14	MARINO, MICHAEL JR/MARY ANNE	112 NORTH JEFFERSON RD	WHIPPANY, NJ	07981
9304	3.01	2	229 PARSIPPANY RD	1.13	KENNEDY, CHRISTOPHER/HEIDI	229 PARSIPPANY RD	WHIPPANY, NJ	07981
9304	3.02	2	239 PARSIPPANY RD	1.13	SANTOLOCI, EMILIA	239 PARSIPPANY RD	WHIPPANY, NJ	07981
				245.96				

Commercial (Class 4A) and Industrial (Class 4B) > 1 acre

Block	Lot	Class	Property Location	Acres	Owner	Owner Address	City, State	Zip Code
303	14	4A	OFF ROUTE 10	5.26	MARINER PARSIPANY 1515, LLC	10 HIGH ST , 5TH FLOOR	BOSTON, MA	02110
601	1.01	4A	220 HANOVER AVE	29.28	DCT HANOVER LLC C/O CBRE	PARK 80 WEST PLAZA II	SADDLE BROOK, NJ	07663
701	4	4A	80 HORSEHILL RD	18.06	AT&T CORP PROPERTY TAX DEPARTMENT	PO BOX 7207	BEDMINSTER, NJ	07921
701	12	4A	2 SADDLE RD	2.10	OMLAND PROPERTIES I LLC	54 HORSEHILL RD	CEDAR KNOLLS,NJ	07927
701	14.01	4A	8 SADDLE RD	2.10	GORDON MORRISTOWN MAB ASSOCIATES	1436 E. ELIZABETH AVENUE	LINDEN, NJ	07036
701	22	4A	3 SADDLE RD	1.44	JET-CARE REALTY LLC	3 SADDLE RD	CEDAR KNOLLS, NJ	07927
1002	13	4A	1401 ROUTE 10	13.16	HPTCY C/O MARRIOTT FULL SERV #337H2	PO BOX 2440	SPOKANE, WA	992102440
1101	2	4A	2 RIDGEDALE AVE	5.29	HPFI,LLC C/O EI REALTY	8 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
1101	4	4A	16 WING DR	5.06	HPFI,LLC C/O EI REALTY	8 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
1101	4.01	4A	210 MALAPARDIS RD	4.80	210 MALAPARDIS ROAD, L.L.C.	8 WOOD HOLLOW RD	PARSIPPANY, NJ	07054
1101	5	4A	8 RIDGEDALE AVE	9.49	CEDAR KNOLLS PLAZA III % EI REALTY	8 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
1101	7	4A	13 WING DR	3.32	EI 13 WING DR INC % ADVT IQ MS 1926	PO BOX 2440	SPOKANE, WA	992102440
1101	9	4A	3 WING DR	5.53	HPFI, LLC C/O EI REALTY	8 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
1101	11	4A	14 RIDGEDALE AVE	4.41	HPFI,LLC C/O EI REALTY	8 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
1102	1	4A	1247 ROUTE 10	5.38	GALEMBO, NORMAN	BOX 190,13 CHERRY LN	BROOKSIDE, NJ	07926
1102	2	4A	1245 ROUTE 10	4.49	HANOVER ASSOCIATES / PRIME LAW DEPT	1300 LOWER RD	LINDEN, NJ	07036
1102	3	4A	7 RIDGEDALE AVE	6.26	SUTTMAN ASSOCS PL C/O MANDLEBAUM	80 MAIN ST SUITE 510	WEST ORANGE, NJ	07052
1602	1	4A	140 HANOVER AVE	2.38	HANOVER PROPERTIES LLC	8 ASH AVE	WEST ORANGE, NJ	07052
1603	4	4A	55-57 HORSEHILL RD	11.45	THE SENTINEL PUBLISHING CO. INC	78 VERONICA AVE	SOMERSET, NJ	08873
1702	4	4A	238 RIDGEDALE AVE	2.06	MOSSO CORP	PO BOX 1262R RIDGEDALE AV	MORRISTOWN, NJ	07960
1702	9	4A	224 RIDGEDALE AVE	1.21	COMMERCE BANK % ADVANTAGE IQ MS1210	PO BOX 36230	LOUISVILLE, KY	402336230
1702	11	4A	218 RIDGEDALE AVE	2.18	CARRIAGE HOUSE HOLDINGS LLC	439 ROUTE 46 EAST	ROCKAWAY, NJ	07866
1801	3	4A	225 RIDGEDALE AVE	25.02	INTERSTATE REALTY COMPANY	429 SYLVAN AVE.POBOX 1708	ENGLEWOOD CLIFFS, N.J.	07632
1801	5	4A	100 HANOVER AVE	1.65	100 HANOVER, L.P.	1030 CLIFTON AVE	CLIFTON, NJ	07013
2007	2	4A	344 WHIPPANY RD	1.85	ESPOSITO, MARY RICHARDS	344 WHIPPANY RD	WHIPPANY, NJ	07981
2104	2	4A	197 RIDGEDALE AVE	8.05	WWG 197 RIDGEDALE LLC C/O K. FAHEY	THOMSON 1 NY PLAZA FL 34	NEW YORK, NY	10004
2104	3	4A	185 RIDGEDALE AVE	2.97	185 RIDGEDALE, LLC	185 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
2104	4	4A	7 E.FREDERICK PL	2.46	FREDERICK LLC.	3 HUHES CT	FLORHAM PARK, NJ	07932
2402	3	4A	255 CEDAR KNOLLS RD	2.98	REALTY ASSOC C/OKWARTLER	2 NORTH ST SUITE 1A	WALDWICK, NJ	07463
2403	1	4A	110 SO JEFFERSON RD	5.69	JEFFERSON PLAZA VENTURE, LLC	555 RTE 1 SOUTH	ISELIN, NJ	08830
2403	2	4A	80 SO JEFFERSON RD	9.02	WHIPPANY OFFICE PARK LLC	119 CHERRY HILL STE 110	PARSIPPANY, NJ	07054
2403	5	4A	100 SO JEFFERSON RD	9.52	JEFFERSON PLAZA VENTURE, LLC	555 RTE 1 SOUTH	ISELIN, NJ	08830
2502	1	4A	99 RIDGEDALE AVE	3.39	CEDAR KNOLLS PLAZA LLC	85 ROXITICUS RD	FAR HILLS, NJ	07931
2701	25	4A	41 RIDGEDALE AVE	1.53	41 RIDGEDALE AVENUE, LLC	41 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
2801	13	4A	1225 ROUTE 10	3.24	1225 ROUTE 10 LLC	56 E FAIRCHILD PL	WHIPPANY, NJ	07981
2802	1	4A	1175 ROUTE 10	2.93	MINI U STORAGE HANOVER LP	18552 MAC ARTHUR BLVD#495	IRVINE, CA.	92612
2904	4	4A	40 SO JEFFERSON RD	4.69	JEFFERSON PROPERTIES MANAG/DEVEL.	40 SO JEFFERSON RD	WHIPPANY, NJ	07981
2904	10	4A	24 SO JEFFERSON RD	2.32	GRAHAM REAL ESTATE L.P.	167 RIVER RD	EAST HANOVER, NJ	07936
2904	12	4A	16 SO JEFFERSON RD	1.36	P & G INVESTMENT GRP LLC	16 SOUTH JEFFERSON RD	WHIPPANY, NJ	07981
3002	7.41	4A	28 EASTMANS RD	4.92	WINDEMERE 287 ASSOCIATES LLC	600 S. LIVINGSTON AVE.207	LIVINGSTON, NJ	07039
3101	9	4A	111 NO JEFFERSON RD	11.41	BIRCHWOOD MANOR, INC	111 NO JEFFERSON RD	WHIPPANY, NJ	07981
3301	3	4A	1 RIDGEDALE AVE	14.49	FAN PIER LANE COMPANY	P O BOX 2196	CHICAGO, IL	60690
3601	12	4A	115 SO JEFFERSON RD	63.88	JPMORGAN CHASE C/O ADVANTAGE IQ	PO BOX 2440, MAILSTOP 500	SPOKANE, WA	992102440
3601	13	4A	91 SO JEFFERSON RD	2.36	GORDON SOUTH JEFFERSON ASSOC, LLC	1436 EAST ELIZABETH AVE	LINDEN, NJ	07036
3901	11	4A	45 SO JEFFERSON RD	3.49	45 JEFFERSON CORP% SIDNEY BERNSTEIN	900 LANIDEX PLAZA,STE 230	PARSIPPANY, NJ	07054
3901	18	4A	4 APOLLO DR	17.07	LSAC MORRIS CTY LP C/O LEXINGTON RE	ONE PENN PLAZA SUITE 4015	NEW YORK, NEW YORK	10019
3901	19.01	4A	941 ROUTE 10	14.66	CLF PARSIPPANY C/O CADBURY ADAMS US	941 ROUTE 10	WHIPPANY, NJ	07981
3901	31	4A	35 SO JEFFERSON RD	6.64	MJBD SOUTH JEFFERSON LLC	35 SO JEFFERSON RD	WHIPPANY, NJ	07981
4001	9	4A	901 ROUTE 10	38.08	JEWISH COMM.FOUNDATION/H.RABNER,CFO	901 ROUTE 10	WHIPPANY, NJ	07981

Commercial (Class 4A) and Industrial (Class 4B) > 1 acre

Block	Lot	Class	Property Location	Acres	Owner	Owner Address	City, State	Zip Code
4001	12	4A	801-849 ROUTE 10	16.87	PINE PLAZA ASSOCIATES LLC	13 EAST 16TH ST.#400	NEW YORK, NY	10003
4001	13	4A	99 MT PLEASANT AVE	1.19	MIDAS #77422	1300 ARLINGTON HEIGHTS RD	ITASCA, IL	60143
4001	14	4A	801-849 ROUTE 10	1.37	PINE PLAZA ASSOCIATES LLC	13 EAST 16TH ST.#400	NEW YORK, NY	10003
4101	6	4A	41-45 MT PLEASANT AV	1.79	R K M G LIMITED LIABILITY CO	41-45 MT PLEASANT AVE	WHIPPANY, NJ	07981
4201	4	4A	605-643 ROUTE 10	1.04	CLARA REALTY INC	633 ROUTE 10	WHIPPANY, NJ	07981
4204	6	4A	2 PARSIPPANY RD	1.72	2 PARSIPPANY ROAD ASSOCIATES LLC	92 GAISLER RD	BLAIRSTOWN, NJ	07825
4301	7	4A	18 EDEN LN	4.59	MANOR CARE OF YORK S PROPERTY LL	333 N SUMMIT ST	TOLEDO, OH	43604
4301	7.01	4A	16 EDEN LN	2.07	BROOKSIDE PROPERTIES LLC	PO BOX 374	MT.FREEDON, NJ	07970
4802	1	4A	194 PARK AVE	8.54	FAN PIER LAND COMPANY	PO BOX 2196	CHICAGO, IL	60690
4802	2	4A	190 PARK AVE	3.30	PARKANNIE PROP % EMILCOTT ASSOC.	466 SOUTHERN BLVD/2ND FL	CHATHAM, NJ	07928
4901	17	4A	25 AIRPORT RD	4.78	25-35 AIRPORT ROAD LLC	399 THORNALL ST 15TH FL	EDISON, NJ	08837
4902	1	4A	10 PARK AVE	13.84	RAVINE DEVELOPMENT CO LLC	P.O. BOX 298	SPRINGFIELD, NJ	07081
5003	7	4A	REAR PARK AVE	41.64	ALGONQUIN GAS TRANSMISSION CO.	PO BOX 1642 DUKE ENERGY	HOUSTON, TX	772511642
5601	16	4A	185 WHIPPANY RD	2.83	HANSCH , AUGUST/TRUSTEES	56 EAST FAIRCHILD PL	WHIPPANY, NJ	07981
5801	1	4A	67 WHIPPANY RD	139.98	LTI NJ FINANCE LLC	600 MOUNTAIN AVE.RM2B-224	MURRAY HILL,NJ	07974
5801	4	4A	45 WHIPPANY RD	2.90	RIDGEDALE DAYCARE %ADVT IQ MS 1926	PO BOX 2440	SPOKANE, WA	992102440
5801	6	4A	101 WHIPPANY RD	5.46	101 WHIPPANY RD REAL ESTATE CO LLC	173 BRIDGE PLAZA N 7TH FL	FORT LEE, NJ	07024
5901	16	4A	301 ROUTE 10	6.28	LEWIS IRVING ROTHMAN 1998 TRUST	301 ROUTE 10	WHIPPANY, NJ	07981
5901	21	4A	9 WHIPPANY RD	14.56	PETER, CHRISTIAN N.	9 WHIPPANY RD	WHIPPANY, NJ	07981
6001	2	4A	265 ROUTE 10	1.72	EMME CO LLC, C/O EINSTEIN-MOOMJY	10 NEW MAPLE AVE	PINE BROOK, N.J.	07058
6001	3	4A	157 ROUTE 10	10.61	HPTCY CORP C/O BUSINESS SERVICES	PROP TAX DEPT PO BOX 579	LOUISVILLE, TN	377770579
6001	3.01	4A	243 ROUTE 10	4.64	ROBERT GOLDMAN & CO - SUITE 336	100 JERICKO QUADRANGLE	JERICKO, NY	11753
6001	7	4A	251 ROUTE 10	2.28	R & G DEVELOP % DOVER FURNITURE	97 LACKAWANNA AVE/STE 302	TOTOWA, NJ	07512
6101	12	4A	REAR ROUTE 10	28.72	DE MAIO ENTERPRISES, INC.	20 UNION HILL RD	DENVILLE, NJ	07834
6601	1	4A	110 ROUTE 10	2.13	WHIPPANY-110 REALTY LLC	97 LACKAWANNA AVE	TOTOWA, NJ	07512
6601	6	4A	70 ROUTE 10	2.66	NORMEL REALTY	41 FARINELLA DR	EAST HANOVER, NJ	07936
6601	10	4A	50 ROUTE 10	4.24	50 ROUTE TEN LLC	HARTZ- P.O.BX 1515	SECAUCUS, NJ	07096
6601	13.01	4A	130 ROUTE 10	15.48	BNR REAL ESTATE HOLDINGS, LLC	175 ROUTE 10	EAST HANOVER, NJ	07936
6701	4	4A	114 ALGONQUIN PKWY	3.50	INSYNC REALTY, LLC	114 ALGONQUIN PKWY	WHIPPANY, NJ	07981
6802	1	4A	121 ALGONQUIN PKWY	5.26	HARTZ MT.% NEIGHBORCARE-TCI, INC.	400 PLAZA DR PO BOX 1411	SECAUCUS, NJ	07094
6902	3	4A	24 TROY RD	4.30	THE ALGONQUIN REALTY CO.	50 BUTTERNUT LN	BASKING RIDGE, N.J.	07920
6902	6	4A	150 ALGONQUIN PKWY	1.41	HANOVER BUSSINESS ASSOCIATES LLC	517 ROUTE ONE SO.,STE2100	ISELIN,NJ	08830
6902	10	4A	6 LESLIE CT	6.08	HANOVER BUSINESS ASSOCIATES LLC	517 ROUTE ONE SO.,STE2100	ISELIN, NJ	08830
7201	1	4A	240 ROUTE 10	25.33	SUBURBAN PROPANE LP	240 ROUTE 10	WHIPPANY, NJ	07981
7202	2	4A	190 ROUTE 10	4.05	TWIN CITY REALTY CORP	PO BOX 145	WHIPPANY, NJ	07981
7202	3	4A	172 ROUTE 10	3.59	A M Z ASSOC.% ERNEST & YOUNG, LLP	P O BOX 1548	WARRENVILLE,IL	60555
7301	9	4A	284 ROUTE 10	13.50	CON40, LLC	31 MAYHEW DR	LIVINGSTON, NJ	07039
7301	12	4A	276 ROUTE 10	1.00	SUNOCO INC.C/O TAX DEPT.	1735 MARKET ST.SUITE LL	PHILADELPHIA, PA	19103
7402	2.02	4A	410 ROUTE 10	1.74	WV TROY HILLS I,LLC	49 OLD BLOOMFIELD AVE	MOUNTAIN LAKES, NJ	07046
7501	5	4A	2 RAILROAD PLAZA	1.45	FAT BOY & PUDGY LLC	2 RAILROAD PLAZA	WHIPPANY, NJ	07981
7502	16	4A	2-12 REYNOLDS AVE	3.70	PETER, CHRISTIAN N/MARIE S	9 WHIPPANY RD	WHIPPANY, NJ	07981
7502	18	4A	624 ROUTE 10	4.14	PETER, CHRISTIAN N/MARIE S	9 WHIPPANY RD	WHIPPANY, NJ	07981
7502	20	4A	600 ROUTE 10	1.06	600 ROUTE 10 LLC	600 ROUTE 10	WHIPPANY, NJ	07981
8503	3	4A	144 PARSIPPANY RD	32.43	KITCHELL, RICHARD R	P.O. BOX 5	WHIPPANY, NJ	07981
8503	4	4A	158 PARSIPPANY RD	1.95	MONTANA HOLDING CORP.INC.	158 PARSIPPANY RD	WHIPPANY, NJ	07981
8801	11	4A	730 ROUTE 10	1.62	DIDIT ONCE AGAIN LLC	51B TROY HILLS RD	WHIPPANY, NJ	07981
8801	12	4A	718 ROUTE 10	1.30	TECH PROPERTIES LLC	3 ASPEN DR	RANDOLPH, NJ	07869
8802	1	4A	712 ROUTE 10	1.67	CARCO DEVELOPMENT CORP	477 ROUTE 10 EAST	RANDOLPH, NJ	07869
8803	6	4A	699 ROUTE 10	1.47	MEMJ INC	699 ROUTE 10	WHIPPANY, NJ	07981

Commercial (Class 4A) and Industrial (Class 4B) > 1 acre

Block	Lot	Class	Property Location	Acres	Owner	Owner Address	City, State	Zip Code
8803	7	4A	717 ROUTE 10	1.51	MELILLO REALTY GROUP, L.P.	717 RTE 10	WHIPPANY, NJ	07981
8803	7.01	4A	715 ROUTE 10	1.08	MELILLO REALTY GROUP, L.P.	715 ROUTE # 10	WHIPPANY, NJ	07981
8901	16	4A	760 ROUTE 10	1.62	760 ASSOCIATES INC.	P.O.BOX 495	MT. FREEDOM, N.J.	07970
9001	1.01	4A	1 PAPERMILL DR	5.95	HANOVER RENAISSANCE, LLC	69 CENTURY DR	CLIFTON, NJ	07014
9001	1.02	4A	4 NO JEFFERSON RD	1.58	WACHOVIA C/O PROPERTY TAX PROCESS.	PO BOX 36246	CHARLOTTE, NC	28236
9101	14	4A	37 WOODLAND AVE	8.16	GPU ENERGY/R.E. DEPT	300 MADISON AVE	MORRISTOWN, NJ	079621911
9202	15	4A	66 NO JEFFERSON RD	3.67	KUCUKKARCA, ALI/ZATIBEY/KIRIMSAVHAL	66 NO JEFFERSON RD	WHIPPANY, NJ	07981
				901.79				

601	1	4B	230 HANOVER AVE	20.16	NORTHROP GRUMMAN CORP.	1840 CENTURY PARK EAST	LOS ANGELES, CA	90067
701	1	4B	190 HANOVER AVE	2.64	MURRAY BROTHERS C/O FPI-TOPCRAFT	301 IVYLAND RD	WARMINSTER, PA	18974
701	3	4B	178 HANOVER AVE	9.43	FABRICATED PLASTICS, INC	PO BOX 1231 R	MORRISTOWN, NJ	07960
701	10	4B	52 HORSEHILL RD	3.30	JSD 52 LLC	12 KEMBLE AVE	MORRISTOWN, NJ	07960
701	11	4B	46-48 HORSEHILL RD	3.26	48 HORSEHILL LLC	25 WASHINGTON ST	MORRISTOWN, NJ	07960
701	13	4B	4 SADDLE RD	2.14	FIRST TUMMIN LLC	4 SADDLE RD	CEDAR KNOLLS, NJ	07927
701	14	4B	6 SADDLE RD	2.22	RSV PROPERTIES INC	6 SADDLE RD	CEDAR KNOLLS, NJ	07927
701	16	4B	10 SADDLE RD	1.36	SAGGESE, A. & DORING, A. C/O APPLIED NU	10 SADDLE RD	CEDAR KNOLLS, NJ	07927
701	18	4B	15-17 SADDLE RD	1.99	15-17 SADDLE ROAD LLC	15-17 SADDLE RD	CEDAR KNOLLS, NJ	07927
701	19	4B	11-13 SADDLE RD	1.85	LANRA ENTERPRISES LLC	11 - 13 SADDLE RD	CEDAR KNOLLS, NJ	07927
701	20	4B	7 SADDLE RD	1.35	MCADOO, G. DEAN & KEITHA % NOISE UNLT	312 OLD ALLENTOWN RD	ANNANDALE, NJ	08801
701	21	4B	5 SADDLE RD	1.33	5 SADDLE RIVER ROAD, LLC	39 ROLLING HILL DR	MORRISTOWN, NJ	07960
701	23	4B	1 SADDLE RD	1.46	ERIKSEN, OLOF A & ELAINE	13 ARDEN RD	DENVILLE, N.J.	07834
1101	1	4B	1373 ROUTE 10	1.37	PETRO CONSUL INC	8 EMERY RD #2A	RANDOLPH, NJ	07869
1101	6	4B	10 WING DR	2.99	TARA INVESTORS LLC % RIKER, DANZIG	P.O. BOX 1374	MORRISTOWN, NJ	079621374
1101	8	4B	9 WING DR	6.03	CEDAR KNOLLS PLAZA V ASSOC LLC % EI	8 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
1101	13	4B	15 WING DR	2.89	FOSTER & CO, INC	15 WING DR	CEDAR KNOLLS, NJ	07927
1601	2	4B	170 HANOVER AVE	1.84	BLANCHARD SECURTIES CO LLC	199 MOUNTAIN AVE	SPRINGFIELD, NJ	07081
1601	4	4B	85 HORSEHILL RD	3.74	TRANSISTOR DEVICES INC	36 NEWBURGH RD	HACKETTSTOWN, NJ	07840
1702	1	4B	110 HANOVER AVE	43.20	HANOVER RIDGEDALE LLC C/O KEY PRO	153 FORT LEE RD	TEANECK, NJ	07666
1702	3	4B	242-244 RIDGEDALE AVE	1.35	MOSSO CORP	PO BOX 1262R	MORRISTOWN, NJ	07960
1801	1	4B	86 HANOVER AVE	1.77	EIGHT SIX HANOVER AVENUE CORP	86 HANOVER AVE	CEDAR KNOLLS, NJ	07927
1801	4	4B	201 RIDGEDALE AVE	2.92	OSTER HANOVER PROPERTIES LLC	429 SYLVAN AVE PBOX1708	ENGLEWOOD CLIFFS, NJ	07632
2104	5	4B	15 E FREDERICK PL	6.78	RIDGE ASSO % SLEPOY ASSOC	104 S CENTRAL AVE, SUITE20	VALLEY STREAM, NY	11580
2104	6	4B	19 E FREDERICK PL	7.46	CEDAR KNOLLS 2006 LLC % JAMES CARROLL	860 WEST FRONT ST	RED BANK, NJ	07701
2104	7	4B	8 E. FREDERICK PL	6.63	8 EAST FREDERICK PLACE LLC	8 E. FREDERICK PL. SUITE201	CEDAR KNOLLS, NJ	07927
2104	8	4B	4 E. FREDERICK PL	7.91	CARGILLE KNOLLS CORP	55 COMMERCE RD	CEDAR GROVE, NJ	07009
2302	1	4B	241 CEDAR KNOLLS RD	2.43	GEMINI INVESTORS LLC	P.O. BOX 1374	MORRISTOWN, NJ	079621374
2302	1.01	4B	JORI LN	6.32	GEMINI INVESTORS LLC	P.O. BOX 1374	MORRISTOWN, NJ	079621374
2402	2	4B	240 CEDAR KNOLLS RD	11.11	REALTY ASSOC C/O KWAARTLER	2 NORTH ST SUITE 1A	WALDWICK, NJ	07463
2602	3	4B	68 SO JEFFERSON RD	1.43	ROESSLE, FREDERICK A & RUTH E	21 LLEWELLYN RD	SUMMIT, NJ	07901
2602	6	4B	64 SO JEFFERSON RD	6.10	SETTIMO AND THE THREE MUSKETEERS LL	37 MIDLAND AVE	ELMWOOD PARK, NJ	07407
2602	7	4B	60 SO JEFFERSON RD	5.15	AEROFLEX/KDI, INC.	60 SO JEFFERSON RD	WHIPPANY, NJ	07981
2602	12	4B	64 SO JEFFERSON RD	3.07	SETTIMO AND THE THREE MUSKETEERS	37 MIDLAND AVE	ELMWOOD PARK, NJ	07407
2802	2	4B	1175 ROUTE 10	3.00	MINI U STORAGE HANOVER LP	18552 MAC ARTHUR BLVD#495	IRVINE, CA.	92612
2904	7	4B	32 SO JEFFERSON RD	2.56	JT PARTNERSHIP LLC	32 SO JEFFERSON RD	WHIPPANY, NJ	07981
3101	8	4B	25 EASTMANS RD	7.12	PROLOGIS-CIMMARON PROP.TRUST% FAHEY	THOMSON 1 NY PLAZA FL 34	NEW TORK, NY	10004
3101	12.01	4B	REAR EASTMANS RD	3.02	EMERSON CHARITABLE TRUST	50 S LA SALLE SUITE M-12	CHICAGO, IL	60675
3101	15	4B	17 EASTMANS RD	2.70	Z S A REALTY % ELECTROMOTIVE FAB.	17 EASTMANS RD	PARSIPPANY, NJ	07054
3105	1	4B	26 EASTMANS RD	2.20	TWENTY SIX EASTMANS ROAD, LLC	26 EASTMANS RD	PARSIPPANY, NJ	07054

Commercial (Class 4A) and Industrial (Class 4B) > 1 acre

Block	Lot	Class	Property Location	Acres	Owner	Owner Address	City, State	Zip Code
3105	2	4B	18 EASTMANS RD	2.96	NIKKI MINTZ BROWN % PENOBSCOT MNGT.	545 CEDAR LN	TEANECK, NJ	07666
3105	3	4B	14 EASTMANS RD	5.19	ZSA % MIDWEST MECHANICAL CONTRAC.NJ	14 EASTMANS RD	PARSIPPANY NJ	07054
3801	2	4B	EDEN LN	75.02	RIVER PARK BUSINESS CENTER LLC	47 PARSIPPANY RD	WHIPPANY, NJ	07981
3901	3	4B	55 SO JEFFERSON RD	4.59	PENNZOIL-QUAKER STATE COMPANY	P.O. BOX 2967	HOUSTON, TEXAS	772522967
3901	6	4B	53 SO JEFFERSON RD	2.64	C D M PROPERTIES L L C, THERMOPLAST	53 SO JEFFERSON RD	WHIPPANY, NJ	07981
3901	9	4B	8 ROSIN RD	1.47	AMADUCCI, THOMAS & LYNN C	27 MOUNTAIN AVE	CEDAR KNOLLS, NJ	07927
3901	12	4B	7 ROSIN RD	2.41	VAN DYK CORP % PRECISION RESOURCES	280 MARSHALL HILL RD	WEST MILFORD, NJ	07480
3901	13	4B	7 ROSIN RD	2.40	VAN DYK CORP % PRECISION RESOURCES	280 MARSHALL HILL RD	WEST MILFORD, NJ	07480
3901	15	4B	41 SO JEFFERSON RD	1.15	WHIPPANY GENERAL CORP.	41 S JEFFERSON RD	WHIPPANY, NJ	07981
3901	26	4B	9 APOLLO DR	3.79	STERIS CORPORATION/ATTN:TAX DEPT	5960 HEISLEY RD	MENTOR, OH	44060
3901	28	4B	1 APOLLO DR	12.82	KEYSTONE NJP III LLC % K. FAHEY	THOMSON 1 NY PLAZA FL 34	NEW YORK, NY	10004
4204	1	4B	26 PARSIPPANY RD	11.91	PINKIN,JAMES & LOIS % CORP COMMUN.	14 HENDERSON DR	WEST CALDWELL, NJ	07006
4701	28	4B	299 WHIPPANY RD	1.91	299 WHIPPANY RD % JOHN & JOHNSON	30 COLUMBIA TURNPIKE	FLORHAM PARK, NJ	079320020
4801	6	4B	34 COLUMBIA RD	1.59	TEXAS EASTERN TRANSMISSION CORP	P.O.BOX 1642	HOUSTON, TEXAS	772511642
4801	7	4B	34 COLUMBIA RD	1.06	TEXAS EASTERN TRANSMISSION CORP	P.O.BOX 1642	HOUSTON, TEXAS	77251
6101	1	4B	101 ROUTE 10	11.98	BRE/HV PROPERTIES LLC C/O TAX DEPT	100 DUNBAR ST	SPARTANBERG, SC	29306
6601	11	4B	30 MELANIE LN	10.58	110 ALGONQUIN PARKWAY LLC	400 PLAZA DR PO BOX 1515	SECAUCUS, NJ	07094
6701	2	4B	35 MELANIE LN	18.57	35 MELANIE LANE LLC	400 PLAZA DR PO BOX 1515	SECAUCUS, NJ	07094
6701	3	4B	15 MELANIE LN	25.21	15 MELANIE LN LLC	400 PLAZA DR PO BOX 1515	SECAUCUS, NJ	07096
6801	2	4B	118 ALGONQUIN PKWY	11.49	HARTZ MT.HANOVER SQ.C/OM.TEAL	6745 FINANCIAL DRIVE,	MISSISSAUG,ON,CANADA L5N7	00000
6902	1	4B	34 TROY RD	1.44	STULL INTERNATIONAL LLC % R. LUPO	1254 HIGHWAY 27	NORTH BRUNSWICK, NJ	08902
6902	2	4B	30 TROY RD	1.43	HANOVER BUSINESS ASSOC. LLC	517 ROUTE ONE SO.,STE2100	ISELIN, NJ	08830
6902	5	4B	156 ALGONQUIN PKWY	1.48	156 ALGONQUIN ASSOCIATES LLC	26 COLUMBIA TURNPIKE	FLORHAM PARK, NJ	07932
6902	7	4B	1 LESLIE CT	2.22	SCHWARZ REALTY ASSOCIATES LLC	140 ALGONQUIN PKWY	WHIPPANY, NJ	07981
6902	8	4B	2 LESLIE CT-130 ALGONQUIN	2.49	130 ALGONQUIN PARKWAY LLC	130 ALGONQUIN PRKWY	WHIPPANY, NJ	07891
6902	9	4B	4 LESLIE CT	3.04	15 LESLIE COURT LLC	9 VALLEY VIEW DR	MONTVILLE, NJ	07045
6902	13	4B	7 LESLIE CT	2.13	30 LESLIE ASSOCIATES LLC	26 COLUMBIA TURNPIKE	FLORHAM PARK, NJ	07932
6902	14	4B	5 LESLIE CT	1.57	RICAM LLC	20 LESLIE CT	WHIPPANY, NJ	07981
6903	1	4B	20 TROY RD	4.37	MEDERNI & CO.	80 MILLTOWN RD	UNION, NJ	07083
6903	3	4B	155 ALGONQUIN PKWY	2.26	RELAP LLC	155 ALGONQUIN PKWY	WHIPPANY, NJ	07981
6903	4	4B	145 ALGONQUIN PKWY	2.00	145 ALGONQUIN ASSOCIATES LLC	26 COLUMBIA TURNPIKE	FLORHAM PARK, NJ	07932
6903	5	4B	135 ALGONQUIN PKWY	3.50	135 ALGONQUIN PKWY %THOMSON TAX ACC	1735 MARKET ST STE A-400	PHILADELPHIA, PA	19103
6903	7	4B	125 ALGONQUIN PKWY	5.52	125 ALGONQUIN ASSOCIATES LLC	26 COLUMBIA TURNPIKE	FLORHAM PARK, NJ	07932
7101	2	4B	16 TROY HILLS RD	2.25	DOSCH KING CO INC	16 TROY HILLS RD	WHIPPANY, NJ	07981
7301	1	4B	292 ROUTE 10	14.76	HANOVER INDUSTRIAL ASSOC % M PALIN	235 PARK AVE SOUTH 8TH FL	NEW YORK, NEW YORK	10003
7301	8	4B	336 ROUTE 10	1.36	VERIZON	P O BOX 182062	COLUMBUS, OH	432182062
7301	13	4B	262 ROUTE 10	4.92	EPCO SERVICES, INC.	72 HENNING TER	DENVILLE, NJ	07834
7401	1	4B	15-17 TROY HILLS RD	1.18	A FERRAIUOLO, JR & SONS, INC.	15 TROY HILL RD	WHIPPANY, J	07981
8901	3	4B	143 PARSIPPANY RD	4.89	RIVER PARK BUSINESS CENTER, INC	C/O TIFFANY 15 SYLVAN WAY	PARSIPPANY, NJ	07054
8901	11	4B	143 PARSIPPANY RD	34.66	RIVER PARK BUSINESS CENTER, INC	C/O TIFFANY 15 SYLVAN WAY	PARSIPPANY, NJ	07054
9102	5	4B	30 NO JEFFERSON RD	22.42	HALO PHARMACEUTICAL REALTY LLC	30 NO JEFFERSON RD	WHIPPANY, NJ	07981
				534.21				

Total	1436.01
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Apartments (Class 4C) > 1 acre

Block	Lot	Class	Property Location	Acres	Owner	Owner Address	City, State	Zip Code
2503	6	4C	24 ELM PL	3.23	STERLING APARTMENTS LLC	2101 GLEN DR	CEDAR KNOLLS, NJ	07927
2701	23	4C	51 RIDGEDALE AVE	18.42	STERLING APARTMENTS LLC	2101 GLEN DR	CEDAR KNOLLS, NJ	07927
3501	12	4C	340 WHIPPANY RD	1.11	EVERHART, MARY ROSE	3 OLD MILL RD	HOLMDEL, NJ	07733
7301	4	4C	8 TROY HILLS RD	1.60	LORI, ANTHONY & ELIZABETH	10 TROY HILLS RD	WHIPPANY, NJ	07981
				24.36				

Privately Owned Vacant Land (Class 1)

Block	Lot	Class	Property Location	Acres	Owner	Owner Address	City, State	Zip Code
101	13.06	1	355 MALAPARDIS RD	1.25	PEACH, ARTHUR E III/SUSAN G	361 MALAPARDIS RD	MORRIS PLAINS, NJ	07950
602	1	1	250 HANOVER AVE	19.80	AMRICAN HI-TECH PARK LLC	1099 MT KEMBLE AVE	MORRISTOWN, NJ	07960
604	57	1	23 FOREST WAY	0.48	LK. ASSOCIATES	123 INDUSTRIAL EAST	CLIFTON, NEW JERSEY	07012
701	2	1	180 HANOVER AVE	0.59	FABRICATED PLASTICS/THERMOPLASTIC	301 IVYLAND RD	WARMINSTER, PA	189742205
701	9	1	25 SADDLE RD	3.04	UADDLE ROAD LLC	25 WASHINGTON ST	MORRISTOWN, NJ	07960
801	3	1	59 SUMMIT AVE	0.40	CONKLIN, CALVIN & MARGUERITE	22 CHESTNUT RD	CEDAR KNOLLS, NJ	07927
803	8	1	107 NO BELAIR AVE	0.05	FERULLO, THOMAS H/TRACY	77 HENDRICKS DR	MORRIS PLAINS, NJ	07950
901	5	1	19 QUINLISK RD	0.29	PONTORIERO, SILVIO & ROSANNA	3 QUINLISK RD	CEDAR KNOLLS, NJ	07927
904	22	1	281 MALAPARDIS RD	0.18	OWNER UNKNOWN C/O HANOVER TWP	PO BOX 250	WHIPPANY, N.J.	07981
1101	3	1	1309 ROUTE 10	0.84	RICCIARDI, WALTER & ROBERT L	1915 SPRINGFIELD AVE	MAPLEWOOD, NJ	07040
1201	1	1	76 PLEASANT AVE	0.11	SPILLERT, META V.	10 EDMONT RD	WEST ORANGE, N.J.	07052
1204	2	1	54 RIDGEDALE AVE	0.16	EXXON CORPORATION	PO BOX 53, TAX DEPT	HOUSTON, TEXAS	77001
1301	4	1	12 SUMMIT AVE	0.19	WRIGHT, HARRY F & EVELYN	12 SUMMIT AVE	CEDAR KNOLLS, NJ	07927
1304	13	1	69 MOUNTAIN AVE	0.23	DONOFRIO, VINCENT TRUSTEE	65 MOUNTAIN AVE	CEDAR KNOLLS, NJ	07927
1307	17.01	1	29 OAK BLVD	0.12	CLEMENS, KATHLEEN	25 OAK BLVD	CEDAR KNOLLS, NJ	07927
1307	17.02	1	33 OAK BLVD	0.24	CLEMENS, KATHLEEN	25 OAK BLVD	CEDAR KNOLLS, NJ	07927
1311	3	1	44 OAK BLVD	0.13	AMADORI, DAVID A & PATRICIA M	42 OAK BLVD	CEDAR KNOLLS, NJ	07927
1405	9	1	22 MCNAB AVE	0.27	STASHCHYSHYN, MICHAEL & OLHA	23 CORNELL DR	CLARK, NJ	07066
1501	17.02	1	3 HORSEHILL RD	0.07	PILLION, SUE	3 HORSEHILL RD	CEDAR KNOLLS, NJ	07927
1601	3	1	91-93 HORSEHILL RD	1.73	FREDERICK HOLDING CO LLC	199 MOUNTAIN AVE	SPRINGFIELD, NJ	07081
1601	5	1	79 HORSEHILL RD	3.58	YOUNG MENS CHRISTIAN ASSOC/MSTN	79 HORSEHILL RD	CEDAR KNOLLS, NJ	07927
1801	2	1	88 HANOVER AVE	0.37	OSTER HANOVER LAND LLC	429 SYLVAN AVE POBX1708	ENGLEWOOD CLIFFS, NJ	07632
2007	3	1	350 WHIPPANY RD	1.20	ESPOSITO, MARY	344 WHIPPANY RD	WHIPPANY, NJ	07981
2007	4	1	352 WHIPPANY RD	0.03	VAN BOSSUYT, E. C/O R. VANBOSSUYT	125 WESTBORO RD	UPTON, MA	015681033
2103	3	1	OFF TOWNSEND AVE	1.72	HIGGINSON, WM B C/O J CARROLL	860 WEST FRONT ST	RED BANK, NJ	07701
2104	9	1	2 E.FREDERICK PL	4.50	CARGILLE KNOLL CORP.	55 COMMERCE RD	CEDAR GROVE, NJ	07009
2201	7.01	1	167 CEDAR KNOLLS RD	0.56	PETTI, PASQUALE III	170 JACOBS RD	NEWFOUNDLAND, NJ	07435
2201	9.02	1	149 CEDAR KNOLLS RD	0.53	ONE TWELVE CORP C/O D MANDELBAUM	80 MAIN ST	WEST ORANGE, NJ	07052
2302	2	1	225 CEDAR KNOLLS RD	14.41	WOODMONT REALTY GROUP	119 CHERRY HILL RD	PARSIPPANY, NJ	07054
2401	2.01	1	91 BOULEVARD RD	2.42	HANSCH CONSTRUCTION INC	56 EAST FAIRCHILD PL	WHIPPANY, NJ	07981
2401	3	1	75 BOULEVARD RD	0.70	HANSCH CONSTRUCTION INC	56 EAST FAIRCHILD PL	WHIPPANY, NJ	07981
2501	5	1	105 RIDGEDALE AVE	0.19	MINAKAKIS, GEORGE	109 RIDGEDALE AVE	CEDAR KNOLLS, NJ	07927
2501	18	1	294 CEDAR KNOLLS RD	0.24	TRAUTMANN, ERIC & MARY	3379 RT 46 APT 5-A	PARSIPPANY, NJ	07927
2601	14	1	13 BOULEVARD RD	0.79	FEDSCHON, VICTOR/JOAN	13 BOULEVARD RD	CEDAR KNOLLS, NJ	07927
2601	14.01	1	15 BOULEVARD RD	0.81	FEDSCHON, VICTOR/JOAN	17 BOULEVARD RD	CEDAR KNOLLS, NJ	07927
2602	5.01	1	EDEN LN	0.08	GPU ENERGY/ATTEN:R.E.DEPT	P O BOX 1911	MORRISTOWN, NJ	079620001
2602	8	1	58 SO JEFFERSON RD	0.42	AEROFLEX KDI INC	60 S JEFFERSON RD	WHIPPANY, NJ	07981
2902	5	1	1017 ROUTE 10	0.55	MARKOW, MARY	25 MALAPARDIS RD	WHIPPANY, NJ	07981
2903	17	1	43 MALAPARDIS RD	0.78	MOROZ, JEAN MARY	41 MALAPARDIS RD	WHIPPANY, NJ	07981
2904	1	1	48 SO JEFFERSON RD	3.99	EGELSIA EVANGELICA HISPANA INC	150 SPEEDWELL AVE	MORRISTOWN, NJ	07960
2904	11	1	20 SO JEFFERSON RD	0.69	P & G INVESTMENT GRP LLC	16 SOUTH JEFFERSON RD	WHIPPANY, NJ	07981
3002	6	1	EASTMANS ROAD, PARSIPPANY	8.87	PARSIPPANY CAMPUS C/O MACK-CALI	P.O. BOX 7817	EDISON, NJ	088187817
3002	8	1	NO JEFFERSON RD,OFF	0.82	COLUMBIA GAS TRANS.CORP.	200 CIVIC CENTER DR	COLUMBUS, OH	43215
3101	6	1	43 NYE AVE	0.29	MARINO, MICHAEL	111 NO. JEFFERSON RD	WHIPPANY, NJ	07981
3101	8.04	1	8 BRIARWOOD CT	0.78	B J L PROPERTIES LLC	P.O. BOX 4381	CLIFTON, NJ	07012
3101	8.07	1	9 BRIARWOOD CT	0.73	L C L LIMITED	123 INDUSTRIAL E	CLIFTON, NJ	07012
3101	8.08	1	7 BRIARWOOD CT	0.61	L C L LIMITED	123 INDUSTRIAL EAST	CLIFTON, NJ	07012
3101	10	1	105 NO JEFFERSON RD	0.27	BIRCHWOOD MANOR, INC	111 N JEFFERSON RD	WHIPPANY, NJ	07981
3101	11	1	109 NO JEFFERSON RD	0.10	BIRCHWOOD MANOR, INC	111 N JEFFERSON RD	WHIPPANY, NJ	07981

Privately Owned Vacant Land (Class 1)

Block	Lot	Class	Property Location	Acres	Owner	Owner Address	City, State	Zip Code
3101	12	1	121 NO JEFFERSON RD	15.50	M & M REALTY CO.	112 N. JEFFERSON RD	WHIPPANY,NJ	07981
3101	14	1	15 EASTMANS RD	2.98	MARINO, MARYANNE	111 N JEFFERSON RD	WHIPPANY, NJ	07981
3102	1	1	46 NYE AVE	1.54	MARINO, MARY ANNE	112 N JEFFERSON RD	WHIPPANY, NJ	07981
3104	1	1	32 NYE AVE	0.20	MARINO, MICHAEL JR & MARYANNE	111 N. JEFFERSON RD	WHIPPANY, NJ	07981
3104	2	1	95-99 JEFFERSON RD	0.31	MARINO, MICHAEL JR.	112 NO JEFFERSON RD	WHIPPANY, NJ	07981
3104	3	1	101 NO JEFFERSON RD	0.92	MARINO, MICHAEL JR.	111 N. JEFFERSON RD	WHIPPANY, NJ	07981
3104	4	1	36 NYE AVE	0.42	MARINO, MICHAEL JR.	111 N.JEFFERSON RD	WHIPPANY, NJ	07981
3201	1	1	ROUTE 287	32.36	PARSIPPANY CAMPUS C/O MACK-CALI	P.O. BOX 7817	EDISON, NJ	08818
3201	2	1	ROUTE 287	6.46	MACK-CALI REALTY LP	P.O. BOX 7817	EDISON, NJ	08818
3201	3	1	ROUTE 287	1.60	HARTZ/9 ENTIN RD.INV.LLC	C/O DELOITTE POBOX130156	CARLSBAD, CA	92013
3301	1	1	1298 ROUTE 10	30.88	PARSIPPANY CAMPUS C/O MACK-CALI	P.O. BOX 7817	EDISON, NJ	08818
3401	1	1	1400 ROUTE 10	55.87	PARSIPPANY CAMPUS C/O MACK-CALI	P.O. BOX 7817	EDISON, NJ	088187817
3401	2	1	1402 ROUTE 10	8.79	PARSIPPANY CAMPUS C/O MACK-CALI	P.O. BOX 7817	EDISON, NJ	088187817
3501	11	1	140 CEDAR KNOLLS RD	0.27	EVERHART, MARY ROSE	3 OLD MILL RD	HOLMDEL, NJ	07733
3503	17	1	REAR PERRY ST	0.16	ELSON, PETER	30 HARRIET DR	WHIPPANY, NJ	07981
3901	22	1	OFF RTE 10	0.17	MATLAGA, STEPHEN & ANN	15 SUNSET DR	WHIPPANY, NJ	07981
3901	23.01	1	REAR ROUTE 10	0.51	SKIBIC AMBROSE REALTY LLC	10 PARKER AVE	CEDAR KNOLLS, NJ	07927
3902	2	1	OFF RTE 10	0.24	MATLAGA, STEPHEN & ANN	15 SUNSET DR	WHIPPANY, NJ	07981
4101	1	1	47 PARSIPPANY RD	3.43	RIVER PARK BUSINESS CENTER, LLC	47 PARSIPPANY RD	WHIPPANY, NJ	07981
4101	18	1	OFF MT PLEASANT AVE	0.71	SCHLEIFER REALTY	20 NORTH JEFFERSON RD	WHIPPANY, NJ	07981
4101	23	1	31-49 LEGION PL	4.75	RIVER PARK BUSINESS CENTER, LLC	47 PARSIPPANY RD	WHIPPANY, NJ	07981
4202	3	1	9 MT PLEASANT AVE	0.30	PINKIN,JAMES & LOIS % CORP COMMUN.	14 HENDERSON DR	WEST CALDWELL, NJ	07006
4204	11	1	8 WHIPPANY RD	1.35	PETER, CHRISTIAN N/MARIE S	9 WHIPPANY RD	WHIPPANY, NJ	07981
4901	2	1	REAR PARK AVE	16.47	45 AIRPORT ROAD LLC	399 THORNALL ST 15TH FLR	EDISON, NJ	08837
4901	19	1	21 AIRPORT RD	3.62	45 AIRPORT ROAD LLC	399 THORNALL ST 15TH FL	EDISON, NJ	08837
4902	2	1	COLUMBIA ROAD, OFF	1.08	COLUMBIA EXECUTIVE PLAZA ASSOC.	820 MORRIS TPK.SUITE 301	SHORT HILLS, N.J.	07078
5301	9.01	1	HILLTOP CIR	0.04	ALBOHN, ARTHUR R/REGINA A	29 HILLTOP CIR	WHIPPANY, NJ	07981
5801	1.01	1	85 WHIPPANY RD	52.09	LTI NJ FINANCE LLC	600 MOUNTAIN AVE.RM2B-224	MURRAY HILL, NJ	07974
5901	1	1	507 ROUTE 10	0.48	TRUSTEE OF COLUMBIA UNIV% K.MALOY	475 RIVERSIDE DR # 401	NEW YORK, N.Y.	101150122
5901	8	1	REAR ROUTE 10	0.58	CASTELLANA, ANTHONY & PHYLLIS	409 ROUTE 10	WHIPPANY, NJ	07981
5901	13	1	347 ROUTE 10	0.31	SPADA,JAMES & JULES & SCALZO,CLAIRE	341 ROUTE 10	WHIPPANY, NJ	07981
5901	22	1	REAR ROUTE 10	0.96	PETER, CHRISTIAN	9 WHIPPANY RD	WHIPPANY, NJ	07981
6301	14	1	ALGONQUIN PKWY	19.73	HANSCH, HENRY & HELEN	56 EAST FAIRCHILD PL	WHIPPANY, NJ	07981
6301	15	1	ALGONQUIN PKWY	17.51	LAYTON, HERBERT W & JACQUELINE C	653 MONTGOMERY RD	HILLSBOROUGH, NJ	08844
6601	2	1	90 ROUTE 10	0.38	UNIVERSAL INVESTMENT PROPERTIES INC	214 ROUTE 10	EAST HANOVER NJ	07936
6601	3	1	78 ROUTE 10	0.07	UNIVERSAL INVESTMENT PROPERTIES INC	214 ROUTE 10	EAST HANOVER, NJ	07936
6601	4	1	88 ROUTE 10	0.27	UNIVERSAL INVESTMENT PROPERTIES INC	214 RT 10	EAST HANOVER, NJ	07936
6601	5	1	80 ROUTE 10	0.31	UNIVERSAL INVESTMENT PROPERTIES INC	214 RT 10	EAST HANOVER, NJ	07936
6601	12	1	24 MELANIE LN	45.85	HARTZ MOUNT C/O RBNY HOLDINGS, INC	ONE HARMON PLAZA	SECAUCUS, NJ	07094
6601	13.02	1	94 ROUTE 10	2.90	UNIVERSAL INVESTMENT PROPERTIES INC	214 ROUTE 10	EAST HANOVER NJ	07936
6801	5	1	120 ALGONQUIN PKWY	1.52	HARTZ MT.HANOVER SQ.C/O M.TEAL	6745 FINANCIAL DR	MISSISSAUGA, ON CANADA	00000
7402	2.01	1	5 TROY HILL RD	0.22	WHIPPANY VILLAGE LLC	49 BLOOMFIELD AVE	MOUNTAIN LAKE, NJ	07046
7501	7	1	510 ROUTE 10	0.23	PNC BANK, N.A./ PNC REALTY SERVICE	620 LIBERTY AVE, 19TH FLR	PITTSBURGH, PA	15222
7502	21	1	REAR ROUTE 10	0.79	D'AURIA,ANTHONY	SPRING VALLEY RD	MORRISTOWN, NJ	07960
7601	40.01	1	5 BEHRENS DR	0.12	HIGHLAND DEVELOPMENT ASSOCIATES LLC	38 HIGHLAND AVE	WHIPPANY, NJ	07981
7601	43.02	1	30 HIGHLAND AVE	2.92	COHEN, EPHRAIN & MARYANN	26 HIGHLAND AVE	WHIPPANY, NJ	07981
7702	10.02	1	99 LOUIS ST	0.48	YANOTTA, ARLENE ZAGURSKY	97 LOUIS ST	WHIPPANY, NJ	07981
7702	31	1	100 LOUIS ST	0.30	LOUIS STREET ASSOCIATES	98 LOUIS ST	WHIPPANY, NJ	07981
8104	1	1	BEEKMAN PLACE REAR	3.87	TOMPKINS, MARGARET TRUST & KENNETH	198 CAMBRIDGE ST	WHIPPANY, NJ	07981

Privately Owned Vacant Land (Class 1)

Block	Lot	Class	Property Location	Acres	Owner	Owner Address	City, State	Zip Code
8202	6.01	1	21 HANDZEL RD	0.33	GENOBLE, LEONORA	25 HANDZEL RD	WHIPPANY, N.J.	07981
8203	1	1	262 PARSIPPANY RD	0.54	TBR PROPERTIES % SAFILO USA, INC	801 PARSIPPANY RD	PARSIPPANY, NJ	07054
8305	8	1	REAR REYNOLDS AVE	3.99	TOMPKINS, KENNETH	198 PARSIPPANY RD	WHIPPANY, NJ	07981
8401	10	1	199 REYNOLDS AVE	1.13	COLUMBIA GAS TRANS.CORP.	200 CIVIC CENTER DR	COLUMBUS, OH	43215
8502	19	1	44-46 WASHINGTON AVE	0.46	BRANNAN, PEARL	44 WATSON AVE	WEST ORANGE, N.J.	07052
8503	19	1	REAR WASHINGTON AVE	0.23	DELUKEY,JOSEPH A JR & HELEN J	27 WASHINGTON AVE	WHIPPANY, NJ	07981
8801	5.01	1	101 PARSIPPANY RD	1.18	KONTOMINAS, PETER & FROSO	95 PARSIPPANY RD	WHIPPANY, NJ	07981
8803	6.01	1	691 ROUTE 10	1.11	PADKOWSKY & PADKOWSKY, INC.	989 BROADWAY	BAYONNE, N.J.	07002
8803	17	1	92 MT PLEASANT AVE	0.36	PINE PLAZA ASSOCIATES LLC	13 EAST 16TH ST SUITE 400	NEW YORK, NY	10003
8901	5	1	135 PARSIPPANY RD	0.27	HOWELL, BARBARA THOMPSON	133 PARSIPPANY RD	WHIPPANY, NJ	07981
8901	17	1	774 ROUTE 10	0.07	OUTDOOR SYSTEMS INC	185 ROUTE 46	FAIRFIELD, NJ	07004
9201	3	1	9 LILLIAN PL	0.11	MARINO, ANNA F	111 NO JEFFERSON RD	WHIPPANY, NJ	07981
9201	8	1	OFF NYE AVE	5.62	FERRARA, DEBRA M & GRENKE, DIANA M	9 MILDRED TER	FLANDERS, NJ	07836
9201	9	1	78 NO JEFFERSON RD	1.08	BARCELLONA, GAETANO	26 NYE AVE	WHIPPANY N J	07981
9202	4	1	163 PARSIPPANY RD	0.28	BRUNNER, FRED C & GERALDINE	159 PARSIPPANY RD	WHIPPANY, NJ	07981
9202	5	1	10 WOODLAND AVE	0.76	GRAVES, WILLIAM & ALICE	5 WOODLAND AVE	WHIPPANY, NJ	07981
9202	6	1	24 WOODLAND AVE	0.86	GPU ENERGY/ R.E. DEPT	300 MADISON AVE	MORRISTOWN,NJ	079621911
9202	16	1	WOODLAND AVE REAR	0.06	UNKOWN C/O TWP OF HANOVER	BOX 250	WHIPPANY, NJ	07981
9304	6	1	223 PARSIPPANY RD	1.26	WHITE BIRCH ASSOCIATES LLC	112 NORTH JEFFERSON RD	WHIPPANY, NJ	07981
9304	9	1	110 NO JEFFERSON RD	0.34	MARINO, MICHAEL JR.	114 N. JEFFERSON RD	WHIPPANY, NJ	07981
				444.06				