

**BOROUGH OF ALPHA, WARREN COUNTY**



**MAY 2024**

# **OPEN SPACE AND RECREATION PLAN UPDATE**

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**PREPARED BY**

THE LAND CONSERVANCY OF NEW JERSEY



**May 2024**

# **OPEN SPACE AND RECREATION PLAN UPDATE**

**PREPARED BY**



This original document was signed and sealed in accordance with Chapter 41, Title 13 of the State Board of Professional Planners upon adoption by the Planning Board on June 27, 2024.

*Barbara H. Davis*

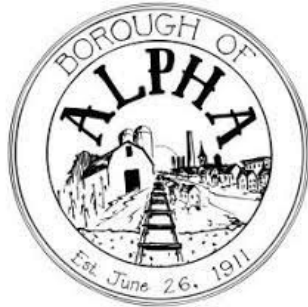
Barbara Heskins Davis, PP, AICP – NJ Professional Planner (License No. 5926)  
Date: June 27, 2024

**The Borough of Alpha Open Space and Recreation Plan Update  
was prepared with a grant from the  
New Jersey Highlands Water Protection and Planning Council**

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# ACKNOWLEDGEMENTS



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**COVER PHOTO**  
Alpha Community Park

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# EXECUTIVE SUMMARY

At 1.72 square miles, Alpha Borough is the second smallest municipality in Warren County. Named for the Alpha Portland Cement Company, it was one of the largest facilities in the industry.

The Borough is a community of families with close-knit neighborhoods. You can walk to school, the local pizza restaurant, and the ballfield. It is a picture in time tucked at the bend in the highway, at the corner where Pennsylvania and New Jersey meet.

The Borough is committed to protecting its public lands and open spaces. In 2007, it produced its first Open Space and Recreation Plan. Since then, it has preserved the 25-acre Seventh Avenue Fields as public parkland, the single largest privately-owned undeveloped parcel remaining in the town. The Borough's parks are busy with ball games, playgrounds, and walkers. The town works hard to maintain and improve its public open spaces.

This Open Space and Recreation Plan Update documents Alpha's public lands. The plan's recommendations will help the Borough protect its environment and improve recreational facilities for residents. Keeping the Open Space Plan will ensure the town remains eligible for state funding through the Green Acres program.

## by the numbers, Alpha Borough...



2,328 individuals



21% Bachelors degree or higher



1,047 housing units



956 total households



62% employment rate



8% language other than English spoken at home



21% 65 years and older  
16% under 18 years old

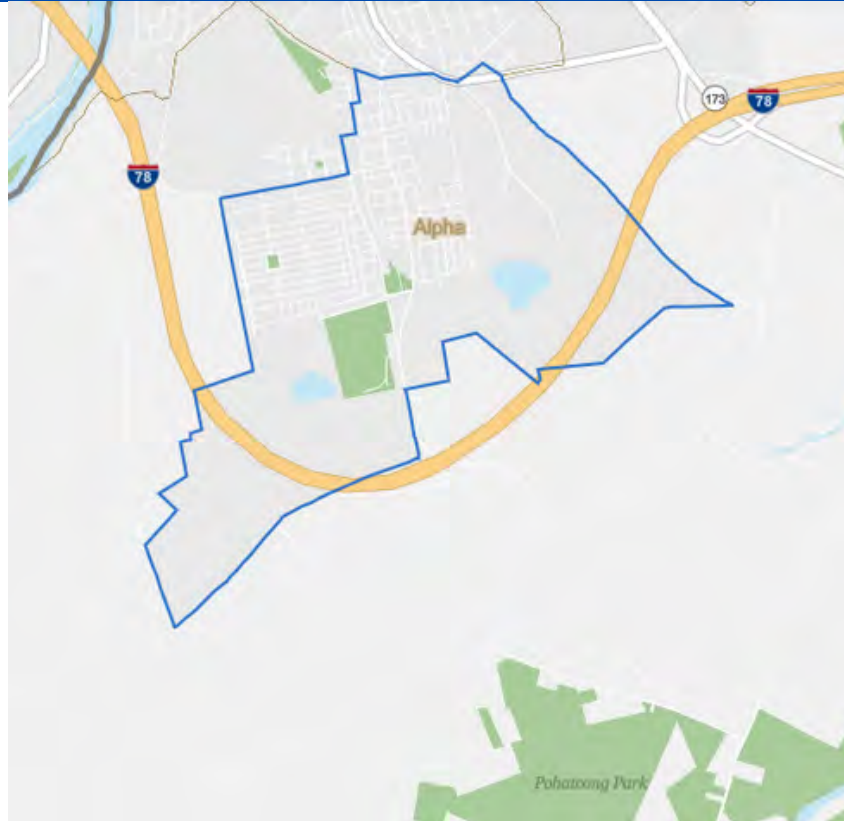


2020 Decennial Census and  
2022 American Community Survey

# OPEN SPACE GOALS

## FOR THE OPEN SPACE & RECREATION PLAN

Alpha Borough is dedicated to preserving the open spaces that define the town's active lifestyle. The goals of the 2007 Open Space and Recreation Plan included preserving areas with the greatest environmental and regional resource value, protecting farmland, and establishing a system of greenways and trails in the Borough. This Update builds upon those goals and tailors them to current needs and priorities including providing a healthy lifestyle for residents, ensuring that parks are both plentiful and accessible, and that recreational facilities offer an array of activities for all abilities and interests.



### Healthy Living Healthy Land

Protect the Borough's sensitive natural resources and expand recreation opportunities on existing parklands, consistent with the goals of the 2019 Master Plan Reexamination Report.

### Accessibility

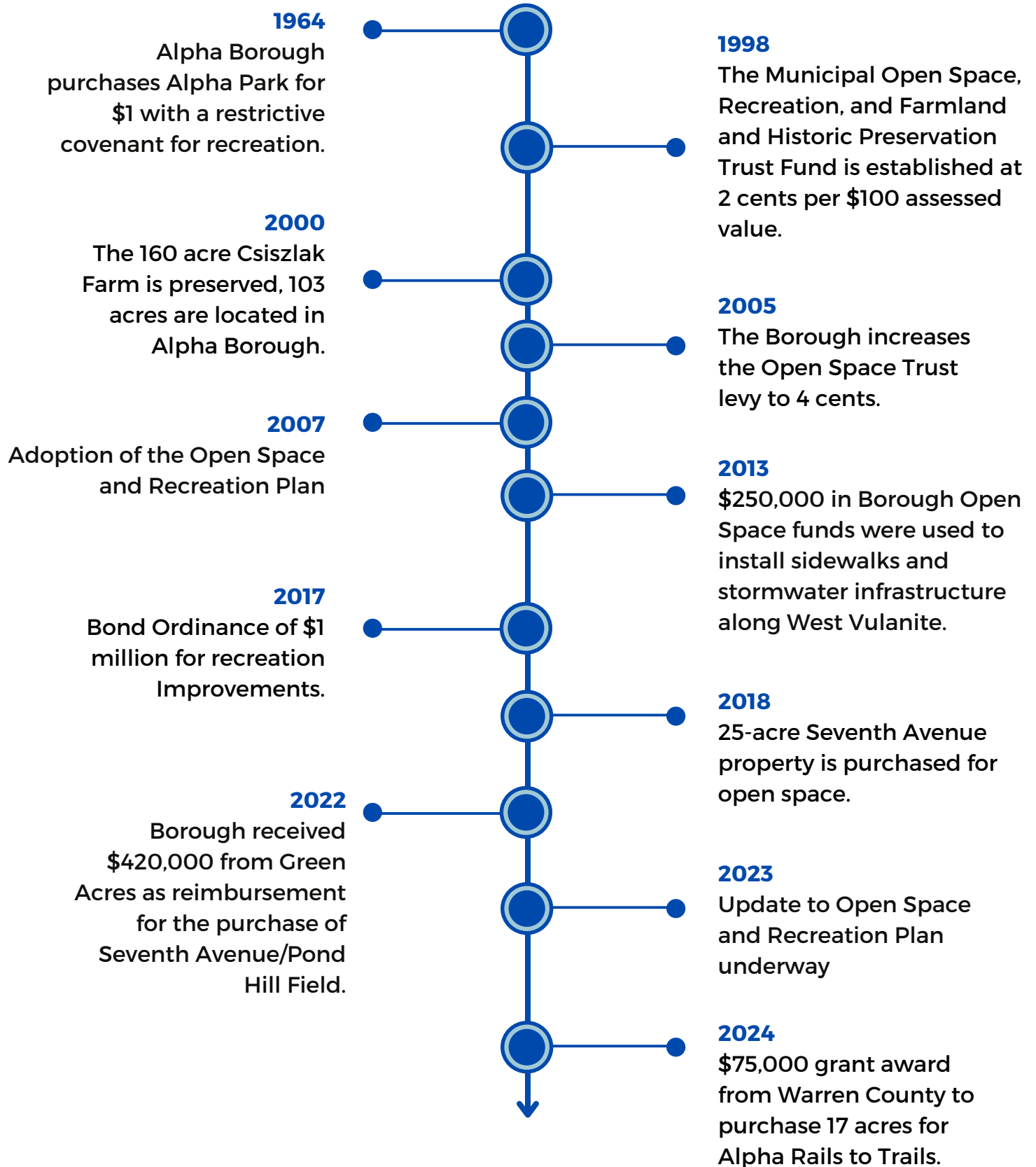
Integrate pedestrian accessibility into the community design. As noted in the 2019 Reexamination and under development by the Borough Engineer, expand the existing pedestrian and bicycle system to connect parks, shops, schools, and homes. Healthy lifestyles create livable, enjoyable neighborhoods.

### Improve Existing Recreational Spaces

Alpha has invested in its park infrastructure, expanding municipal holdings and investigating opportunities for adding new equipment to existing facilities. Moving from visioning to implementation will enhance recreation and encourage additional use of fields, playgrounds, and parks.

# HISTORY

## OF THE OPEN SPACE PROGRAM





# FUNDING LAND PRESERVATION

## *Municipal*

Following a voter referendum, the Borough of Alpha adopted Ordinance #98-10 in August 1998, establishing the Open Space, Recreation, Farmland and Historic Preservation Trust Fund (Open Space Trust Fund). Initially set at two cents per \$100 of assessed value, the Borough amended this ordinance in 2005 (#05-06) to increase the collection to four cents. The Borough continues to collect at this rate today. The funds are used for the acquisition and development of land for recreation and conservation, and preservation of farmland and historic properties.

The Borough collects approximately \$87,000 each year through the four-cent levy. As of December 31, 2023, the balance in the Trust Fund was \$123,453.

<b>Year</b>	<b>Levy</b>	<b>Balance (year end)</b>
2019	\$87,568.51	\$94,763.70
2020	\$88,268.68	\$33,589.97
2021	\$86,872.28	\$120,460.15
2022	\$86,953.01	\$271,131.90
2023	\$87,190.99	\$123,453.24

*Source: Borough Audits, Annual Budget Statements, Borough Auditor*

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# Warren County

Warren County's Open Space Trust Fund was established by the Board of County Commissioners following the approval of the election ballot question in November 1993. The levy was initially set at 2 cents, and it has gone as high as 6 cents (in 2002). Beginning in 2013, the Commissioners began lowering the annual tax levy, and it now stands at two cents. The County has helped to preserve over 28,000 acres of farmland and 2,300 acres of county parkland and participates in historical and open space preservation projects, including those in Alpha Borough. Open space grants are submitted to the Warren County Municipal and Charitable Conservancy Trust Fund Committee (MCCTFC).

In Alpha Borough, the County has supported three open space projects totaling 46 acres. The highest grant awarded was for the Seventh Avenue/Pond Hill Field project in 2016. The most recent award was announced in February 2024 for the Alpha Rails to Trails project. The 2019 project was funded, but the town never closed on the property.

## Open Space Grant Awards From Warren County

Project Name	Year Funded	Block/Lot Year Completed	Acres	Grant(s)
Alpha Open Space East (Seventh Avenue/Pond Hill Field)	2016	Block 103, Lot 1 Completed 2019	28	\$137,000
Alpha Parkland East Addition (funded but never acquired)	2019	Block 103, Lot 7 Uncompleted	1.2	\$25,000
Alpha Rails to Trails	2024	Block 300, Lots 1 and 2 (multiple lots in Phillipsburg)	17	\$75,000
<b>Total (3 open space grants):</b>			<b>46</b>	<b>\$237,000</b>

Source: Warren County Department of Land Preservation

“These projects represent some of the county’s most special places,” Commissioner Director James R. Kern III said. “Thank you to the dedicated volunteers and organizations who help keep these sites operational and open to the public. I encourage everyone to explore Warren County and see them in person,” Kern added.

Warren County Facebook: Announcement of 2024 Grant Awards February 15, 2025

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# NJDEP Green Acres

The Green Acres program, administered by the New Jersey Department of Environmental Protection (NJDEP), grants funds to counties and municipalities to preserve land for open space and recreation.

An advantage of having an Open Space Plan and a local tax for open space is that it qualifies the town for enrollment in the state's Planning Incentive (PI) program. The PI program offers 50% grants to municipalities that maintain a **one-half cent open space levy** and up-to-date Open Space Plan. With the completion of this plan, Alpha Borough would qualify for the state's PI program.

Alpha Borough has received \$703,705 in payments between 1997 and 2017 for park development and land acquisition projects.

The state contributed \$288,003 in 1977 for the construction of the John Dolak Memorial Pool. The Borough applied for and was awarded a loan to reconstruct the pool in 1999 but declined this award in 2002. The pool was demolished in 2020.

The state also contributed \$415,702 in 2015 and 2017 for the acquisition of the Seventh Avenue property.

Alpha does not have available funds or active projects with Green Acres.

*Photo: Alpha Park*





**Green Acres Grants/Loans to the Borough of Alpha**

**Park Development Grants**

<b>Project Number</b>	<b>Approval Date</b>	<b>Site</b>	<b>Block/Lot</b>	<b>Amount</b>	<b>Description</b>
2102-04-224	August 4, 1977	John Dolak Memorial Pool	97/1.01?	Grant: \$288,003	The matching share for this project was donated by the John Dolak American Legion Post. Existing facilities at the time of this grant included a picnic grove, a pavilion, and a baseball diamond. This grant helped fund the development of a swimming pool complex, including an Olympic-sized pool, wading pool bath house, and landscaping.
2102-96-083	June 30, 1999	John Dolak Memorial Pool 2	97/1	Loan: \$200,000	The application was for the reconstruction of the pool, including sandblasting, new concrete, pumps, and paint. It also included the expansion of recreation facilities at other sites. In 2002 the Borough declined this funding.
Park Development Grants:			1 project	\$288,003	

**Acquisition Grants (Planning Incentive)**

<b>Project Number</b>	<b>Approval Date / Funding Round</b>	<b>Site</b>	<b>Block/Lot</b>	<b>Amount</b>	<b>Description</b>
2102-07-101	February 22, 2008	Alpha Borough Open Space & Recreation Plan	Planning Incentive	Grant: \$415,702	Alpha Borough Open Space and Recreation Plan (2007)
	2008			\$300,000	Canceled
	2015			\$350,000	Payment 1 for Brian properties (Seventh Avenue/Pond Hill Field) (\$350,000)
	2017			\$65,702	Payment 2 for Brian properties (\$65,702)
	2021			\$24,298	canceled balance of \$24,298 in FY21
Acquisition Grants:			1 Project	\$415,702	

<b>Green Acres Grants used by Alpha Borough:</b>	<b>2 Projects</b>	<b>\$703,705</b>
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Source: NJDEP Green Acres

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# Farmland Preservation

Four farms are preserved in Alpha Borough. They were preserved by the State Agriculture Development Committee (SADC) in fee (State Direct) and in partnership with Warren County (County Easement).

**Total:**    \$719,315.67    | 4 Total Projects  
              \$500,731.47    | State Cost  
              \$218,584.20    | County Cost  
              131.276        | Total Acres Preserved in Alpha

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**John Csiszlak, 119 Snyders Road (160.413 acres)**

**Alpha: Block 97.01, Lot 6 (99.651 acres)**

Pohatcong: Block 98, Lots 11 and 21.01 (60.762 acres)

**Year Purchased: 2000**

Total Cost in Alpha: \$518,005.49

State Cost:\$348,657.54, County Cost: \$169,347.95

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**Jack Oberly, 275 Oberly Road (144.911 acres)**

**Alpha: Block 97.01, Lot 5 (22.508 acres)**

Pohatcong: Block 96, Lot 2.01 and Block 96, Lot 2 (122.403 acres)

**Year Purchased: 2004**

Total Cost: \$138,986.90

State Cost: \$89,750.65, County Cost: \$49,236.25

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**Jayne, William III & Bruce, Dale, Edge Road (127.305 acres)**

**Alpha: Block 100.01, Lot 10.01 (1.21 acres)**

Pohatcong: Block 101, Lot 16.01; Block 102, Lot 2; Block 103, Lot 1 (89.104 acres)

Greenwich: Block 40, Lot 2 and Block 41 Lots 1 & 14 (36.991 acres)

**Year Purchased: 2007**

Total Cost in Alpha: \$30,695.28 (SADC Direct)

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**Oberly, Oberly Road (92.81 acres)**

**Alpha: Block 97, Lot 5 (7.907 acres)**

Pohatcong: Block 95, Lots 2 and 2.06 (84.903 acres)

**Year Purchased: 2015**

Total Cost: \$31,628 (SADC Direct)

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# PRESERVED AND PUBLIC LANDS

## OPEN SPACES

Recreation has always been an important part of Alpha. Baseball, football, soccer, and basketball are favorite sports among youth and adults. Baseball has been a long-time favorite. Two Alpha players played in the professional baseball leagues, playing with the New York Yankees and the St. Louis Cardinals. The borough is home to five parks:

- McKinley Park (Central Ball Park or Circle Field)
- John Dolak Ballfield (Benke Field)
- Alpha Community Park (adjoins the former John Dolak Memorial Pool)
- Veterans Park (Alpha Memorial Park)
- Alpha Parkland East (Seventh Avenue Fields)

Totaling 70 acres, these properties are included on the Borough's Recreation and Open Space Inventory (ROSI) on file with the State's Green Acres program (**Appendix A** and **Map 1**). These areas provide residents with playing fields, playgrounds, walking paths, and undeveloped natural areas, supporting the active, healthy, community-centered lifestyle of the Borough.

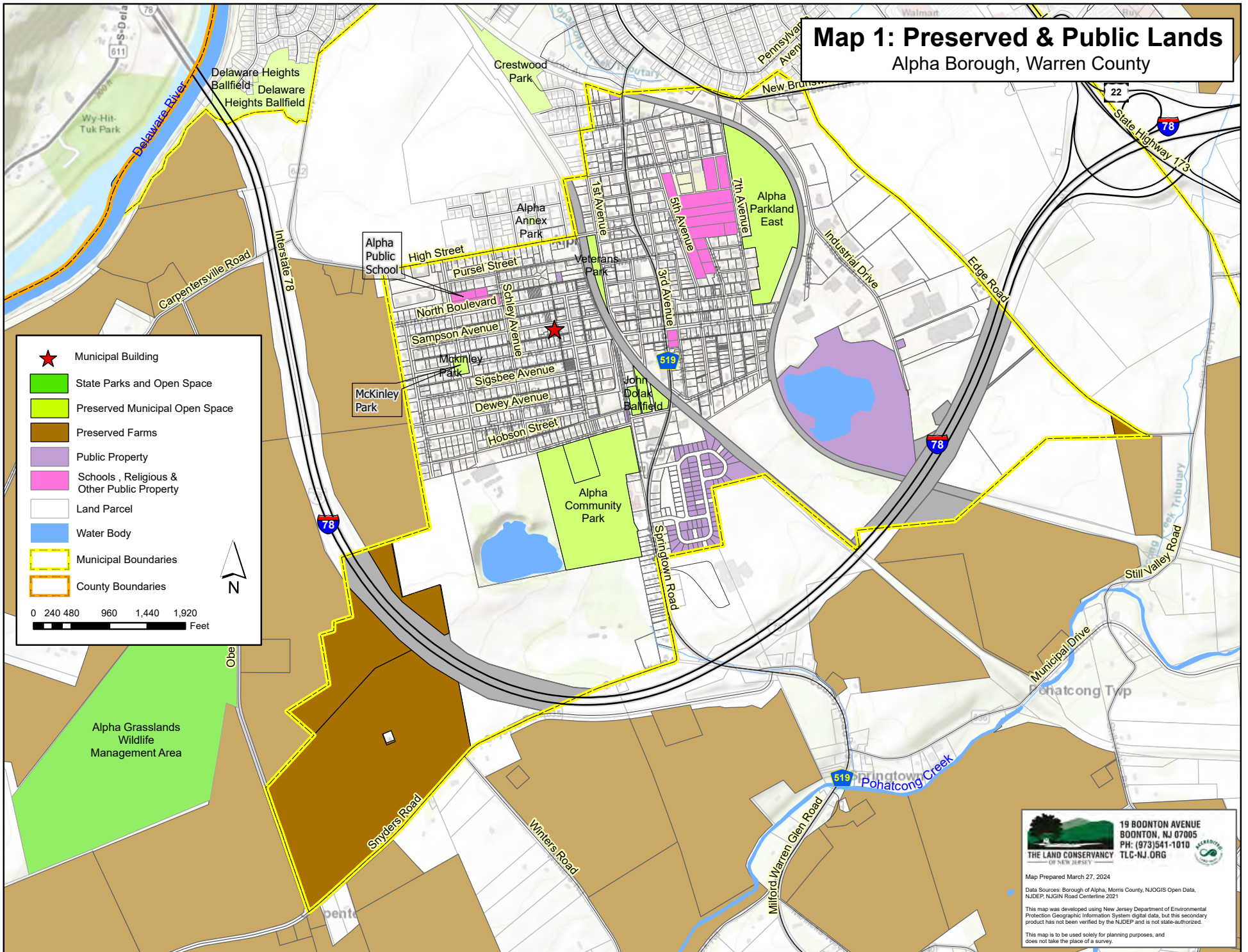
*Photo: Fields at Alpha Community Park*





# Map 1: Preserved & Public Lands

## Alpha Borough, Warren County



- Municipal Building
- State Parks and Open Space
- Preserved Municipal Open Space
- Preserved Farms
- Public Property
- Schools, Religious & Other Public Property
- Land Parcel
- Water Body
- Municipal Boundaries
- County Boundaries

0 240 480 960 1,440 1,920 Feet

**19 BOONTON AVENUE**  
**BOONTON, NJ 07005**  
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Map Prepared March 27, 2024

Data Sources: Borough of Alpha, Morris County, NJOGIS Open Data, NJDEP, NJGIN Road Centerline 2021

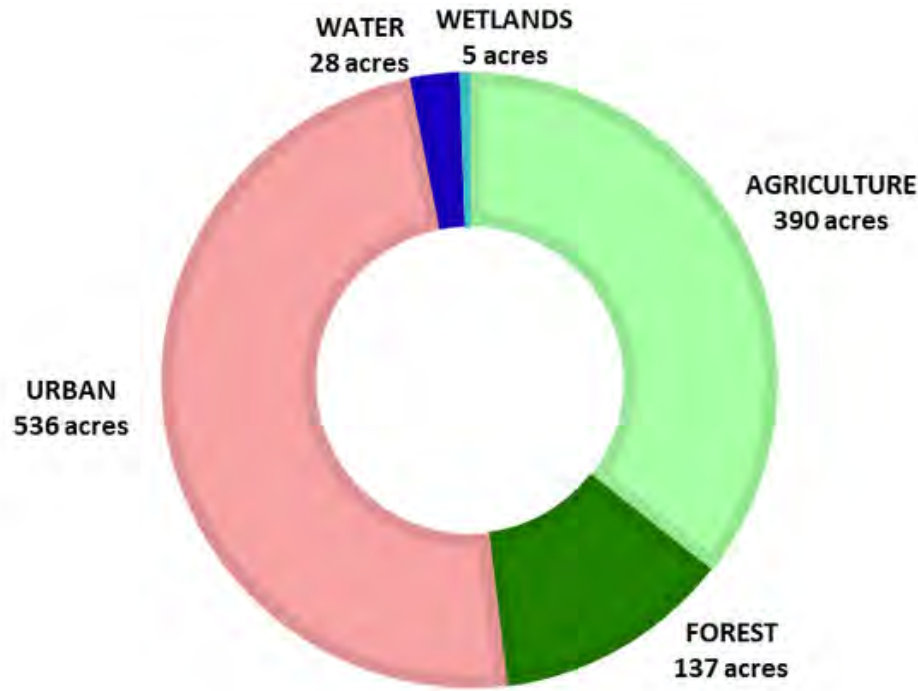
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

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



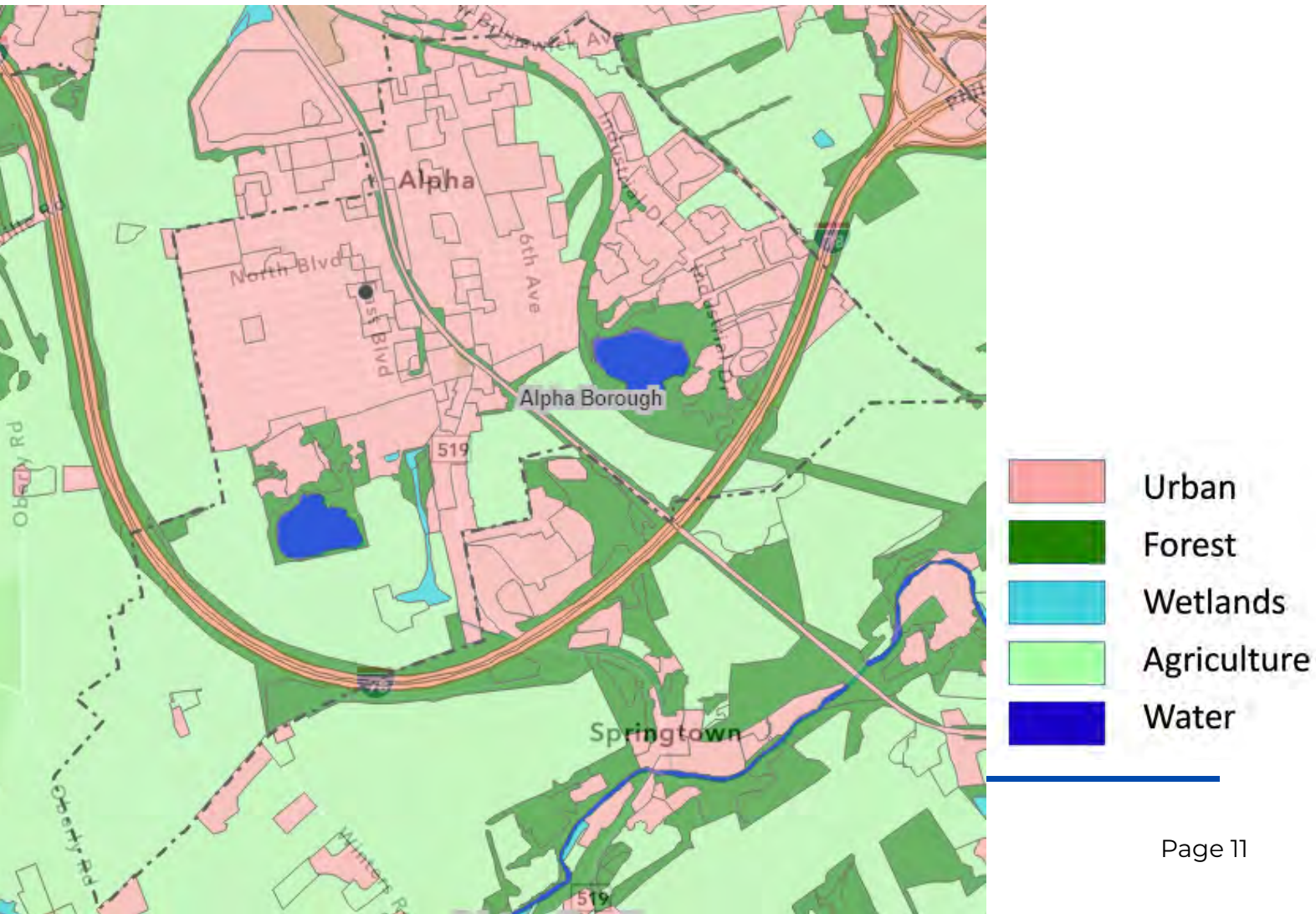
# LAND COVER

According to the NJ Department of Environmental Protection (NJDEP) aerial photography, half (49%) of the Borough, or 536 acres, is developed (or urban) land. The Borough has 137 acres of forest, ringing its parks (Alpha Community Park and the Seventh Avenue Fields). Limited wetlands are mapped at the edge of Alpha Community Park. Farmland occupies 390 acres of land, of which a third of this is permanently protected in the southwestern corner of the town.



Source: NJDEP Land Use/Land Cover (2020)

Source: NJ GeoWeb

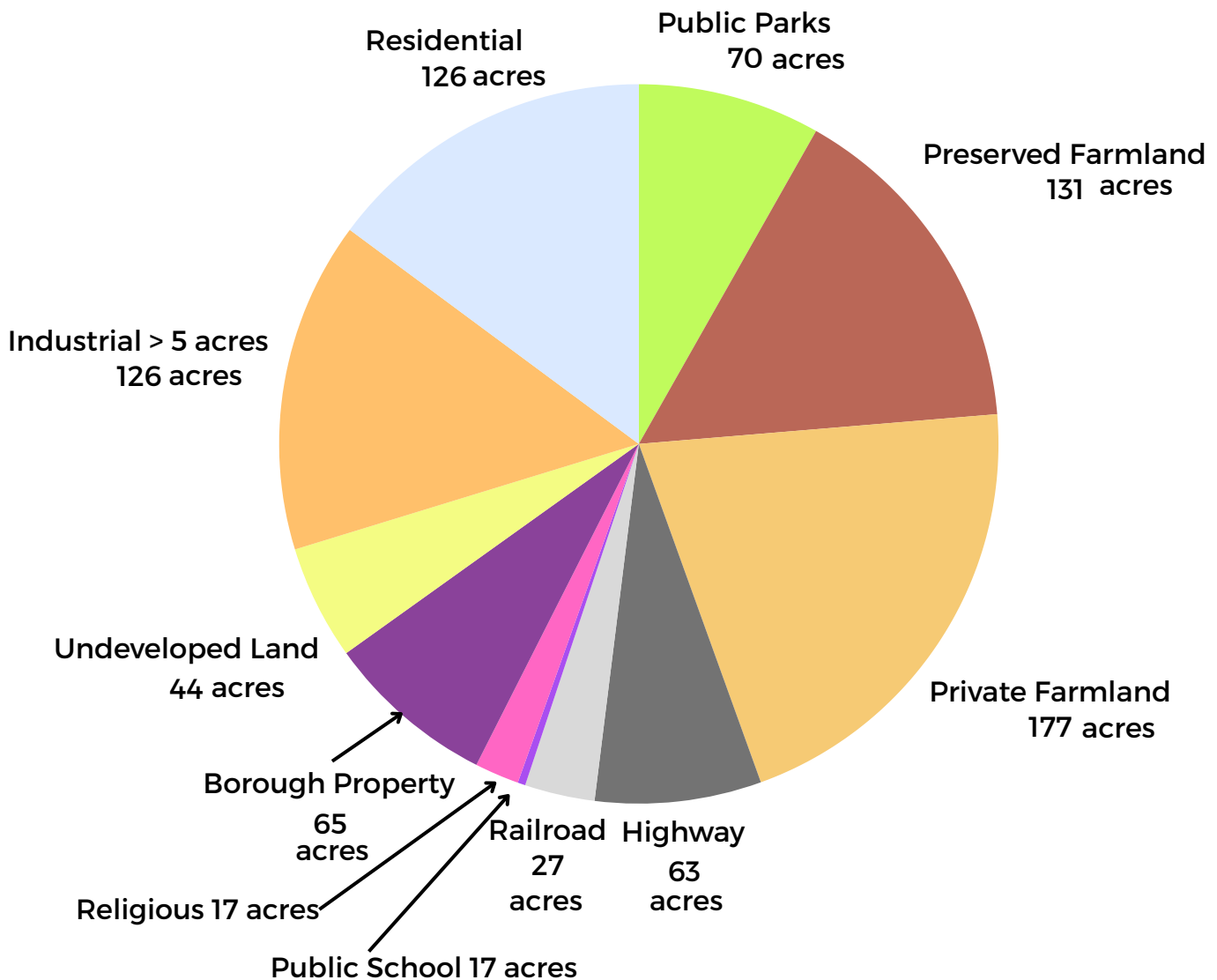


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# LAND USE

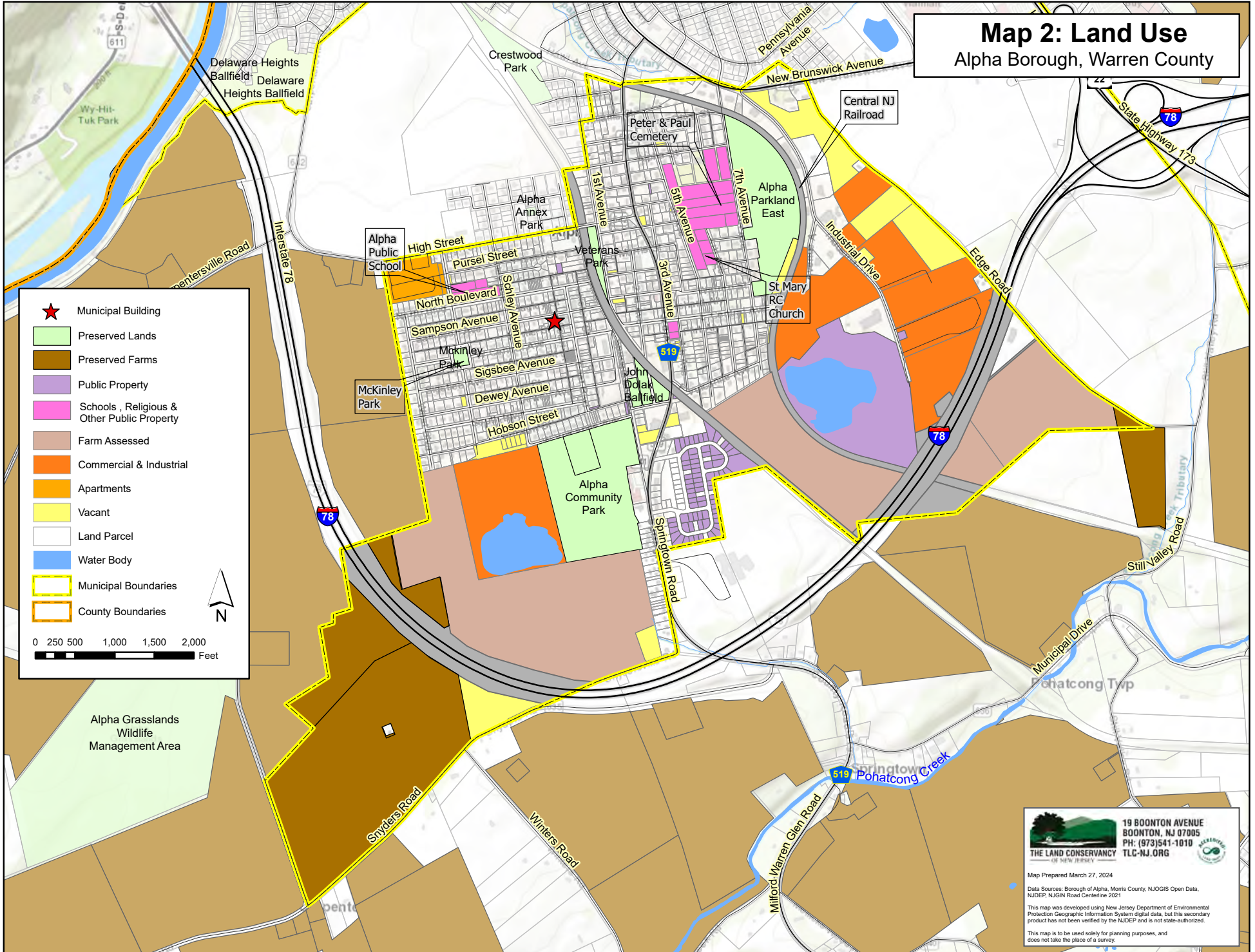
**18% of Alpha Borough is permanently protected. Of this, 6% is preserved open space (70 acres) and 12% is agricultural (131 acres).**

The Borough's landscape reflects an industrial-based economy, surrounded by the agricultural lands that define Warren County. It is crisscrossed by transportation and commercial infrastructure, including two rail lines and Interstate 78. Anchored by the town's churches and cemeteries, Alpha is primarily single-family homes in walkable neighborhoods (**Appendix A** and **Map 2**).





# Map 2: Land Use Alpha Borough, Warren County



19 BOONTON AVENUE  
BOONTON, NJ 07005  
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Map Prepared March 27, 2024  
Data Sources: Borough of Alpha, Morris County, NJGIS Open Data, NJDEP, NJGIN Road Centerline 2021  
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.  
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# RECREATION RESOURCES

***Alpha Borough offers outdoor recreational facilities and park spaces that are used by residents, the Parks & Recreation Department, the Board of Education, and neighboring municipalities.***

*Photo: Alpha Community Park*



"Recreation activities are beneficial to one's health no matter where you do them, but they reach another level in the great outdoors. In addition to helping lower blood pressure, fight obesity, and improve eyesight, time spent playing in parks and other green spaces is associated with improved mental health and reduced stress.



Outdoor recreation also helps support the economy and drives awareness of important conservation issues. Responsible use of public lands helps make people care about what happens to these places. Research suggests that when kids play outdoors, it leads to greater environmental awareness later in life."

*The Wilderness Society*

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# MUNICIPAL PARKLAND

The public parks and recreational facilities in Alpha Borough offer a wide range of activities from youth to adult. These parks support outdoor recreation, hosting local ball games, soccer matches, and playgrounds for young families. These neighborhood parks are walkable, and the Borough continues to improve accessibility by expanding sidewalks and the installation of pedestrian crossings. The following parks are highlighted for their recreational amenities and connection to the community.

## ALPHA COMMUNITY PARK

Alpha Community Park is the largest park in the Borough. It was initially acquired by a non-profit organization and subsequently sold to Alpha Borough in 1964 for a nominal fee of \$1. This park is the central hub for recreational activities and includes the Larry Marino football field. The 35-acre park features a playground, pavilion, field house with a kitchen, basketball courts, and playing fields within the heart of the Borough's residential area. These fields serve the Alpha Youth Athletic Association (AYAA) for football, softball, and baseball activities. A portion of the property is leased to a farmer, with a tractor trail encircling the perimeter. The park is bounded by farm fields, forests, sloping hills, and wetlands. A new sidewalk has been constructed along the park at Vulcanite Avenue to enhance connectivity.



*Photo: Alpha Community Park, Bing Maps*





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## VETERANS PARK

The facility is also known as Memorial Park. This particular property is situated between Norfolk Southern (Lehigh Valley) rail line and 1st Avenue. It serves as a memorial to war veterans from Alpha, and its upkeep is supported by contributions from the local Legion chapter. The property is approximately 3 acres and includes park benches and picnic facilities.

*Photo: Veterans Park (Google Maps)*

## JOHN DOLAK BALL FIELD

John Dolak Ballfield is located along Springtown Road near Alpha Community Park. Locally, it is also known as Benke Field. This baseball diamond has dugouts on 3.5 acres. The AYAA manages the site.



*Photo: John Dolak Ballfield*

## MCKINLEY PARK

Referred to as Circle Field, this one-acre park is used by the AAYA for baseball and Little League. A square surrounded by Park Avenue, West Central Avenue, Myrtle Street and Argyle Street, this residential park is a heavily used, local favorite.



*Photo: McKinley Park Dugouts*



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## ALPHA PARKLAND EAST

Known as Pond Hill (or Seventh Avenue) Field, this tract of land, positioned between Seventh Avenue and Norfolk Southern's (Central Railway) inactive rail line, was purchased by Alpha Borough with Borough and County open space funds, alongside Green Acres funding. Acquisition of this property was the top priority identified in the Borough's original Open Space Plan in 2007.

The Borough envisions this natural landscape supporting a walking path, picnic tables and perhaps a pavilion and playground. A curb cut is already in place across off of Seventh Avenue, potentially serving as an access point for parking and park visitors.



*Photo: Alpha Parkland East*

# ALPHA YOUTH ATHLETIC ASSOCIATION

## Alpha Colts



**Alpha Borough is committed to providing recreational opportunities for all its residents. The municipality maintains various fields and facilities used by the Alpha Youth Athletic Association (AYAA) for year-round sports programs.**

### Recreation Programs

Alpha Borough collaborates closely with the Alpha Youth Athletic Association (AYAA) to organize and manage recreational programs within the town. The Borough maintains the facilities, while the AYAA oversees the management of the youth sports programs, handling scheduling and registration. It services youth from ages five through fourteen (and sometimes fifteen). Soccer and basketball boast the highest enrollment in the Borough. The sports programs include boys baseball, girls softball, in the spring, boys and girls basketball in the winter, football and cheering in the fall. Soccer is in both seasons, and a soccer clinic was introduced this past fall.

Program	Season	Ages
Basketball Clinic	Winter	Grades K - 2
Basketball	Winter	Grades 3 - 12
Baseball	Spring	Grades K -10
Softball	Spring	Grades K -8
Soccer	Fall & Spring	Grades K - 8
Soccer Clinic	Fall & Spring	Grades Pre-K

# HISTORIC & CULTURAL RESOURCES

The first inhabitants of Pohatcong Township were the Lenni Lenape. In 1891, Mr. A. B. Bonnevillie from Allentown noticed the quality and quantity of limestone while passing through Pohatcong. He began surveys, which led to the development of the first cement mill to process the high-quality limestone found on the Pohatcong Plateau. Increased growth and industry in the early 1900s transformed much of the farmland into busy villages. On June 26, 1011, Alpha separated from Pohatcong Township. The State Historic Preservation Office lists four sites having historical or archeological significance.

Name	Location	SHPO Opinion
Central Railroad of New Jersey Main Line Corridor Historic District	Railroad right-of-way from Phillipsburg to Bayonne, including all associated features	07/19/1991
Hamlin Historic Archaeological Site	Southeast corner of Alpha	3/18/1983
Lehigh Valley Railroad Historic District	-	3/15/2002
Still Valley Prehistoric District	Located where Borough of Alpha and Pohatcong and Greenwich Townships meet, near Interstate 78.	3/18/1983
<i>Source: NJ State Historic Preservation Office and National Register of Historic Places</i>		

## Central Railroad of New Jersey Main Line Corridor Historic District:

This historic district extends through 29 municipalities in 5 counties. The Central Railroad of New Jersey was the first railroad to connect the coal mines of Pennsylvania with the port of New York and the industrial centers along the route. It was a major shipper of New Jersey iron ore to furnaces in the Allentown-Bethlehem region of Pennsylvania. The railroad is no longer in use but retains its integrity as a linear historic district.

## Lehigh Valley Railroad

The Lehigh Valley Railroad was created on April 21, 1846. The original purpose of the railroad was to transport anthracite (and workers) between the Delaware River at Easton, PA and the mines near Jim Thorpe, PA. The 1860s and 70s saw great growth in the railroad, expanding its lines into New Jersey and eventually to Buffalo, NY. The bankruptcy of the Pennsylvania Railroad in 1970 and consolidation of bankrupt railroads under the U.S. government's Consolidated Rail System (Conrail) in 1976 officially ended the Lehigh Valley's 130-plus years of operations.

## Still Valley Prehistoric District:

Additionally situated in Greenwich Township and Pohatcong Township, this cluster of approximately four or five archaeological sites lies at the junction of the Borough of Alpha and Pohatcong and Greenwich Townships, near Interstate 78.



# PLANNING REVIEW

Past municipal plans help guide the 2024 Open Space and Recreation Plan.

## *Municipal Planning*

### **1995 Master Plan: Goals**

**Goals consistent with open space in the 1995 Master Plan include:**

5. To promote aquifer recharge, soil erosion and sediment control, and storm water management, and to limit development on wetlands and in flood plains, in wooded areas and on steep slopes.
6. To take steps to prevent groundwater contamination and surficial collapse due to overdevelopment or improper development on land underlain by limestone.
7. To provide adequate community facilities and services to meet the needs of Borough residents while taking into account the constraints of the Borough's tax base.

### **1998 Land Use Element and 2005 Master Plan Reexamination**

**The 2005 Reexamination left the 1998 Master Plan virtually unchanged. As noted:**

Issues identified in the 1998 Land Use Element are the environment, growth, possible redevelopment, the local tax base, and the quality of the housing stock. Of particular concern is the need to provide recreation and open space areas.

Most of the remaining vacant lands have some constraints or limitations affecting their development potential. With the decrease in availability and suitability for development of the open land, the conservation of the remaining natural areas, is of increasing concern.

### **2013 Land Use and Circulation Elements**

**The Borough's Goals were updated to include the following:**

2. Protect and preserve the Borough's natural and cultural resources to enhance water quality and quantity, manage stormwater, reduce the potential for flood damage, protect endangered habitats, provide open space, and preserve historically and architecturally significant structures.
3. Promote the continuation, expansion, and support of agricultural and horticultural uses and opportunities in the Borough.

### **2018 Master Plan Reexamination**

The 2018 Reexamination supported the 2005 recommendations and recognized Borough's efforts to conform with the Highlands Regional Master Plan. The Reexamination includes Natural Resource Overlay Districts for the promotion and management of the Borough's natural resources.

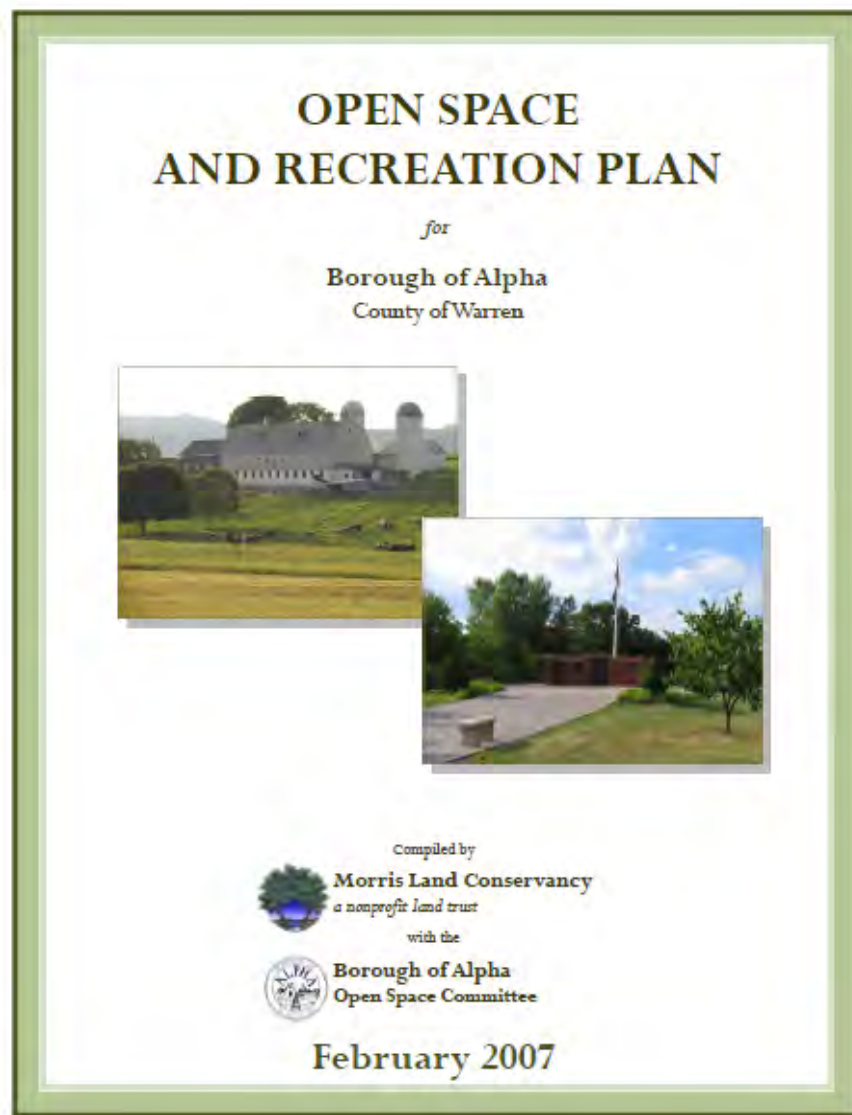
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# 2007 Open Space and Recreation Plan

The Borough's Open Space and Recreation Plan in 2007 was developed during regulatory changes at the state level. The 2007 goals included:

- Preserve open spaces and farmland to maintain community character, quality of life, and natural resources and to provide improved consistency with regional and state planning policies and planning area designations.
- Identify and preserve areas with the greatest environmental and regional resources, including the Alpha Grasslands.
- Preserve existing farmlands.
- Establish a system of greenways and other trails/pathways to link open spaces and recreational areas and to improve the safety of non-motorized access.
- Plan for future recreational use of the municipal pool site, which supports the community's recreational and economic realities.



## Housing Plan Element and Fair Share Plan

Alpha Borough has no outstanding Fair Share Housing obligations through 2025. According to the **2023 Consistency Review and Recommendation Report for Highlands Center Designation** former Block 96, Lot 5 now Blocks 96.01, 96.02, 96.03, 96.04 were subdivided into a 108-unit inclusionary housing development. Development of the property has not started.

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# County Planning



## 2018 Open Space Plan Update

Warren County adopted its Open Space and Recreation Plan in 1999. The 2018 Update includes the following goals:

- Land bank as much land as possible for future use or conservation.
- Acquire properties along streams and rivers to establish greenways and linear parks.
- Acquire cultural, historical, and archeological open space sites.
- Act as a facilitator in the coordination of land purchases among all levels of government and non-profit agencies.
- Give consideration to providing opportunities for traditional uses, such as hunting and fishing.
- Develop active recreation sites, such as ball fields and other similar recreational facilities.
- Interconnect various open space preserves.

## 2017 Farm Plan Update

The Board of County Commissioners supports a strong and active program of farmland preservation. As of 2017, a total of \$128 million had been expended to preserve 23,268 acres in Warren County. Updating its 2008 Farmland Plan, the County identified a 10-year goal of preserving an additional 9,000 acres (150 farms). In the 2008 Plan, the County designated an Agricultural Development Area where farms are eligible to receive public funding for preservation on a county-wide basis that does not exceed 90% of the agricultural land base. Approximately 8 acres of farmland have been added to Alpha's ADA since the 2008 Plan.

## 2019 Grown In Warren, A Strategic Growth & Planning Report

In 2019, Warren County released Grown in Warren, A Strategic Growth & Planning Report, which outlines strategies for both Warren County and local farmers to "promote the sustainable growth of farming and related business." Strategies include increasing direct marketing operations, on-farm sales and agritourism, promoting organically grown produce, value-added products, specialty crops, and ethnic products. The report also stresses the promotion of regional initiatives such as "Grown in Warren" and regional bike tours.

# Regional Planning






## 2008 Highlands Regional Master Plan

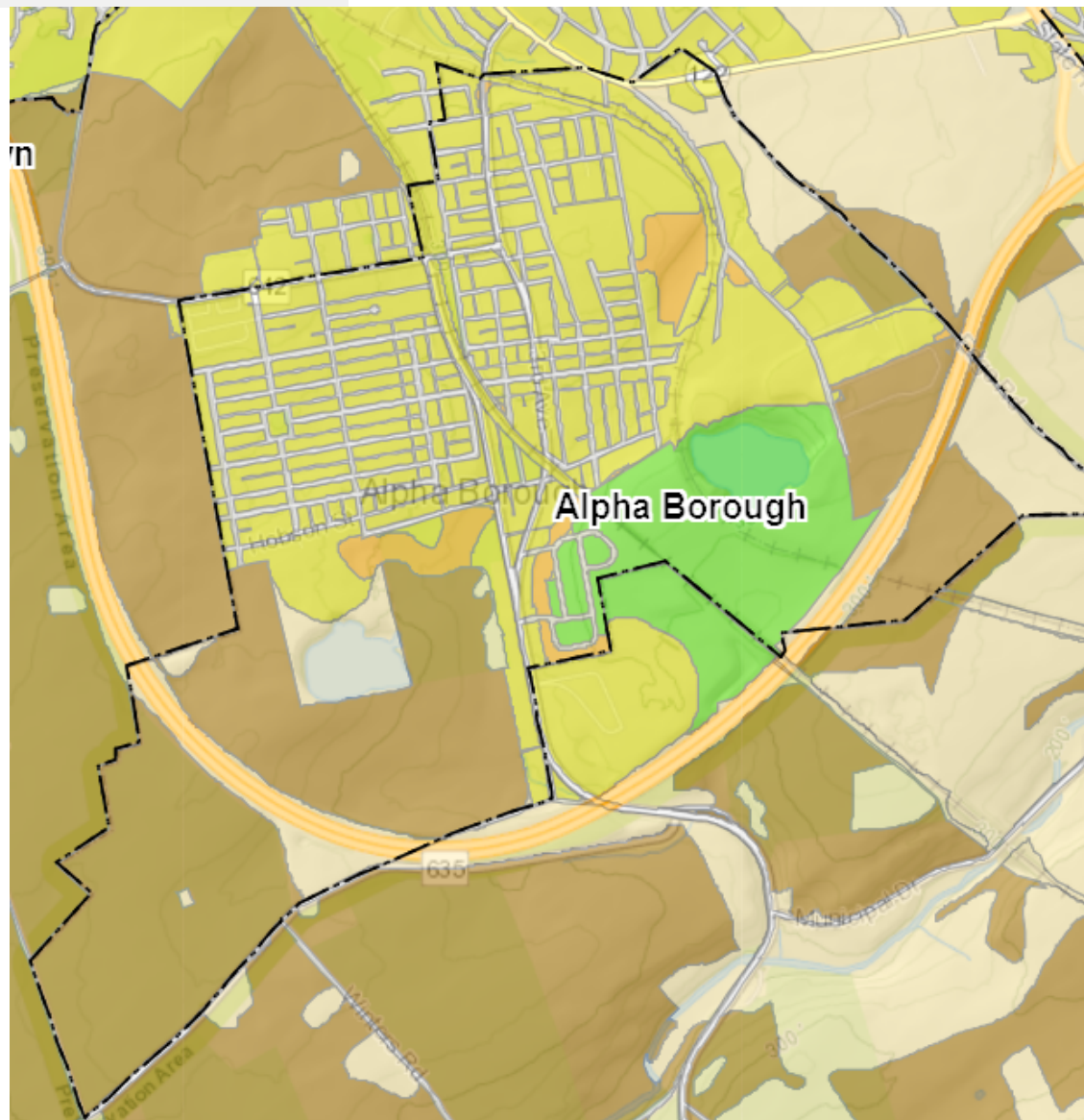
The Highlands Region, an area of 859,358 acres, includes 88 municipalities and portions of 7 counties. Recognizing the necessity to protect and preserve environmental resources and drinking water supplies within this region, the State Legislature enacted the **Highlands Water Protection and Planning Act** in 2004. The 2008 **Highlands Regional Master Plan** identifies all lands as either a “Preservation Area” (in which conformance is mandatory) or in a “Planning Area” (where conformance is voluntary).

## 2011 Alpha Borough Master Plan: Highlands Element

Alpha Borough is located entirely within the Planning Area. Per the Regional Master Plan, overlay zones serve as a guideline for future land uses. The protection and conservation zones (as well as the environmentally constrained subzone) represent important natural and agricultural lands, recommended for conservation. In a Highlands designated center, the Land Use Capability Zones are meant to be replaced by town-specific zones once the town conducts its center planning

### Highlands Region Overlay Zones

-  Protection Zone
-  Conservation Zone
-  Existing Community Zone
-  Conservation Environmentally Constrained Subzone
-  Existing Community Environmentally Constrained Subzone





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**2023**

*Outside Together!*

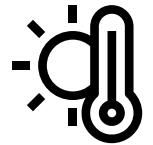
**Statewide Comprehensive Outdoor Recreation Plan**

New Jersey's Statewide Comprehensive Outdoor Recreation Plan (SCORP) is updated every five years. The 2023 update, **Outside Together!**, identifies statewide recreation needs, opportunities for park development, and stakeholder values. This plan was submitted to the National Park Service in December 2023, thereby continuing New Jersey's eligibility for federal grant funding. It will inform new funding policies and acquisition priorities for relevant state programs, including the Green Acres program. The principles guiding the plan are:



Expanding high-quality open space and recreational opportunities for all New Jerseyans

Enhancing climate resilience and sustainability through acquisition and development of open and green space



Empowering communities through investment in ecotourism and outdoor recreation

Embracing the role of technology in conservation and outdoor recreation



Furthering equity and environmental justice through outdoor recreation

Continuing the commitment to stewardship and the conservation and restoration of biodiversity



**2009 New Jersey Trails Plan**

The 2009 New Jersey Trails Plan prioritizes trail enhancement through the development of “community pathways”, which includes having a recreational trail within a 10-minute walk of every state resident. Other recommendations include creating a dedicated funding source for trail management and advocating for trail continuity, linkages, and acquiring rights-of-way to do so.

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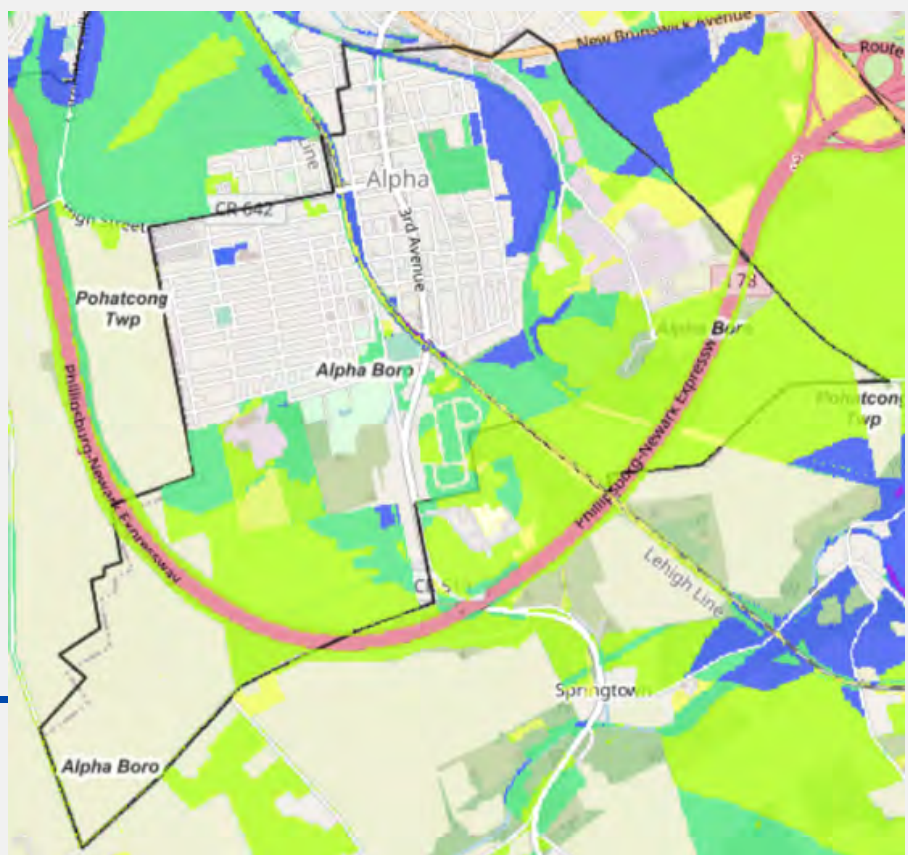
# 2018 New Jersey Wildlife Action Plan

The New Jersey Wildlife Action Plan addresses wildlife preservation across the state. It aims to manage wildlife populations through 2028 to maintain federal grant compliance. The plan covers the most at-risk species, including 107 high-priority focal species. Alpha falls within the Skylands Landscape Region, near portions of the Northern Delaware River Tributaries Conservation Focal Area (CFA). This CFA highlights aquatic and riparian corridors of watersheds that feed the Delaware River, including sections of the Pohatcong Creek and Lopatcong Creek, which drain out of Alpha Borough. This CFA contains wedgemussels, triangle floaters, longtail salamanders, and wood turtles. The Plan notes that in developed environments like the Borough, even small or degraded forests are critical for wildlife, especially near wetlands and streams.

## New Jersey Conservation Blueprint

Conservation Blueprint provides a customizable map to help identify preservation priority on a parcel level. It provides detailed information on community open space, agriculture, ecological integrity, and water quality topics. In Alpha Borough, the Conservation Blueprint identifies important lands to protect people's health, such as natural and agricultural lands close to people's residences and undeveloped lands in floodplains. The following areas are identified as high-priority lands for community green space:

- Land parallel to 7th Avenue.
- Parcel along Alpha Street near Mitchell Alley.
- Land near 1st Avenue along the Lehigh Line.
- The southeast property near East Vulcanite Avenue.
- Along Alpha Community Park's south side near Springtown Road.
- Alpha Public School property by John Street, Park Avenue, and North Boulevard.



# WHY OPEN SPACE?

## NEEDS AND BENEFITS OF OPEN SPACE

When planned as a system, open space supports the community's quality of life, recreational programs and activities, and protects its natural, cultural, and agricultural resources.

The needs described in this section are derived from the goals. Often times other municipal organizations and neighboring towns will have a stake in a particular project and should be involved in the planning process. Partnership opportunities are an excellent way of leveraging available funds and ensuring a stronger consensus on an acquisition project.

Combining resources on projects that achieve multiple goals can be of great advantage to the Borough's open space program. Many of the needs can be accomplished simultaneously, creating a better fitting system of open space in the Borough.



*Photo: Veterans Park*

### Benefits of open space in Alpha Borough include:

- Contributes to quality of life.
- Encourages physical activity.
- Maintains habitat for plants and animals.
- Stores carbon and mitigates urban heat islands.
- Improves air and water quality.
- Enhances property values.





## Recreation Facilities in Need of Upgrades

With the closing of the John Dolak Memorial Pool and the backlog of ongoing facility upgrades, Alpha Borough's recreational facilities are in need of a refresh and renovation. Governing body leaders have approved funding to improve facilities and equipment. Plans include:

- Renovation of the basketball courts.
- Refresh of the playground equipment.
- Possible design and installation of:
  - Walking trails.
  - Pickleball courts.
  - Fitness equipment.

Future projects like walking trails, night game facilities, lighting, and dog parks are contingent on financial considerations. The football field house's kitchen serves events such as the fall festival. The pool building, though promising, may require expansion for larger activities. Considerable upgrades are possible for these facilities.

Trespassing with ATVs is an ongoing challenge at Alpha Community Park and at Alpha Parkland East. The Borough is considering a rails-to-trails project at this park and recently received grant funding to purchase the adjoining railbed. Conversion of the railbed to a multi-use trail would require outside funding support.

The west-centric location of recreational fields and facilities leaves residents on the east side underserved in their recreation needs. Crossing CR 519 poses a challenge for those on the east side, especially children or adults with young children. While Veterans Park is on the east side, it lacks recreational facilities for athletic games, including baseball, football, and basketball.

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## Safeguarding Environmentally Sensitive Lands

**Water:** Public Community Water Supply Wells that supply potable water are located on the northern edge of the Borough. The northern half of Alpha Borough provides recharge to those wells. Protecting these lands will ensure a sustainable supply of drinking water for the community.

**Unique Natural Areas:** The Alpha Grasslands in Pohatcong Township are on a gently rolling plateau extending toward Phillipsburg and located adjacent to Alpha near Oberly Road. This area is one of the few large grasslands left statewide. While permanently fragmented in the late 1980s by the construction of Interstate 78, the Alpha Grasslands south of the interstate remain largely open and separate from the developed portion of the Borough or other developments. Due to the grasslands, the Borough of Alpha is situated adjacent to an avian flyway used by migratory birds that cross New Jersey in a northeast-to-southwest direction. The Alpha Grasslands Preserve is a state Wildlife Management Area and provides habitat to a number of state threatened or endangered grassland bird species. Protecting the environs of the Management Area will preserve the habitat and flyway of these sensitive species.

## Trails and Community Health

Trails serve as pathways granting pedestrians access to local employment hubs and recreational centers while fostering joy and connectivity within communities. They offer alternatives to short-distance driving, promoting neighborhood interactions, physical fitness, and a deeper connection to nature. Residents seek accessible walking routes, and trails provide safe avenues for people of all ages to walk, cycle, and unwind amidst their surroundings, reducing reliance on motorized vehicles like cars, trucks, scooters, or motorcycles.

The small size and population of the community, along with its distinctive character, contribute to low vehicular activity on residential streets—a feature that promotes safety for pedestrians and cyclists alike. However, any additional development would likely increase traffic on these streets, compromising their safety for non-motorized travelers, particularly young residents who often navigate independently on foot or by bicycle. The existing challenge of crossing CR 519 for school-age children could worsen with increased traffic resulting from additional development, prompting greater reliance on parental car trips for school or recreational activities. This would further exacerbate community traffic congestion and diminish non-motorized travel's appeal. The establishment of bicycle lanes akin to trails will enhance residents' access to recreational areas while promoting community well-being.

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## Protecting Historic and Cultural Assets

Alpha boasts numerous unique characteristics. Some of these landmarks feature architectural details like mansard roofs, typical of early 1900s development. Certain houses in town exhibit unique cement facades and columns, likely constructed during the height of cement factory activity. The Pursel houses along New Brunswick Avenue hold historical significance in their setting and connection to community history. The Borough of Alpha School, erected in 1919, stands as the sole school ever built in the Borough. Religious institutions on the east side, accompanied by an adjacent cemetery and tall trees, offer an enduringly picturesque view and a setting unchanged for many decades. The first plant to produce Portland Cement in the United States was the Alpha Portland Cement Company, located on the western side of the Borough. Industrial structures hold historical relevance, with a monument at the entrance to Industrial Avenue commemorating its origins with the inscription, "Safety follows Wisdom."

Implementing a historic preservation plan would enact regulations to prevent the deterioration of these landmarks. Establishing a central repository for historic records would facilitate research and safeguard sensitive documents and artifacts. Preserving these cultural assets honors Alpha's past and enriches its future.

## AGRICULTURAL LEGACY

One of the main local roads, Oberly Road, is adjacent to some of the Borough's prime farmland (which is preserved) as well as offering access to the Alpha Grasslands Natural Heritage site in neighboring Pohatcong. This lightly traveled road offers bicyclists and motorists alike a scenic view. Here, the landscape is relatively flat, the road volumes are low in comparison to the town center area, and distinctly pastoral, well suited to outdoor exploration. The Borough's rolling farm fields ring the municipality, especially along its southern section. It is clearly one of the most distinctive features of the municipal and natural landscape. To date, 131 acres of farmland are preserved, with an additional 176 acres of farm-assessed land located in the Borough.

Alpha Borough received approval from the Highlands Council to expand its Highlands center. A condition of the developer's agreement is that in order to obtain a building permit from the Borough of Alpha to construct the development, the developer agreed to pay the Borough \$200,000 to mitigate the loss of farmland, including the preservation of alternate farmland or the purchase of Highlands Development Credits.

The protection of these lands will ensure the rural heritage from which the town grew and preserve the scenic landscapes that frame the residential hub of the community.



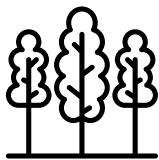
# RECOMMENDATIONS

A connected system of preserved land will sustain Alpha's pastoral landscape, provide recreational opportunities, expand community spaces, provide habitat for wildlife, advance equitable access, and protect the safety and health of residents.

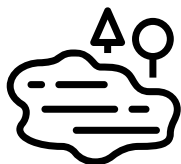
How can this be done?



Connect parks with **trails, sidewalks, and multi-use paths** to allow access to existing open space.



Preserve and spotlight natural and cultural treasures which define the town's **scenic landscape**.



Preserve and manage land to protect **water resources and wildlife**.

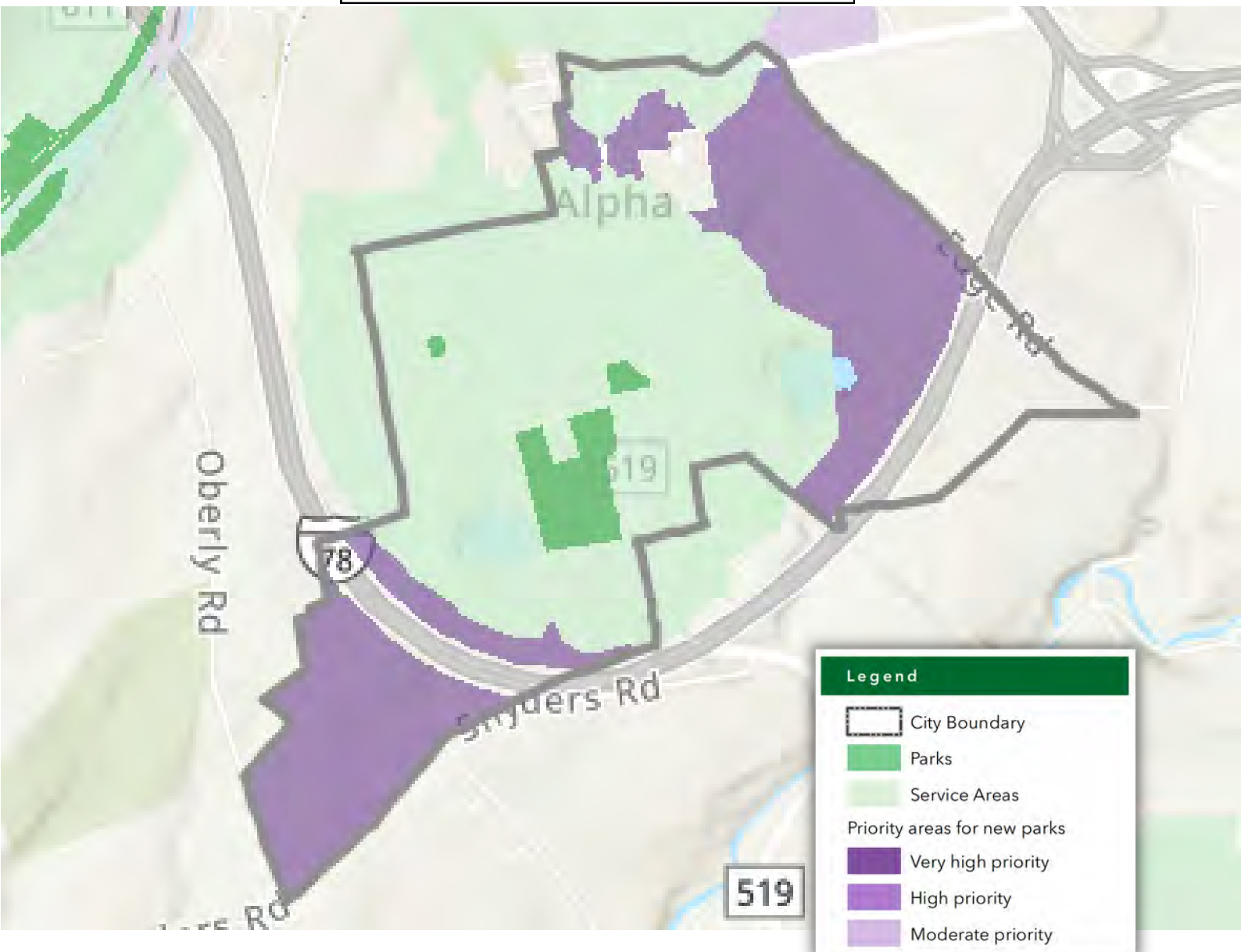


Provide opportunities for **recreation and community**, including land for open space and playing fields.

# BALANCING PUBLIC SPACES

Trust for Public Land created a Park Score for Alpha analyzing the community's park space. In their report, TPL found that **58% of Alpha residents live within a 10-minute walk to a park**. The distribution of demographic groups to park space is even. Given the high residential density, the areas of greatest need for additional park space are in the eastern and northeastern sections of the Borough. These are classified by TPL as very high priority and high priority for new parks, with the balance being of moderate priority.

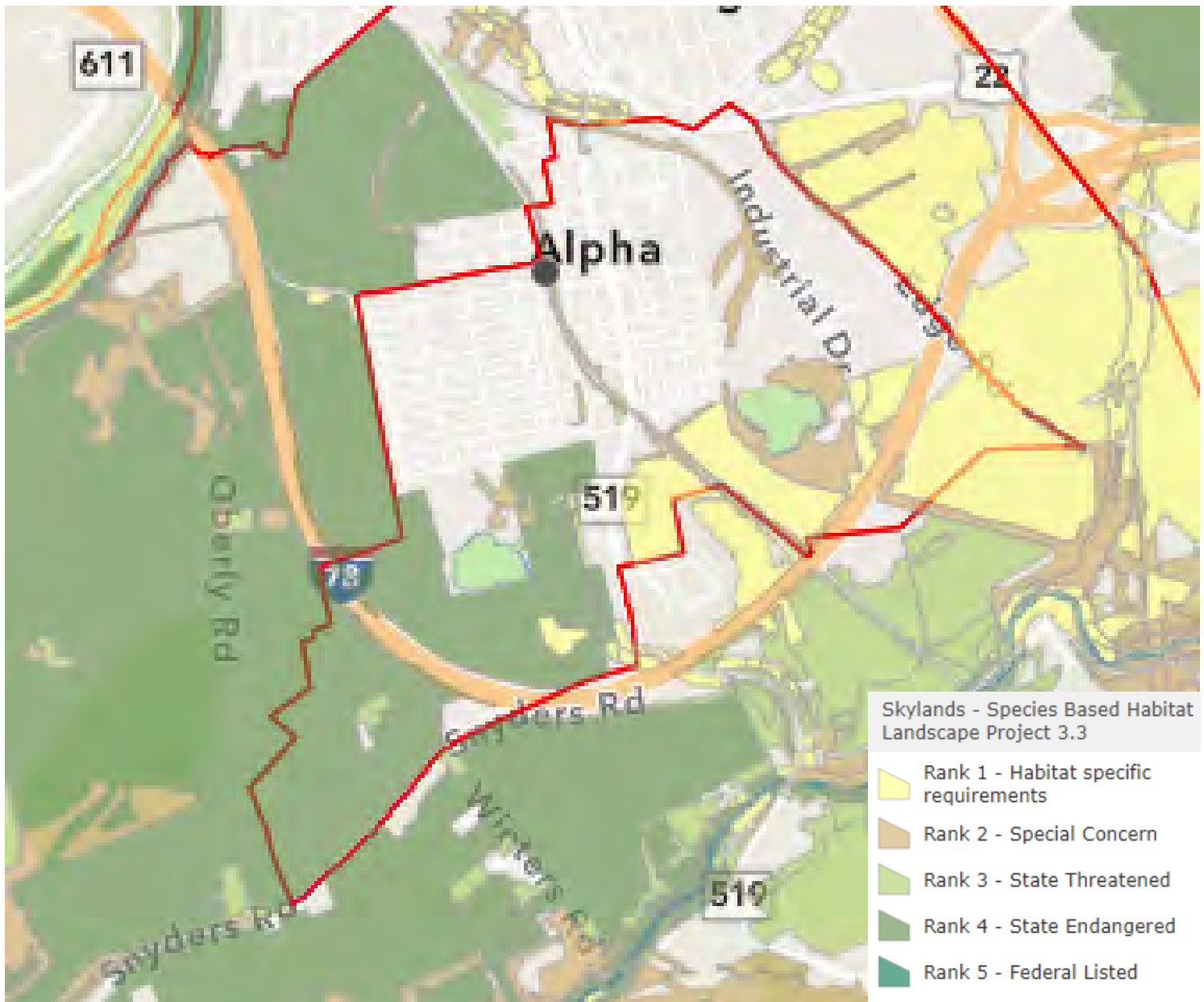
## Alpha Parks & Priority Areas



ParkServe: Trust for Public Land, 2022

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# HABITAT FOR CRITICAL SPECIES



The Alpha Grasslands are the base of a natural ecosystem that supports numerous wildlife. The Alpha Grasslands hold regional and statewide significance, representing a vanishing landscape. Despite their ecological importance and scenic value, these areas confront mounting development pressures. Apart from sheltering endangered and threatened species, the grasslands contribute to the picturesque vista of the Borough. Acquiring open spaces becomes essential for guiding future development and safeguarding landscapes, natural habitats, community stability, and viewsheds critical for preserving the character and environmentally sensitive resources of the Borough of Alpha.

Source: NJDEP Landscape Project  
<https://dep.nj.gov/njfw/conservation/new-jerseys-landscape-project/>



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# TRAILS & SIDEWALKS

Trails provide public health benefits while connecting people to their history, the land, and present-day community. Sidewalks allow all residents mobility without driving or owning a car. In Alpha Borough, the Census Bureau estimates that 1/3 of households in Alpha have fewer cars than people. In addition to an estimated 46 households with no vehicle at all, are families with children or older adults in the house who cannot drive. While parents may often accompany their children to parks, or adults may travel together, providing safe pedestrian access to parks can give children and other people without access to a car more freedom to enjoy public spaces and be in the community.

## TRAIL & SIDEWALK OPPORTUNITIES

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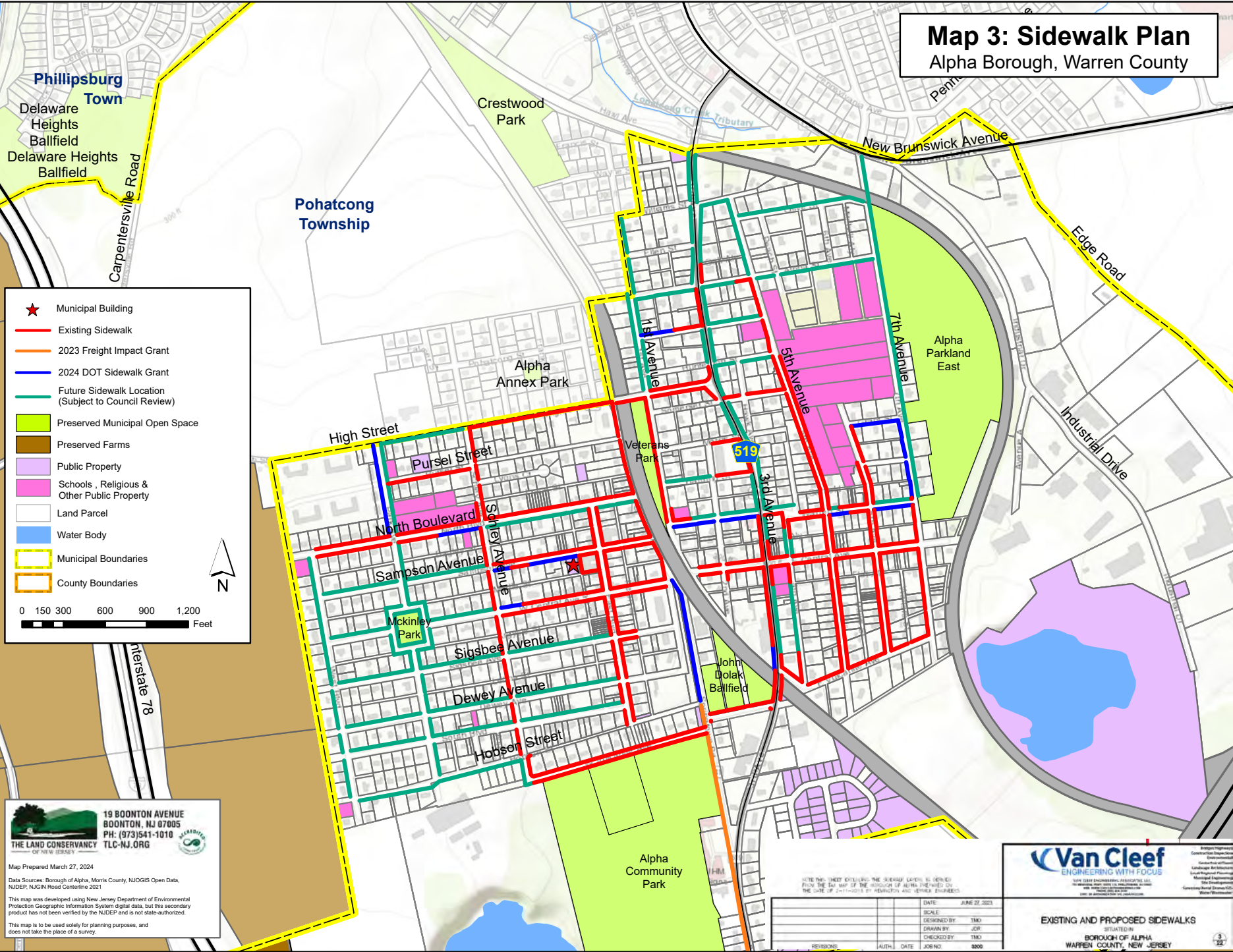
- 1 Multi-Use Paths**  
Loop trails around the farm fields at Alpha Park and the 7th Avenue Crescent, whether paved or crushed gravel, would allow residents to enjoy the town's agricultural landscape.
- 2 Walking Trails**  
A small area of Alpha Park along the eastern border is forested and contains the headwaters of a tributary to Pohatcong Creek. A small walking path could open this area to the public for enjoyment.
- 3 Rail-to-Trails or Rail-with-Trails**  
One of the railbeds through Alpha is severed by I-78 and in disuse. If the rail line is divested or partly opened for other uses, a rail trail could form a substantial amenity for the Borough.
- 4 Sidewalk Connectivity**  
Alpha Borough has worked hard on sidewalk connectivity in recent years, pursuing state grants to connect important features in town via sidewalk. Continuing this work and focusing on connectivity between parks, neighborhoods, and schools would give children, in particular, more freedom to access Alpha's open space and recreational areas (Map 3).

# Map 3: Sidewalk Plan

## Alpha Borough, Warren County

-  Municipal Building
-  Existing Sidewalk
-  2023 Freight Impact Grant
-  2024 DOT Sidewalk Grant
-  Future Sidewalk Location (Subject to Council Review)
-  Preserved Municipal Open Space
-  Preserved Farms
-  Public Property
-  Schools, Religious & Other Public Property
-  Land Parcel
-  Water Body
-  Municipal Boundaries
-  County Boundaries

0 150 300 600 900 1,200 Feet

**19 BOONTON AVENUE**  
**BOONTON, NJ 07005**  
**PH: (973)541-1010**  
**TLC-NJ.ORG**

**THE LAND CONSERVANCY**  
 OF NEW JERSEY

Map Prepared March 27, 2024

Data Sources: Borough of Alpha, Morris County, NJOGIS Open Data, NJDEP, NJGIN Road Centerline 2021

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by 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.

NOTE THIS SHEET CONTAINS THE OVERLAY LAYERS AS SHOWN FROM THE TAX MAP OF THE BOROUGH OF ALPHA PREPARED BY THE OFFICE OF SURVEYORS BY HENNINGSEN AND SERRIN ENGINEERS

DESIGNED BY:	TMO
DRAWN BY:	JCR
CHECKED BY:	TMO
DATE:	JUNE 27, 2023
SCALE:	
REVISIONS:	AUTH: DATE: JOB NO: 8800

**Van Cleaf**  
 ENGINEERING WITH FOCUS

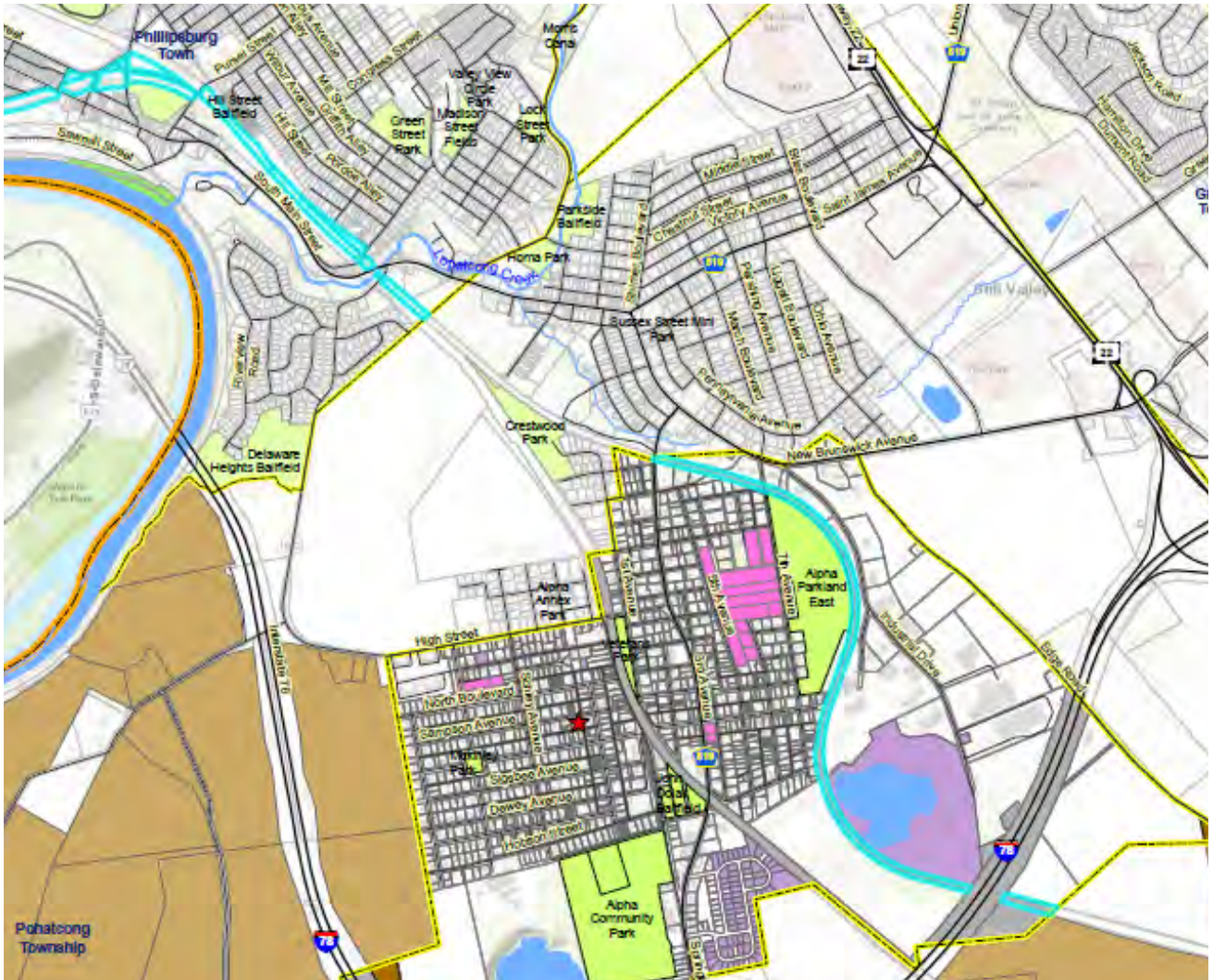
EXISTING AND PROPOSED SIDEWALKS

SITUATED IN  
**BOROUGH OF ALPHA**  
**WARREN COUNTY, NEW JERSEY**

3  
122



# ALPHA PHILLIPSBURG RAILS TO TRAILS



*Alpha Phillipsburg RAILS to Trails*

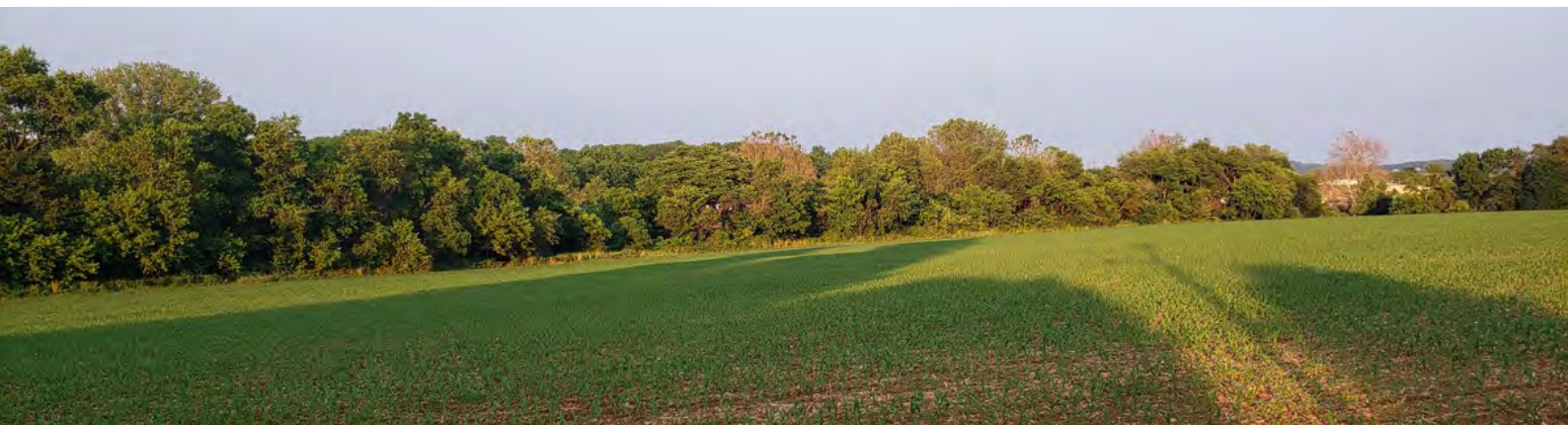
The Alpha Phillipsburg Rail Trail project is set to transform approximately 17 acres of land currently owned and controlled by the railroad into a multi-use recreational trail for public enjoyment. A \$75,000 grant awarded in 2024 by Warren County will pave the way for the creation of a 1.3-mile recreational trail, fostering outdoor recreation and community connection from Alpha to Phillipsburg. Using the former Norfolk Southern Railroad corridor, this trail network will connect to the D&L (Delaware & Lehigh) Trail system in Pennsylvania and extend to the Morris Canal in New Jersey. The envisioned trail will lay the groundwork for future trail connections into neighboring communities. The Borough's vision is to integrate this with the future Phillipsburg RAILS to Trails segment (shown in light blue on the map).



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# HISTORIC LANDSCAPE

Alpha Borough has a rich and valuable history, as both an industrial town and an agricultural area. In contrast to other areas of New Jersey, Alpha still retains much of its farm activity, either on private lands or on lands owned by the Borough. While some of Alpha's farms are being developed for industrial use, opportunities to preserve farmland still exist in the Borough. The large farm between I-78 and Alpha Park consists mostly of prime farmland soil and is a strong candidate for farmland preservation. This would help maintain the town's farming legacy, and ensure a buffer from the noise and view of I-78. Other undeveloped farms could also be preserved as appropriate.



*Photo: Seventh Avenue Farm Field*

## AGRICULTURAL LEASES




There are currently two sites in Alpha Borough where open space and farmland intersect: the farm field on Seventh Avenue, and the farm field within Alpha Park. Both sites may be subject to some Green Acres restrictions. The Seventh Avenue field (**Alpha Parkland East**) was acquired using Green Acres funding, meaning it cannot be leased as farmland for more than 5 years at a time, and those leases are subject to approval by Green Acres. Agricultural leases are not permitted on such land for more than 25 years. This land has been leased for one year at a time since the Borough's acquisition, and plans exist for open space features on the property, such as a pollinator meadow, benches, a small playground, and a perimeter walking path. Farming also occurs on Borough-owned land in **Alpha Park**. However, this field may not be subject to Green Acres restrictions because no Green Acres funds were used in the property's acquisition or improvement to date.

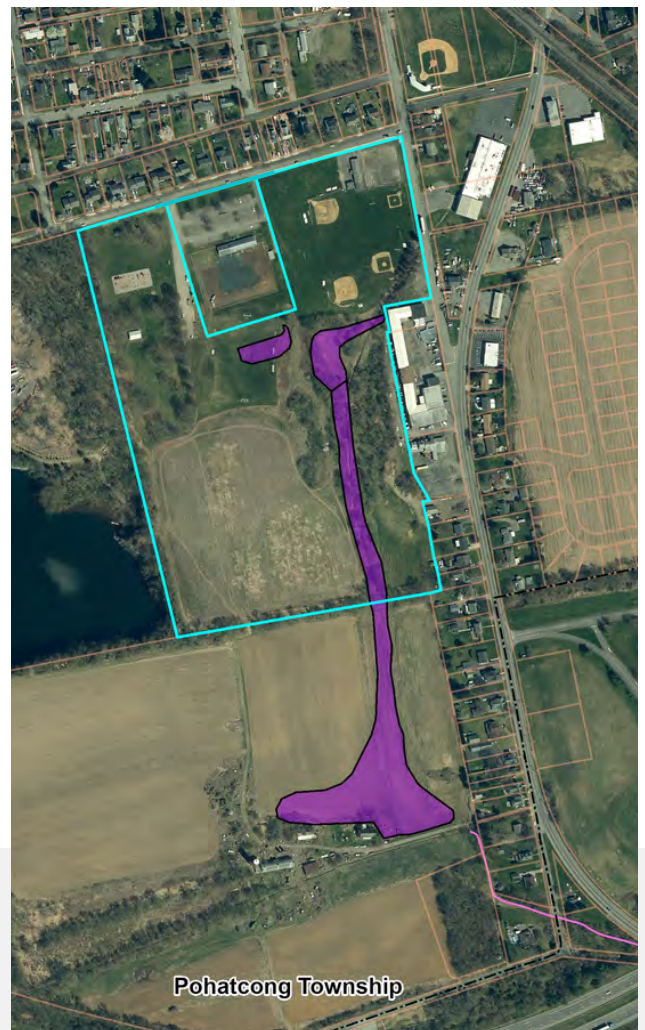
# WATER RESOURCE PROTECTION

Groundwater and surface water are interconnected systems whose quality has far-reaching implications. The protection of wetland areas and waterways can keep drinking water sources and recreational waters clean for Alpha Borough and downstream communities.

Alpha Borough relies partially on groundwater supplies from public wells as a source of drinking water. The management of open space lands close to wetlands, groundwater recharge areas, and streams can help prevent the movement of biological and chemical contamination, preserve groundwater, and sustain the community water supply.

Alpha Borough contains one stream designated by the NJDEP as Category 1, indicating the highest quality. This unnamed tributary of the Pohatcong Creek begins on farmland south of Alpha Park, but is connected to the park through a linear wetland. Various NJDEP regulations apply to buffer areas around such waters, but Alpha can also help to protect these waters through the management of nearby wetlands. This could include ensuring industrial properties on Springtown Road do not continue to encroach on Alpha Park land, and ensuring that Alpha Park farm and forest land is managed to minimize contamination and support native plants which protect water quality.

-  Wetland
-  Alpha Park
-  Category 1 Stream



Map: Highlands Council Interactive Map



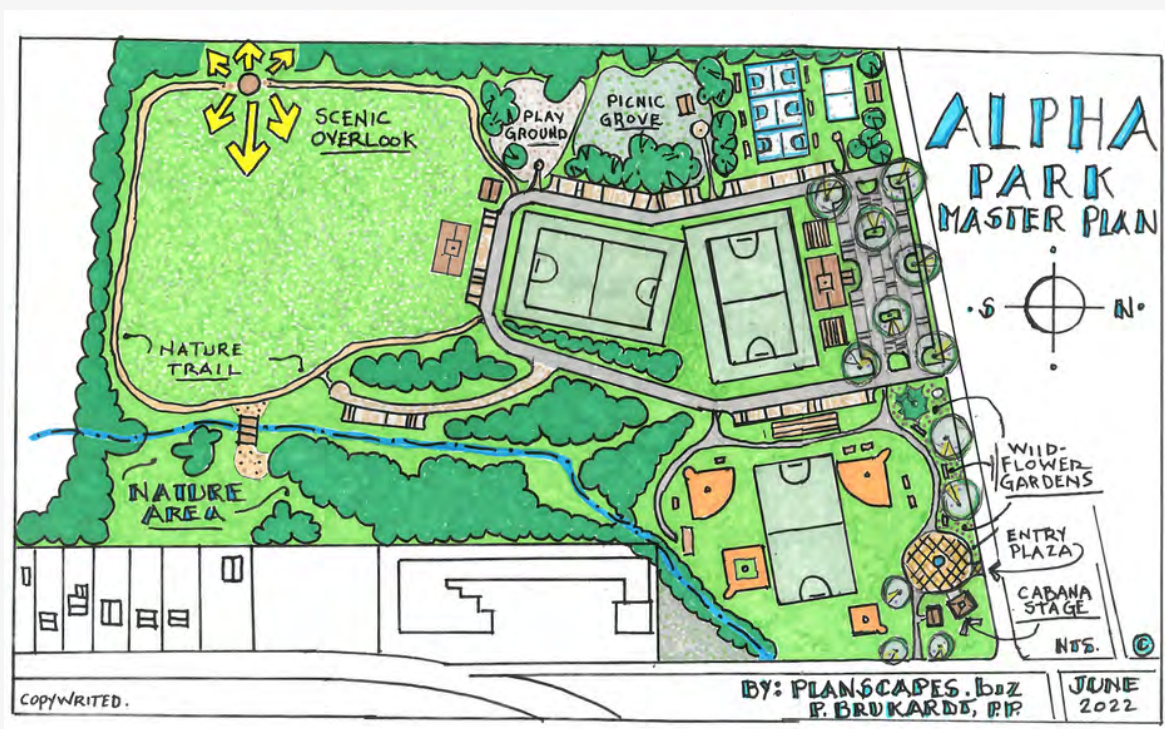
# RECREATION & COMMUNITY

Alpha's most recent Open Space & Recreation Plan, completed in 2007, was created at a time of rapid development and dwindling undeveloped lands across the state. As a result, the plan was focused on the acquisition and preservation of parcels which might otherwise be developed. Since then, Alpha Borough has approached full build-out, meaning most undeveloped spaces are either being developed or have been preserved as open space. Planning in Alpha Borough can move toward a focus on bolstering community amenities on existing open space land. In addition, through the recent and upcoming sales of lands and development permits, Alpha Borough is in a good position to invest in its parks.

## POSSIBLE IMPROVEMENTS:

The following projects, including some proposed in a 2022 draft Master Plan for Alpha Park, could make valuable improvements to Alpha's Borough's recreational landscape:

- Native Meadow Areas
- Improved Playgrounds
- Renovated Indoor Space
- Added Nature Trails
- Modern Lighting
- ADA Accessible Features
- Educational Signage
- Regraded Fields
- New Dugouts and Scoreboards





# PUBLIC PARTICIPATION

## Community Outreach

The Borough held two public meetings on the Open Space and Recreation Plan Update. These meetings provided an opportunity for residents and community stakeholders to listen and provide recommendations regarding open space and recreation. The public meetings were announced on the municipal website. Copies of the report were available on the municipal website.

## Minutes, Agendas, Presentations

**Public Meeting #1: June 25, 2024 Borough Council  
Notice, Agenda, Minutes, and Handout**

**Public Meeting #2: June 27, 2024 Land Use Board  
(adoption of Open Space and Recreation Plan):  
Notice, Agenda, Minutes, and Resolution**

# ACTION PLAN

The Open Space and Recreation Plan offers a set of strategies and a timetable to implement the goals and recommendations for Alpha Borough. This section suggests a program of actions to guide the orderly and coordinated execution of a plan's goals and policies.

## Next steps for Alpha Borough are:



### **ADOPTION**

Adopt the Open Space and Recreation Plan as an Element of the Borough's Master Plan



### **GREEN ACRES**

Submit the Open Space and Recreation Plan to NJDEP Green Acres

The Action Plan provides direction for addressing the open space needs and goals based on the abilities of the community and fiscal constraints. It encompasses a ten-year period and should be updated to report on progress, and include any proposals for new actions.

# ACTION ITEMS

Preservation	Stewardship	Funding	Recreation and Trails
<p>Maintain Alpha's pastoral character by acquiring and maintaining preserving farmland.</p>	<p>With the Land Use Board, review existing ordinances to protect the Alpha Grasslands..</p>	<p>Prepare an updated ROSI when state funds are needed.</p>	<p>Analyze vacant railroad properties to determine suitability for additional open space acquisition/trail development</p>
<p>Acquire parcels adjoining existing public lands as they are available and of interest to the municipality. .</p>	<p>·Preserve historically significant areas and buildings and sites in the community,</p>	<p>Apply to NJDEP Green Acres to access increased funding for land acquisition, park development, and stewardship.</p>	<p>Increase transportation options through the Borough's sidewalk plan, designated bike lanes and pedestrian walkways connecting residential, commercial, recreational, and school lands.</p>
<p>Pursue trail easements or land acquisitions to improve connectivity between schools, recreation facilities, and residential areas.</p>	<p>Partner with local sports organizations to plan for and improve local recreational facilities, including the site of the former pool.</p>	<p>Apply as needed to Warren County Open Space Trust Fund for grant support, and seek funding from local non-profit conservation groups.</p>	<p>Continue to provide the Borough with excellent community facilities and services, with special consideration given to trail maintenance, park maintenance, and recreation programs.</p>
<p>Continue to collaborate with Warren County and the Town of Phillipsburg to acquire and preserve the former railbed for a new rails to trail.</p>	<p>Promote environmental resiliency through the implementation of best management practices of public lands without the use of chemical treatments.</p>	<p>Continue the municipal Open Space Trust Fund to purchase additional lands &amp; support any debt services for future acquisitions.</p>	<p>·Establish a system of off-road paths and green spaces to link open spaces and recreational areas and to improve safety of non-motorized access</p>



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# APPENDICES

**43** Appendix A: Recreation and Open Space Inventory

**46** Appendix B: Preserved and Public Lands, Private Recreation,  
Farmland

**54** Appendix C: Public Participation

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# APPENDIX A

## Recreation and Open Space Inventory

### **44** 2020 Recreation and Open Space Inventory

RECREATION AND OPEN SPACE INVENTORY

Local Unit: \_\_\_\_\_

County: \_\_\_\_\_

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 government unit. The official map used for this ROSI is named \_\_\_\_\_ and is dated \_\_\_\_\_, 20\_\_\_\_. Please refer to page 1 of this document for more detailed instructions.

**Lands Held in Fee Simple for Recreation and Conservation Purposes** (Use Page 4A -Fee Simple cont'd as necessary for additional lands)

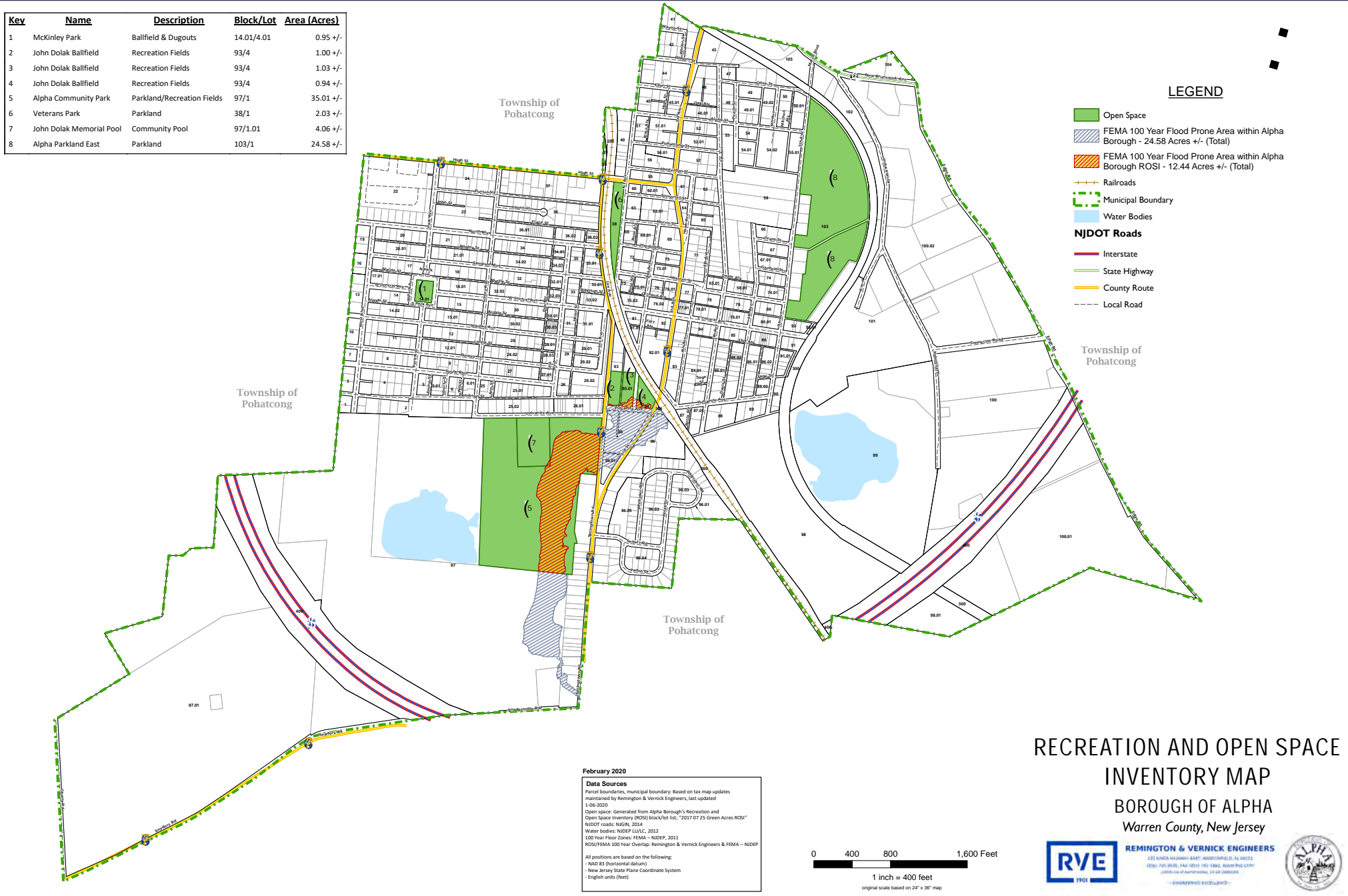
Map Key	Municipal Location per Tax Records	Name of Park / Facility	Block No.	Lot No.	Total Lot Acres	Partial Lot? (Y / N) <small>Note 1</small>	GA Encumbered Acres <small>Note 2</small>	Co-Owners? (Y / N) <small>Note 3</small>	Green Acres Funded? (F / U) <small>Note 4</small>	EIFP Funded? (Y / N) <small>Note 5</small>	Notes
1	W Central Avenue	McKinley Park	14.01	4.01	0.95	N	0.95	N	U	N	Ballfield & dugouts
2	Springtown Road	John Dolak Ballfield	93	4	1.003	N	1.00	N	U	N	Recreation Fields
3	W Vulcanite Avenue	John Dolak Ballfield	93.01	5	1.532	Y	1.03	N	U	N	Recreation Fields
4	W Vulcanite Avenue	John Dolak Ballfield	94	1	0.94	N	0.94	N	U	N	Recreation Fields
5	W Vulcanite Avenue	Alpha Community Park	97	1	35.01	N	35.01	N	U	N	Parkland/ Recreation Fields
6	First Avenue	Veterans Park	38	1	2.03	N	2.03	N	U	N	Parkland
7	W Vulcanite Avenue	Alpha Community Park	97	1.01	4.06	N	4.06	N	F	N	Community Pool
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											

<b>Total of all fee simple Green Acres-encumbered acres on this page only:</b>	<b>45.02</b>
<b>Total of all fee simple Green Acres-encumbered acres from all pages of this ROSI:</b>	<b>45.02</b>
<b>Total of all Green Acres-encumbered acres from all pages of this ROSI:</b>	<b>45.02</b>

- Note 1:** For properties partially held for recreation/conservation (e.g. municipal complex), please supply a survey or tax map with the park boundaries to scale, showing the recreation/conservation area.
- Note 2:** For entire properties, please supply acreage of entire property. For partial lots, please provide the recreation/conservation acreage only
- Note 3:** Does any other entity have an undivided interest in this property? List co-owner in Notes column
- Note 4:** F = Funded by Green Acres; U = Unfunded (i.e., no Green Acres funding utilized)
- Note 5:** Were Environmental Infrastructure Trust Program funds used to acquire all or part of this property?



Key	Name	Description	Block/Lot	Area (Acres)
1	McKinley Park	Ballfield & Dugouts	14.01/4.01	0.95 +/-
2	John Dolak Ballfield	Recreation Fields	93/4	1.00 +/-
3	John Dolak Ballfield	Recreation Fields	93/4	1.03 +/-
4	John Dolak Ballfield	Recreation Fields	93/4	0.94 +/-
5	Alpha Community Park	Parkland/Recreation Fields	97/1	35.01 +/-
6	Veterans Park	Parkland	38/1	2.03 +/-
7	John Dolak Memorial Pool	Community Pool	97/1.01	4.06 +/-
8	Alpha Parkland East	Parkland	103/1	24.58 +/-



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# APPENDIX B

## Preserved, Public, Undeveloped Lands

**47** Preserved, Public, Undeveloped Lands

Block	Lot	Location	Facility	Acres (Tax Data)	Acres (GIS)	Acres (2020 ROSI)	Key (2020 ROSI)	Name (2020 ROSI)
14.01	4.01	WEST CENTRAL AVENUE	BALLFIELD & DUGOUTS	-	0.91	0.95	1	McKinley Park
93	4	SPRINGTOWN ROAD	RECREATION FIELDS	-	0.96	1.00	2	John Dolak Ballfield
93.01	5	PARK AVENUE	RECREATION FIELDS	-	1.46	1.03	3	John Dolak Ballfield
94	1	VULCANITE AVENUE	RECREATION FIELDS	-	0.97	0.94	4	John Dolak Ballfield
97	1	SPRINGTOWN ROAD	PARKLAND/RECREATION FIELDS	35.01	35.22	35.01	5	Alpha Community Park
38	1	FIRST AVENUE	PARKLAND	-	1.76	2.03	6	Veterans Park
97	1.01	SPRINGTOWN ROAD	COMMUNITY POOL	-	3.94	4.06	7	John Dolak Memorial Pool
103	1	SEVENTH AVENUE	PARKLAND	28.00	26.13	24.58	8	Alpha Parkland East

**Acres (Parkland):      63.01      71.34      69.60**

**Acres, ROSI:      69.60      6% preserved as open space/parks**  
**Farmland, Preserved:      131.28      12% preserved as farmland**  
**Total Preserved Land      200.88      18% preserved land**

**Alpha Borough      1,097.86**



Block	Lot	Class	Location	Owner	Facility	Acres (Tax Data)	Acres (GIS)
98.01	1	15C	RT 78	STATE OF NJ DOT	HIGHWAY	4.76	5.19
100	7	15C	R. D. ALPHA	STATE OF NJ DOT	HIGHWAY	-	0.01
100	8	15C	INDUSTRIAL DRIVE	STATE OF NJ DOT	HIGHWAY	-	0.84
100	9	15C	INDUSTRIAL DRIVE	STATE OF NJ DOT	HIGHWAY	1.36	0.91
100.01	8	15C	EDGE ROAD	STATE OF NJ DOT	HIGHWAY	0.20	0.42
400	1	15C	RT 78	STATE OF NJ DOT	HIGHWAY RT 78	13.15	56.06
<b>Total, NJDOT (Route 78):</b>						<b>19.47</b>	<b>63.42</b>

200	1	5A	LEE AVENUE	LEHIGH VALLEY R R		12.39	12.53
300	1	5A	HIGH STREET	CENTRAL R R OF NJ		16.58	12.71
300	2	5A	HIGH STREET	CENTRAL R R OF NJ		1.52	1.50
<b>Total, Central and Lehigh Valley Railroad:</b>						<b>30.49</b>	<b>26.74</b>

93	3	15C	1224 SPRINGTOWN ROA	WARREN COUNTY	GARAGE	-	0.26
23	9	15A	NORTH BOULEVARD	ALPHA PUBLIC SCHO	VACANT LAND	-	0.38
23	10	15A	PARK AVENUE	ALPHA PUBLIC SCHO	VACANT LAND	-	0.74
23	11	15A	817 NORTH BOULEVARD	ALPHA PUBLIC SCHO	SCHOOLS	-	1.82
<b>Total, Alpha Public School:</b>						<b>-</b>	<b>2.93</b>

24	13	15C	859 PURSEL STREET	BOROUGH OF ALPHA	PUMPING STATION	0.39	0.39
26	1.03	15C	HOBSON STREET	BOROUGH OF ALPHA	RIGHT OF WAY	-	0.05
26.01	9	15C	LEE AVENUE	BOROUGH OF ALPHA	VACANT LAND	-	0.11
26.01	10	15C	LEE AVENUE	BOROUGH OF ALPHA	VACANT LAND	-	0.05
32	8	15C	EAST BOULEVARD	BOROUGH OF ALPHA	GARAGE/MUNICIPAL	-	0.23
36	15.01	15C	735 FRACE STREET	BOROUGH OF ALPHA	PUMPING STATION	-	0.20
41	5	15C	THIRD AVENUE	BOROUGH OF ALPHA	VACANT LAND	-	0.25
57	2	15C	POHATCONG STREET	BOROUGH OF ALPHA	VACANT LAND	0.08	0.08
72	7	15C	FIRST AVENUE	BOROUGH OF ALPHA	VACANT LAND	0.01	0.02
99	2	15C	90 INDUSTRIAL DRIVE	BOROUGH OF ALPHA	VACANT LAND	31.46	48.92
100	10.04	15C	93 INDUSTRIAL DRIVE	BOROUGH OF ALPHA	WATER STAND PIPE	-	0.23
106	1	15C	THIRD AVENUE	BOROUGH OF ALPHA	VACANT LAND	0.01	0.03
<b>Total, Municipal:</b>						<b>31.95</b>	<b>50.58</b>

96.01	5.01	15C	201 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT	0.28	0.27
96.01	5.02	15C	203 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT LAND	0.18	0.18
96.01	5.03	15C	205 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT LAND	0.15	0.15
96.01	5.04	15C	207 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT	0.15	0.15
96.01	5.05	15C	209 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT	0.15	0.15
96.01	5.06	15C	211 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT	0.15	0.15
96.01	5.07	15C	213 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT	0.15	0.15
96.01	5.08	15C	215 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT	0.16	0.46
96.01	5.09	15C	217 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT	0.23	0.23
96.01	5.11	15C	221 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT LAND	0.15	0.15
96.01	5.12	15C	223 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT	0.18	0.18
96.01	5.13	15C	225 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT	0.25	0.25
96.01	5.14	15C	227 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT	0.25	0.21
96.01	5.15	15C	229 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT	0.19	0.15
96.01	5.16	15C	231 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT	0.16	0.13
96.01	5.17	15C	DOLAK DRIVE	BOROUGH OF ALPHA	VACANT	0.26	0.26
96.01	5.18	15C	DOLAK DRIVE	BOROUGH OF ALPHA	VACANT	0.15	0.13
96.01	5.19	15C	DOLAK DRIVE	BOROUGH OF ALPHA	VACANT	0.15	0.13
96.01	5.21	15C	DOLAK DRIVE	BOROUGH OF ALPHA	VACANT LAND	0.15	0.13
96.01	5.22	15C	DOLAK DRIVE	BOROUGH OF ALPHA	VACANT	0.15	0.13
96.01	5.23	15C	DOLAK DRIVE	BOROUGH OF ALPHA	VACANT	0.15	0.13
96.01	5.24	15C	DOLAK DRIVE	BOROUGH OF ALPHA	VACANT	0.15	0.13
96.01	5.25	15C	DOLAK DRIVE	BOROUGH OF ALPHA	VACANT	0.15	0.13
96.01	5.26	15C	DOLAK DRIVE	BOROUGH OF ALPHA	VACANT	0.15	0.14
96.01	5.27	15C	DOLAK DRIVE	BOROUGH OF ALPHA	VACANT	0.15	0.19
96.01	5.28	15C	DOLAK DRIVE	BOROUGH OF ALPHA	VACANT	0.36	0.31

Block	Lot	Class	Location	Owner	Facility	Acres (Tax Data)	Acres (GIS)
96.01	5.29	15C	120 PADOS DRIVE	BOROUGH OF ALPHA	VACANT	0.22	0.20
96.01	5.31	15C	116 PADOS DRIVE	BOROUGH OF ALPHA	VACANT	0.15	0.14
96.01	5.32	15C	114 PADOS DRIVE	BOROUGH OF ALPHA	VACANT	0.15	0.14
96.01	5.33	15C	112 PADOS DRIVE	BOROUGH OF ALPHA	VACANT	0.16	0.15
96.01	5.34	15C	110 PADOS DRIVE	BOROUGH OF ALPHA	VACANT LAND	0.22	0.20
96.01	5.35	15C	108 PADOS DRIVE	BOROUGH OF ALPHA	VACANT	0.37	0.35
96.01	5.36	15C	106 PADOS DRIVE	BOROUGH OF ALPHA	VACANT	0.26	0.26
96.01	5.37	15C	104 PADOS DRIVE	BOROUGH OF ALPHA	VACANT	0.18	0.18
96.01	5.38	15C	102 PADOS DRIVE	BOROUGH OF ALPHA	VACANT	0.15	0.15
96.01	5.39	15C	100 PADOS DRIVE	BOROUGH OF ALPHA	VACANT	0.15	0.15
96.01	5.93	15C	227 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT	1.69	1.60
96.02	5.53	15C	124 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT	0.23	0.23
96.02	5.54	15C	122 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT	0.20	0.20
96.02	5.62	15C	DOLAK DRIVE	BOROUGH OF ALPHA	VACANT	0.16	0.16
96.02	5.63	15C	DOLAK DRIVE	BOROUGH OF ALPHA	VACANT	0.16	0.16
96.02	5.64	15C	DOLAK DRIVE	BOROUGH OF ALPHA	VACANT	0.16	0.16
96.02	5.65	15C	DOLAK DRIVE	BOROUGH OF ALPHA	VACANT	0.16	0.16
96.02	5.66	15C	DOLAK DRIVE	BOROUGH OF ALPHA	VACANT	0.16	0.16
96.02	5.67	15C	DOLAK DRIVE	BOROUGH OF ALPHA	VACANT	0.16	0.16
96.02	5.68	15C	DOLAK DRIVE	BOROUGH OF ALPHA	VACANT LAND	0.16	0.16
96.02	5.69	15C	DOLAK DRIVE	BOROUGH OF ALPHA	VACANT	0.16	0.16
96.02	5.71	15C	DOLAK DRIVE	BOROUGH OF ALPHA	VACANT	0.16	0.16
96.02	5.72	15C	DOLAK DRIVE	BOROUGH OF ALPHA	VACANT	0.17	0.17
96.02	5.73	15C	102 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT	0.17	0.17
96.02	5.74	15C	104 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT	0.15	0.14
96.02	5.75	15C	106 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT	0.15	0.14
96.02	5.76	15C	108 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT	0.15	0.14
96.02	5.77	15C	110 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT	0.15	0.14
96.02	5.78	15C	112 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT	0.15	0.14
96.02	5.79	15C	114 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT	0.15	0.14
96.02	5.81	15C	118 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT	0.15	0.14
96.02	5.82	15C	120 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT	0.15	0.14
96.03	5.55	15C	DOLAK DRIVE	BOROUGH OF ALPHA	VACANT	0.20	0.20
96.03	5.56	15C	202 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT	0.29	0.29
96.03	5.57	15C	204 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT	0.21	0.21
96.03	5.58	15C	206 WHITTAKER ROAD	BOROUGH OF ALPHA	VACANT	0.28	0.28
96.03	5.59	15C	DOLAK DRIVE	BOROUGH OF ALPHA	VACANT	0.23	0.23
96.03	5.61	15C	DOLAK DRIVE	BOROUGH OF ALPHA	VACANT	0.15	0.15
96.04	5.83	15C	201 SEIFERT ROAD	BOROUGH OF ALPHA	VACANT	0.26	0.26
96.04	5.84	15C	203 SEIFERT ROAD	BOROUGH OF ALPHA	VACANT	0.15	0.15
96.04	5.85	15C	205 SEIFERT ROAD	BOROUGH OF ALPHA	VACANT	0.15	0.15
96.04	5.86	15C	207 SEIFERT ROAD	BOROUGH OF ALPHA	VACANT	0.15	0.15
96.04	5.87	15C	209 SEIFERT ROAD	BOROUGH OF ALPHA	VACANT	0.19	0.19
96.04	5.88	15C	113 PADOS DRIVE	BOROUGH OF ALPHA	VACANT	0.24	0.23
96.04	5.89	15C	111 PADOS DRIVE	BOROUGH OF ALPHA	VACANT	0.17	0.17
96.04	5.91	15C	107 PADOS DRIVE	BOROUGH OF ALPHA	VACANT	0.18	0.18
96.04	5.92	15C	105 PADOS DRIVE	BOROUGH OF ALPHA	VACANT	0.23	0.23
<b>Total, Municipal (Block 96.01-96.04):</b>						<b>14.95</b>	<b>14.73</b>

Block	Lot	Class	Location	Owner	Facility
58	6	15D	FIFTH AVENUE	PRIVATE, RELIGIOUS	CHURCH
58	7	15D	SIXTH AVENUE	PRIVATE, RELIGIOUS	PARSONAGE
58	8	15D	SIXTH AVENUE	PRIVATE, RELIGIOUS	PARKING LOT
58	9	15D	FIFTH AVENUE	PRIVATE, RELIGIOUS	PARKING LOT CONVENT
54.02	2	15E	ST.MARY CATHOLIC CHURCH	PRIVATE, RELIGIOUS	PETER AND PAUL CEMETERY
55	1	15E	SEVENTH AVENUE	PRIVATE, RELIGIOUS	PETER AND PAUL CEMETERY
58	1	15E	FIFTH AVENUE	PRIVATE, RELIGIOUS	PETER AND PAUL CEMETERY
58	2	15E	FIFTH AVENUE	PRIVATE, RELIGIOUS	PETER AND PAUL CEMETERY
58	4	15E	FIFTH AVENUE	PRIVATE, RELIGIOUS	PETER AND PAUL CEMETERY
83	8	15D	THIRD AVENUE	PRIVATE, RELIGIOUS	PARKING LOT
83	9	15D	319 EAST CENTRAL AVENUE	PRIVATE, RELIGIOUS	CHURCH
53	2	15E	FIFTH AVENUE	PRIVATE, RELIGIOUS	CEMETERIES
58	5	15E	SEVENTH AVENUE	PRIVATE, RELIGIOUS	CEMETERIES
58	3	15E	1034 SECOND AVENUE	PRIVATE, RELIGIOUS	CEMETERIES
					<b>Total, Religious &amp; Cemetery:</b>



Block	Lot	Class	Location	Owner	Acres (Tax Data)	Acres (GIS)
2	8	1	HOBSON STREET	PRIVATE	1.86	1.83
2	8.01	1	HOBSON STREET	PRIVATE	0.19	0.19
2	8.02	1	HOBSON STREET	PRIVATE	0.19	0.19
2	8.03	1	HOBSON STREET	PRIVATE	0.19	0.19
2	8.04	1	HOBSON STREET	PRIVATE	0.19	0.19
2	8.05	1	HOBSON STREET	PRIVATE	0.22	0.22
11	7	1	1243 PARK AVENUE	PRIVATE	0.17	0.17
23	1.01	1	PURSEL STREET	PRIVATE	0.06	0.06
48	3	1	FIFTH AVENUE	PRIVATE	-	0.14
48	4	1	FIFTH AVENUE	PRIVATE	-	0.07
61	4	1	SOMERSET STREET	PRIVATE	-	0.20
62	3	1	FIFTH AVENUE	PRIVATE	0.02	0.03
68	6	1	FIRST AVE & HARDING ST	PRIVATE	0.10	0.08
71	13	1	912 THIRD AVENUE	PRIVATE	-	0.06
75	7	1	1000 FIRST AVENUE	PRIVATE	-	0.19
83	7	1	1136 FOURTH AVENUE	PRIVATE	-	0.04
86	5	1	EAST CENTRAL AVENUE	PRIVATE	-	0.11
91	5	1	VULCAN AVENUE	PRIVATE	-	0.05
91	12	1	VULCAN AVENUE	PRIVATE	0.05	0.05
95	4	1	1432 SPRINGTOWN ROAD	PRIVATE	0.25	0.24
95	6	1	THIRD AVENUE	PRIVATE	-	0.84
96	2	1	THIRD AVENUE	PRIVATE	0.52	0.53
97	3.01	1	1817 SPRINGTOWN ROAD	PRIVATE	2.30	2.18
97.01	3	1	ROUTE 78	PRIVATE	8.08	8.09
100.02	1	1	EDGE ROAD	PRIVATE	11.92	11.44
100.02	4.01	1	INDUSTRIAL DRIVE	PRIVATE	5.50	5.58
100.02	5	1	5 INDUSTRIAL DRIVE	JCP&L	-	0.89
100.02	10.01	1	EDGE ROAD	PRIVATE	7.73	8.23
103	7	1	EAST CENTRAL AVENUE	PRIVATE	1.21	1.54
<b>Total, Undeveloped:</b>					<b>40.75</b>	<b>43.61</b>

Block	Lot	Class	Location	Owner	Acres (Tax Data)	Acres (GIS)
97	3	3B	1815 SPRINGTOWN ROAD	PRIVATE	93.67	95.60
98	1	3B	STANDARD STREET	PRIVATE	37.18	38.50
100.01	1	3B	INDUSTRIAL DRIVE	PRIVATE	8.35	7.92
100.01	10	3B	EDGE ROAD	PRIVATE	33.67	34.49
<b>Farmland, Unpreserved:</b>					<b>172.87</b>	<b>176.52</b>

Block	Lot	Class	Location	Owner	Acres (Tax Data)	Acres (GIS)	Acres (Preserved)	Year Preserved
97.01	6	3B	ROUTE 78	PRIVATE	98.65	101.50	99.651	2000
97.01	5	3B	ROUTE 78	PRIVATE	24.37	22.46	22.508	2004
100.01	10.01	3B	EDGE ROAD	PRIVATE	1.10	1.28	1.210	2007
97	5	3B	275 OBERLY ROAD	PRIVATE	7.25	7.67	7.907	2015
<b>Farmland, Preserved:</b>					<b>131.37</b>	<b>132.91</b>	<b>131.2760</b>	

Block	Lot	Class	Location	Owner	Acres (Tax Data)	Acres (GIS)
97	2	4B	801 VULCANITE AVENUE	PRIVATE	5.86	38.31
101	3	4B	50 INDUSTRIAL DRIVE	PRIVATE	18.70	21.12
100	10.05	4A	95 INDUSTRIAL DRIVE	PRIVATE	12.16	14.34
100	10.02	4B	81 INDUSTRIAL DRIVE	PRIVATE	13.09	13.34
100	10.03	4A	85 INDUSTRIAL DRIVE	PRIVATE	11.52	10.50
100.02	10	4B	75 INDUSTRIAL DRIVE	PRIVATE	8.88	9.80
22	1	4C	PURSEL STREET	PRIVATE	-	8.09
100.02	3.01	4A	INDUSTRIAL DRIVE	PRIVATE	5.37	5.92
99	1	4A	80 INDUSTRIAL DRIVE	PRIVATE	4.81	4.85
<b>Total, Commercial and Industrial &gt; 5 acres:</b>					<b>80.39</b>	<b>126.27</b>



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# APPENDIX C

## Public Participation

- 55** Public Meeting #1 - June 25, 2024: Borough Council Notice, Agenda, Minutes, and Handout
- 74** Public Meeting #2 - June 27, 2024: Land Use Board (adoption of Open Space and Recreation Plan) Public Notice, Agenda, Minutes, and Resolution



## BOROUGH OF ALPHA

1001 East Boulevard  
Alpha, New Jersey 08865

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### REGULAR MEETING AGENDA

Borough of Alpha  
Tuesday June 25, 2024 – 7:00 PM

1. Call to Order: Open Public Meetings Notice – Mayor Joseph Schocko, III
2. Prayer & Salute to the Flag
3. Roll Call:  
Ms. Bickar, Mr. Cartabona, Mr. Melick, Mr. Pettinelli, Mr. Schwar, and Mrs. Smith
4. Presentation:
  - Open Space and Recreation Plan Update – Vice President Barbara Heskins Davis
  - Budget Presentation – Cameron Keng
5. Public Comment:  
When addressing the Governing Body. Please state if you are a resident or a non-resident. Time limited to three **(3) minutes per speaker**.
6. Resolutions:
  - **RESOLUTION 2024-77  
MUNICIPAL BUDGET**
  - **RESOLUTION 2024-97  
RESOLUTION OF THE ALPHA BOROUGH COUNCIL APPROVING THE RENEWAL  
OF LIQUOR LICENSE FOR THE PERIOD JULY 1, 2024-JUNE 30, 2025, FOR RUTURAJ  
ENTERPRISES, INC**
  - **RESOLUTION 2024-98  
RESOLUTION OF THE ALPHA BOROUGH COUNCIL APPROVING THE RENEWAL  
OF LIQUOR LICENSE FOR THE PERIOD JULY 1, 2024-JUNE 30, 2025, FOR ALMOND  
TREE MANOR**
  - **RESOLUTION 2024-99  
RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND  
APPROPRIATION – NJSA 40A:4-87**

➤ **RESOLUTION 2024-100**  
**RESOLUTION AUTHORIZING COOPER TECHNOLOGY GROUP TO PROVIDE SERVICES FOR INSTALLATION OF SECURITY EQUIPMENT**

## 7. Minutes:

Regular Meeting: 5/28/24

Executive Session: 5/28/24

## 8. Department Reports:

Administration – Councilwoman Angela Bickar

Finance – Councilman Mike Schwar

Health &amp; Welfare – Councilman Louis Cartabona

Public Property – Councilman Bob Melick

Public Safety – Councilwoman Jodie Smith

Public Works – Councilman Pete Pettinelli

## 9. Professionals &amp; Officials Reports:

## 10. Payment of Bills and Claims

## 11. Old Business:

- DCA park grant discussion – Tim O’Brien
- NJDOT grant application street selection – Tim O’Brien

## 12. New Business:

- Pavilion Permit for Crystal Huff on June 9<sup>th</sup>, 2024 without alcohol – Previously approved by the Clerk’s Office
- Pavilion Permit for Crystal Cortes on June 16<sup>th</sup>, 2024 without alcohol – Previously approved by the Clerk’s Office
- Pavilion Rental for Chelsea Borska on June 30 without alcohol
- Pavilion Rental for Alysha Wilson on July 26 without alcohol
- Raffle License for St. Mary's
- Social Affairs Permit for Alpha Volunteer Fire Company on July 13<sup>th</sup> 2024 from 6pm – 10pm
- Rebekah White and Hannah McDowall – To Jr. Firefighter

## 13. Public Comment:

(When addressing the Governing Body. Please state if you are a resident or a non-resident.) Time limited to three **(3) minutes per speaker.**)

## 14. Executive Session

## 15. Adjournment

Mayor Schocko called the Regular Meeting of the Common Council of the Borough of Alpha to order at 7:05 PM on Tuesday June 25, 2024.

The Municipal Clerk announced that adequate notice of the meeting was given and posted on the bulletin board in the Municipal Building satisfying the requirements of the Open Public Meetings Act.

#### NOTICE

Pursuant to the provisions of the Open Public Meetings Act, adequate notice of this meeting has been given. On January 1<sup>st</sup>, 2024, the Municipal Clerk delivered to the Star-Ledger/Hunterdon County Democrat and posted on the bulletin board in the Municipal Building a notice containing the date, time, and place of this meeting of the Alpha Borough Council. Also said notice has been mailed to persons requesting the same.

The Municipal Clerk led the prayer and flag salute.

*Roll Call:* Present, Councilwoman Bickar, Councilman Cartabona, Councilman Melick, Councilman Pettinelli, Councilman Schwar, and Councilwoman Smith.

#### Presentations:

➤ Barbara Heskins Davis, Vice President of The Land Conservancy of New Jersey presented the Open Space and Recreation Plan Update to the attendees and the Governing Body.

She stated that this plan is fully funded by the New Jersey Highlands Council.

Members of Council had some questions and Barbara was able to provide answers.

Motion made by Councilman Schwar to open up the discussion to the public to address any questions they may have. Motion seconded by Councilwoman Smith. All were in favor.

There were no questions from the public.

Motion made by Councilwoman Smith to close the public hearing. Motion seconded by Councilman Schwar. All were in favor.



- Cameron Keng, CFO presented the 2024 Budget to the Governing Body.

There were no questions from the public.

Motion made by Councilman Schwar to introduce Ordinance 2024-02. Motion seconded by Councilman Melick. Roll Call: Ayes: Bickar, Cartabona, Melick, Pettinelli, Schwar, and Smith. Nays: None.

The public hearing for this ordinance will be July 23, 2024.

**ORDINANCE NO. 2024-02  
ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO  
ESTABLISH A CAP BANK  
(AS INTRODUCED)  
(N.J.S.A. 40A: 4-45.14)**

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

**WHEREAS**, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

**WHEREAS**, the Borough Council of the Alpha Borough in the County of Alpha finds it advisable and necessary to increase its CY 2024 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

**WHEREAS**, the Borough Council of hereby determines that a 1% increase in the budget for said year, amounting to \$17,163.07 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

**WHEREAS** the Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**NOW THEREFORE BE IT ORDAINED**, by the Borough Council of Alpha Borough, in the County of Warren, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2024 budget year, the final appropriations of Alpha Borough shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$60,070.75, and that the CY 2024 municipal budget be approved and adopted in accordance with this ordinance; and,

**BE IT FURTHER ORDAINED**, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

**Public Comment:**

Paul Capista, Alpha resident had questions regarding the appraisal of Block 50.01 Lots 1 and 3. The documents will be available once the transaction has concluded. He also had questions regarding any other developments in the Borough.

Motion made by Councilman Pettinelli to approve Resolution 2024-77. Motion seconded by Councilman Schwar. Roll Call: Ayes: Bickar, Melick, Pettinelli, Schwar, and Smith: Nays: Cartabona.

**RESOLUTION 2024-77 MUNICIPAL BUDGET (AS ADOPTED)**

**BE IT RESOLVED** That the statements of revenue and appropriations shall constitute the local budget for the year 2024.

**BE IT RESOLVED** That a summary of said budget shall be published in an official newspaper as required by law together with a notice fixing June 25, 2024, at approximately 7:00 p.m. as the date and time when budget will be considered for final adoption.

**NOW THEREFORE, BE IT RESOLVED** That the governing body of the Borough of Alpha does hereby approve the budget for the year 2024.

**2024 Municipal Budget**

of the \_\_\_\_\_ **BOROUGH** \_\_\_\_\_ of \_\_\_\_\_ **ALPHA**  
**County of**  
 \_\_\_\_\_ **WARREN** \_\_\_\_\_ for the fiscal year 2024.

**Revenue and Appropriations Summaries**

Summary of Revenues	Anticipated	
	2024	2023
1. Surplus	667,000.00	604,000.00
2. Total Miscellaneous Revenues	386,243.39	1,230,123.52
3. Receipts from Delinquent Taxes	122,974.00	132,000.00
4. a) Local Tax for Municipal Purposes	1,936,571.99	1,763,515.32
b) Addition to Local School District Tax		
c) Minimum Library Tax	91,849.00	81,075.85
Tot Amt to be Rsd by Taxes for Sup of Muni Bnd	2,028,420.99	1,844,591.17
Total General Revenues	3,204,638.38	3,810,714.69

<b>Summary of Appropriations</b>		<b>2024 Budget</b>	<b>Final 2023 Budget</b>
1. Operating Expenses:	Salaries & Wages	671,407.86	670,349.86
	Other Expenses	1,501,843.52	2,021,449.83
2.	Deferred Charges & Other Appropriations	309,387.00	185,415.00
3.	Capital Improvements	60,000.00	268,500.00
4.	Debt Service (Include for School Purposes)	302,000.00	305,000.00
5.	Reserve for Uncollected Taxes #	360,000.00	360,000.00
Total General Appropriations		3,204,638.38	3,810,714.69
Total Number of Employees		33	33

<b>2024 Dedicated WATER / SEWER</b>		<b>Utility Budget</b>	
<b>Summary of Revenues</b>		<b>Anticipated</b>	
		<b>2024</b>	<b>2023</b>
1.	Surplus	28,000.00	28,000.00
2.	Miscellaneous Revenues	1,208,500.00	1,114,000.00
3.	Deficit (General Budget)		
	Total Revenues	1,236,500.00	1,142,000.00
<b>Summary of Appropriations</b>		<b>2024 Budget</b>	<b>Final 2023 Budget</b>
1.	Operating Expenses: Salaries & Wages	63,000.00	63,000.00
	Other Expenses	743,500.00	680,000.00
2.	Capital Improvements	75,000.00	75,000.00
3.	Debt Service	345,000.00	314,000.00
4.	Deferred Charges & Other Appropriations	10,000.00	10,000.00
5.	Surplus (General Budget)		
Total Appropriations		1,236,500.00	1,142,000.00
Total Number of Employees		2	2

<b>Balance of Outstanding Debt</b>			
	<b>General</b>	<b>WATER / SEWER</b>	
Interest	601,256.25	1,655,368.87	
Principal	2,955,000.00	4,545,000.00	
Outstanding Balance	3,556,256.25	6,200,368.87	

Notice is hereby given that the budget and tax resolution was approved by the \_\_\_\_\_ COUNCIL MEMBERS of the \_\_\_\_\_ BOROUGH of \_\_\_\_\_ ALPHA, County of \_\_\_\_\_ WARREN on \_\_\_\_\_ MAY 14, 2024.

A hearing on the budget and tax resolution will be held at \_\_\_\_\_ THE MUNICIPAL BUILDING, on \_\_\_\_\_ June 25, 2024 at \_\_\_\_\_ 7 o'clock PM at which time and place objections to the Budget and Tax Resolution for the year 2024 may be presented by taxpayers or other interested parties.

Motion made by Councilman Pettinelli to approve Resolution 2024-97. Motion seconded by Councilwoman Smith. Roll Call: Ayes: Bickar, Melick, Pettinelli, Schwar, and Smith. Nays: Cartabona.

**RESOLUTION 2024-97  
RESOLUTION OF THE ALPHA BOROUGH COUNCIL  
APPROVING THE RENEWAL OF LIQUOR LICENSE FOR THE PERIOD  
JULY 1, 2024-JUNE 30, 2025, FOR RUTURAJ ENTERPRISES, INC.**

**WHEREAS**, the liquor license noted below requires approval for the period July 1, 2024-June 30, 2025;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Common Council of the Borough of Alpha that the following liquor license be and hereby is approved for the period stated:

<u>License No.</u>	<u>License</u>	<u>License Type</u>
2102-44-002-005	Raturaj Enterprises, Inc.	Plenary Retail Distribution License

Motion made by Councilman Pettinelli to approve Resolution 2024-98. Motion seconded by Councilwoman Smith. Roll Call: Ayes: Bickar, Melick, Pettinelli, Schwar, and Smith. Nays: Cartabona.

**RESOLUTION 2024-98  
RESOLUTION OF THE ALPHA BOROUGH COUNCIL  
APPROVING THE RENEWAL OF LIQUOR LICENSE FOR THE PERIOD  
JULY 1, 2024-JUNE 30, 2025, FOR ALMOND TREE MANOR**

**WHEREAS**, the liquor license noted below requires approval for the period July 1, 2024-June 30, 2025; and

**WHEREAS**, the business was sold and stopped operating on December 9, 2021; and

**WHEREAS**, the owner desires to maintain the license as an inactive pocket license; and

**WHEREAS**, N.J.A.C 13:2-1.7 requires that the licensee surrender the license certificate to the issuing authority, and the issuing authority must maintain it as part of the municipal file until it has been reactivated;

**WHEREAS**, On May10, 2024, ABC issued Administrative Order (AO) 2024-03 **GRANTING** blanket 12.39 relief for the 2024-2025 license term for all eligible inactive license holders.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Common Council of the Borough of Alpha that the following inactive liquor license be and hereby is approved for the period stated:



<u>License No.</u>	<u>License</u>	<u>License Type</u>
2102-33-005-003	Almond Tree Manor	Plenary Retail Consumption

Motion made by Councilman Pettinelli to approve Resolution 2024-99. Motion seconded by Councilwoman Smith. Roll Call: Ayes: Bickar, Cartabona, Melick, Pettinelli, Schwar, and Smith. Nays: None.

**RESOLUTION 2024-99**

**RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE  
AND APPROPRIATION – N.J.S.A. 40A:4-87**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of adoption of the budget; and

**WHEREAS**, the Director may also approve the insertion of a line of appropriation for an equal amount.

**NOW, THEREFORE, BE IT RESOLVED**, that the Governing Body in the County of Warren and State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2024 in the sum \$50,000.00, which is available from Highlands Council.

**BE IT FURTHER RESOLVED**, that the like sum of \$50,000.00 is hereby appropriated under the caption

**HIGHLANDS GRANT**

and

**BE IT FURTHER RESOLVED** that the above is the result of funds from Highlands Council in the amount of \$50,000.00.

Motion made by Councilman Pettinelli to approve Resolution 2024-100. Motion seconded by Councilman Melick. Roll Call: Ayes: Bickar, Cartabona, Melick, Pettinelli, Schwar, and Smith. Nays: None.

**RESOLUTION 2024-100**

**RESOLUTION AUTHORIZING COOPER TECHNOLOGY GROUP TO PROVIDE SERVICES FOR  
INSTALLATION OF SECURITY EQUIPMENT**

**WHEREAS**, the Governing Body of the Borough of Alpha has determined that there is a need for security equipment improvements in the Borough of Alpha and that same is in the Borough's best interest.

**BE IT RESOLVED**, by the Borough Council of the Borough of Alpha, County of Warren, State of New Jersey that Cooper Technology Group is authorized to proceed with the installation of security equipment as

described in the company’s proposal of March 26, 2024 (attached hereto) and in an amount not to exceed \$6,900 upon written certification of funds by the Borough CFO.

Item #: \_\_\_\_\_ Cameron Keng, CFO: \_\_\_\_\_

**BE IT FURTHER RESOLVED**, that the Mayor, Clerk, and Borough Attorney are authorized to execute all necessary documents to effectuate the services.

Proposal



Cooper Technology Group  
210 3<sup>rd</sup> Avenue  
Alpha, NJ 08865

Toll Free in NJ/PA 1-877-COOPER-9  
908-859-6002  
Fax: 908-859-6022

Alpha Municipal Building  
1001 East Blvd  
Alpha, NJ 08865  
alphaclerk@alphaboronj.org

PHONE	DATE
908-454-0088	March 26, 2024 Rev. April 5, 2024
JOB NAME / LOCATION	
LOT #	JOB PHONE

**SCHEDULE A**

We hereby submit specifications and estimates for:

<p><b>Municipal Hall work</b>                  Add camera to existing system to view the court pay window \$450</p> <p>Update Chinese HIK recorder to Speco UL Cyber security and government approved unit, this unit can then be viewed by a computer at the P'burg PD department \$2400</p> <p>Add court entry hall door, adding to access control system, Interlogix Truportal system with fob reader, electric lock, door expansion board for access system , power supply \$1750</p> <p>Add HDMI balun extender system to place camera views onto the large existing monitor in the courtroom                  This requires a long range HDMI extender over Cat 6 cable to accomplish                  \$1150</p> <p><b>Fieldhouse camera monitor at snack counter</b></p> <p>Install Samsung 32 inch flat panel monitor on a bracket in the fieldhouse on an articulation arm bracket, along with a 50 ft HDMI cable connected to the camera system \$950                  Upgrade to a 55 inch flat panel add \$200</p>	
<p><b>We Propose</b> hereby to furnish material and labor—complete in accordance with the above specifications, for the sum of:</p>	
<p>All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.</p> <p><b>Acceptance of Proposal</b> –The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above</p> <p><b>Date of Acceptance:</b></p>	<p><b>Authorized Signature</b> _____</p> <p><b>Signature</b> _____</p> <p>Note: This proposal may be withdrawn by us if not accepted within 60 days.</p>

*Approval of Minutes:*

Motion made by Councilman Pettinelli to approve the regular meeting minutes of 5/28/24. Motion seconded by Councilwoman Bickar. All were in favor.

Motion made by Councilman Pettinelli to approve the executive session minutes of 5/28/24. Motion seconded by Councilwoman Bickar. All were in favor.

*Department Reports:*

*Administration, Councilman Angela Bickar:* Councilwoman Bickar updated everyone on the status of the projects in the Clerk's Office. Progress is being made with regard to online fillable forms with the ability to pay online then on to a revamp of the website. The Clerk's Office held the 'Patrol Dog's' event which was very successful. We will also have our first movie night on Saturday, June 29 at Marino Field, weather permitting. The summer playground begins this week. The Clerk's Office continues to assist the construction office.

At this time, Councilwoman Bickar requested 15 minutes in executive session for contractual, and 10 minutes for litigation.

*Finance, Councilman Mike Schwar:* Councilman Schwar reminded that the League of Municipalities Convention is coming up and it is a good idea to register as soon as registration opens. He also mentioned that the 250<sup>th</sup> birthday of America is coming up in 2025. He also updated everyone on the Affordable Housing Law. By 10/20/24 DCA will publish calculations that each municipality must follow. By January 31, 2025 Municipalities must pass binding resolutions setting forth their present and prospective fair share obligations. Municipalities may consider the DCA's report for its calculations. On or before February 28, 2025: An interested party may file a challenge with the Program after adoption of the binding resolution and must allege that the municipality's determination of its present and prospective obligation does not comply with the requirements of the law. On or before June 30, 2025: Municipalities must adopt their housing element and fair share plans (HEFSP) and propose drafts of the zoning and other ordinances and resolutions to implement their present and prospective obligations. On or before August 31, 2025: After the filing of an action of an adopted HEFSP, an interested party may file a response by the above deadline, alleging that the municipality's HEFSP is not in compliance. On or before March 15, 2026: The implementing ordinances and resolutions must be adopted by this deadline, otherwise, the municipality will not retain immunity from exclusionary zoning litigation until it is compliant. Councilman Schwar will get a proposal from Remington and Vernick to assist us in uploading grant information for the water tower.

*Health & Welfare, Councilman Cartabona:* Councilman Cartabona suggested that the website be updated with regard to the Animal Control Officer position.



*Public Property, Councilman Bob Melick:* Councilman Melick reported on the status of the athletic field usage and grass cuttings. The plaque restoration is under way at Veterans' Park. He would also like to meet with the appropriate committees regarding the recent approval of the resolution that will allow Cooper's to install additional security equipment within the Borough.

*Public Safety, Councilwoman Jodie Smith:* Councilwoman Smith thanked everyone who assisted with the Patrol Dog event. She also thanked the Alpha Volunteer Fire Company for the 'wet down' they sponsored due to the heat wave. She will also be reading to the children at the summer camp. She also asked to put in an ad for substitute crossing guards.

*Public Works, Councilman Pete Pettinelli:* Councilman Pettinelli reported that the storm damage was taken care by DPW. He also thanked them for the work they have been doing. NJDEP inspection was 6/11 and everything was in compliance. Once we can obtain more stone, the landscaping will be completed around the municipal building; hydrant flushing has commenced; and there are still a few catch basins that need to be worked on.

*Payment of Bills & Claims:*

Councilman Pettinelli made a motion to make the directors' reports a part of the minutes. Councilwoman Bickar seconded the motion. All were in favor.

Councilwoman Smith made a motion that the CFO be authorized to pay all bills authorized by the directors in the amount of \$174,214.44. Councilwoman Smith seconded the motion. Roll call: Ayes: Bickar, Cartabona, Melick, Pettinelli, Schwar and Smith. Nays: None.

**List of Bills - (All Funds)**  
 Meeting Date: 06/25/2024 For bills from 06/17/2024 to 06/21/2024

Vendor	Description	Payment	Check	Total
<b>Current Fund</b>				
1508 - ACR PRODUCTS, INC.	PO 3329 PUMP	900.00		900.00
1006 - ACTION DATA SERVICES	PO 3362 PAYROLL SERVICES 5/25/24	211.67		211.67
1469 - APRUZZESE,MCDERMOTT,MASTRO & MURPHY	PO 3380 SPECIAL COUNSEL	4,360.54		4,360.54
1037 - BAGELSMITH GRILL	PO 3364 SPRING TOWN CLEAN-UP MEALS	292.20		292.20
1487 - BRT TECHNOLOGIES, LLC	PO 3303 CAMA/MOD IV MAY-JUNE 2024	125.00		125.00
1113 - ELIZABETHTOWN GAS	PO 3378 GAS CHARGES JUNE 2024	169.35		169.35
1152 - HOME DEPOT CREDIT SERVICES	PO 3357 MISCELLANEOUS SUPPLIES	48.40		48.40
	PO 3365 SPRING TOWN CLEAN-UP DRINKS	59.80		108.20
1161 - JCP&L	PO 3369 ELECTRICITY CHARGES JUNE 2024	1,886.54		1,886.54
1468 - KENG GROUP LLC	PO 3373 PART-TIME CFO SERVICES	4,166.67		4,166.67
1180 - LMR CLEANOUT & DISPOSAL	PO 3206 TRASH REMOVAL APRIL-JUNE 2024	34,657.50		34,657.50
1186 - MARINO'S LAWN CARE	PO 3219 2024 LANDSCAPING SERVICES	345.43		345.43
1210 - NJ ADVANCE MEDIA	PO 3376 JUNE 2024 ADVERTISING FEES	291.60		291.60
1219 - NJLM	PO 3347 NJ MUNICIPALITIES MAGAZINE OCT 2024-JUNE	200.00		200.00
1498 - PITTS & SONS CONSULTING, LLC	PO 3005 QPA SERVICES - JANUARY-JUNE 2024	450.33		450.33
1250 - PUBLIC ALLIANCE INS. COVERAGE	PO 3372 2024 PAIC FINAL INSTALLMENT	61,543.00		61,543.00
1255 - QUIKTEKS	PO 3257 IT SUPPORT SERVICES MAY/JUNE 2024	1,375.50		1,375.50
1259 - REMINGTON & VERNICK ENGINEERS	PO 2348 2023/24 TAX MAP REVALUATION	2,500.00		2,500.00
1311 - TOWN OF PHILLIPSBURG	PO 3225 POLICE COVERAGE APRIL-JUNE 2024	33,333.33		33,333.33
	PO 3374 MUNICIPAL COURT 2ND QTR 2024	5,850.00		39,183.33
1326 - ULINE	PO 3363 SAFETY SUPPLIES	577.43		577.43
1502 - UNITED SITE SERVICES	PO 3381 PORTABLE TOILETS	779.36		779.36
1338 - VERIZON	PO 3366 LIBRARY PHONE CHARGES JUNE 2024	70.89		70.89
1339 - VERIZON WIRELESS	PO 3360 CELL PHONE CHARGES MAY 5-JUNE 4, 2024	217.66		217.66
1341 - W.B. MASON CO., INC.	PO 2933 BLANKET PO - 5 GAL WATER JUGS	44.70		44.70
<b>CAPITAL</b>				
1419 - TRC ENVIRONMENTAL CORP	PO 2653 QUARTERLY PROGRESS REPORTING-FORMER LAND	456.27		456.27
<b>WATER/SEWER</b>				
1002 - A.P. CERTIFIED TESTING LLC	PO 3094 QUARTERLY TESTING 2024	230.00		230.00
1113 - ELIZABETHTOWN GAS	PO 3377 UTILITY GAS CHARGES JUNE 2024	57.37		57.37
1161 - JCP&L	PO 3358 ELECTRICITY CHARGES MAY/JUNE 2024	2,597.48		2,597.48
1225 - ONE CALL CONCEPTS	PO 3338 MAY REGULAR LOCATES	76.86		76.86
	PO 3361 MARCH REGULAR LOCATES	85.80		162.66
1258 - RANKIN BARANSKY BIOSYS RESRCH	PO 3063 BLANKET N-2 OPERATOR 2024	1,118.50		1,118.50
	PO 3316 BLANKET POTABLE WTS MONITORING APR-JUN 2	1,922.50		1,922.50
	PO 3379 ADDITIONAL MONTHLY CHARGES-WTF OPERATION	180.00		3,221.00
1259 - REMINGTON & VERNICK ENGINEERS	PO 3350 GENERAL WATER ENGINEERING SERVICES 2024	155.00		155.00
1263 - RIO SUPPLY, INC.	PO 3349 HYDRANT METER	2,050.50		2,050.50
1327 - UNITED STATES POSTAL SERVICE	PO 3371 REPLENISH PERMIT #662	1,500.00		1,500.00
1335 - USA BLUEBOOK	PO 3346 PH2 TESTER/WRENCHES	392.59		392.59
1339 - VERIZON WIRELESS	PO 3359 MODEM CHARGES MAY 5, 2024-JUNE 4, 2024	104.00		104.00
1349 - WATER RESOURCE MANAGEMENT, INC	PO 3023 WATER/WASTEWATER LICENSED OPERATIONS 202	2,595.00		2,595.00
<b>COAH</b>				
1386 - CGP&H	PO 1524 AFFORDABLE HOUSING ADMINISTRATIVE AGENT	231.00		231.00
<b>OPEN SPACE</b>				
1186 - MARINO'S LAWN CARE	PO 3218 2024 LANDSCAPING SERVICES	3,108.86		3,108.86
	PO 3370 2024 LANDSCAPING SERVICES-EXTRA CUTS	2,700.00		5,808.86
TOTAL				174,026.63

*Old Business:*

John from Van Cleef updated everyone on the DCA Vulcanite Park grant improvements. The application was for \$100,000 and we received \$70,000. They are requiring that we resubmit a cost estimate with a lower adjusted amount.

He also stated that the NJDEP municipal grant's deadline is this coming Monday. The two roads for this grant are Sampson Ave., and Fifth Ave. We are just going to apply for Sampson Ave. at this time.

*New Business:*

Motion made by Councilman Schwar to approve the following Pavilion Rental Permits without alcohol for:

Crystal Huff on 6/9/2024 – previously approved by the Clerk's Office; Crystal Cortes on 6/16/2024; Chelsea Borska on 6/30/2024, and Alysha Wilson on 7/26/2024. Motion seconded by Councilman Pettinelli. All were in favor.

Motion made by Councilman Schwar to approve a Raffle License for St. Mary's on 10/27/24 from 12pm – 1pm, and a Social Affairs Permit for Alpha Volunteer Fire Company on 7/13/2024. Councilman Pettinelli seconded the motion. All were in favor.

Motion made by Councilwoman Smith to approve the appointments of Rebekah White and Hannah McDowall as Jr. Firefighters. Motion seconded by Councilman Melick. All were in favor.

Councilman Schwar discussed keeping track of what topics need action after the meetings.

*Public Comment:*

Paul Capista, Alpha resident, had comments regarding affordable housing.

Brian Williams, Alpha resident, he has concerns about the property that was the former Almond Tree. He sees activity there in the middle of the night that concerns him.

*Executive Session:*

Councilman Schwar made a motion to approve the following resolution to go into executive session for 40 minutes for contractual, and personnel and litigation. Motion seconded by Councilman Pettinelli. All were in favor.

**EXECUTIVE SESSION RESOLUTION**

**WHEREAS**, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances; and

**WHEREAS**, this public body is of the opinion that such circumstances presently exist.

1. The public shall be excluded from discussion(s) of the hereinafter specified subject matter(s).
2. The general nature of the subject matter(s) to be discussed is: Personnel, Litigation and/or Contractual,
3. It is anticipated at this time, that the above stated subject matter(s) will be made public when it is no longer a matter of confidentiality.
4. Action may or may not be taken after executive session.

**NOW THEREFORE BE IT RESOLVED**, by the governing body of the Borough of Alpha that the public shall be excluded from an executive session for approximately 40 minutes, allowing for a five (5) minute recess between the regular session and the executive session.

*Return to Regular Session:*

Motion made by Councilman Pettinelli to return to the regular session. Motion seconded by Councilwoman Bickar. All were in favor.

Motion made by Councilwoman Smith to approve Resolution 2024-101. Motion seconded by Councilwoman Bickar. Roll Call: Ayes: Bickar, Cartabona, Melick, Pettinelli, Schwar, and Smith. Nays: None.

**RESOLUTION 2024-101**

**RESOLUTION OF THE BOROUGH OF ALPHA CONSENTING TO ASSIGNMENT OF THE EXISTING CONTRACT WITH LMR DISPOSAL, L.L.C. FOR SOLID WASTE COLLECTION DISPOSAL AND RECYCLING SERVICES TO CASELLA MAJOR ACCOUNT SERVICES, L.L.C.**

**WHEREAS**, on prior occasion, the Borough of Alpha ("Borough") advertised and received bids for solid waste collection and disposal services, all in accordance with the Local Public Contracts Law; and,



**WHEREAS,** pursuant to duly adopted Resolution 2020-140, the Borough awarded a contract to LMR Disposal, L.L.C. ("LMR") as the lowest, responsible, and complying bidder for solid waste collection and disposal services in the Borough; and,

**WHEREAS,** the contract has a term of five (5) years, commencing on October 1, 2020 and ending on September 30, 2025 for a total cost of \$905,499.00 plus a change order dated October 19, 2020 for an additional \$94,640.00 over the course of the entire contract; inclusive of tipping fees which is the responsibility of LMR; and,

**WHEREAS,** LMR and Casella Major Account Services, L.L.C. ("Casella") recently filed a Petition with the New Jersey department of Environmental Protection ("NJDEP"), requesting authorization for LMR to convey this municipal contract to Casella; and,

**WHEREAS,** it has been represented that Casella is a Limited Liability Company in good standing under the laws of the State of New Jersey, and is authorized to engage in the business of solid waste collection, transportation and disposal; and,

**WHEREAS,** it has been represented as the holder of a Certificate of Public Convenience and Necessity in New Jersey, Casella currently provides solid waste services to customers in New Jersey; and,

**WHEREAS,** Casella has further represented that approval and implementation of the conveyance of this municipal contract will not cause any disruption to, or reduction in, the safety or adequacy of the services currently being provided by LMR; and

**WHEREAS,** the Borough has determined to consent to the assignment by LMR of the solid waste collection and disposal services contract to Casella as such services will not be negatively impacted by the provision of the services by Casella; and

**WHEREAS,** the Borough has further determined that Casella has the necessary experience, equipment, and financial wherewithal to provide continuous safe, adequate and proper solid waste collection and disposal services to the Borough; and

**WHEREAS**, the terms for the provision of solid waste collection and disposal services, including the costs to the Borough, will remain as stated in the Agreement and Change Order with LMR; and,

**NOW, THEREFORE BE IT RESOLVED**, by the Mayor and Council of the Borough of Alpha, in the County of Warren, State of New Jersey, that the Borough hereby consents to **t h e a s s i g n m e n t** by LMR of **t h e s o l i d w a s t e** collection and disposal services contract to Casella, upon the same terms and conditions of the current contract with LMR.

**BE IT FURTHER RESOLVED** that the Borough's consent to the assignment of the contract to Casella is expressly contingent upon the issuance of all necessary approvals by NJDEP of the assignment of the municipal contract by **L M R** to Casella and that obligations and all such other authorizations and approvals as may be required for Casella to lawfully provide solid waste collection and disposal services to the Borough, pursuant to and in accordance with the terms of LMR's contract with the Borough.

**BE IT FURTHER RESOLVED** that the Mayor of the Borough be and is hereby authorized to **execute all documents required to effectuate the assignment by LMR** of the solid waste collection and disposal services contract to **Casella** pursuant to and in accordance with applicable law.

**BE IT FURTHER RESOLVED** that a copy of this resolution shall be maintained in the Office of the Borough Clerk and made available for public inspection.

Motion made by Councilman Pettinelli to have the mayor sign the police contract as prepared by the attorney. Motion seconded by Councilman Melick. Roll Call: Ayes: Bickar, Cartabona, Melick, Pettinelli, Schwar, and Smith. Nays: None.

*Adjournment:*

Seeing no further business to come before Council, motion made by Councilwoman Bickar to adjourn this meeting at 9:14 PM, motion seconded by Councilwoman Smith. All were in favor.

Respectfully submitted,

*Donna L. Messina*

Municipal Clerk

Minutes Approved: \_\_\_/\_\_\_/\_\_\_

# BOROUGH OF ALPHA

## 2024 OPEN SPACE & RECREATION PLAN UPDATE

In 2007, Alpha Borough produced its first Open Space and Recreation Plan. Since then, it has preserved the **25-acre** Seventh Avenue Fields as public parkland, the single largest privately owned undeveloped parcel remaining in the town. 18% (**201 acres**) of Alpha Borough is permanently protected. Of this, 70 acres are open space, and 131 acres are preserved farmland.

- **0.95 acres** McKinley Park (Central Ball Park or Circle Field)
- **2.39 acres** John Dolak Ballfield (Benke Field)
- **35.01 acres** Alpha Community Park (adjoins the former **4.06 acre** John Dolak Memorial Pool)
- **2.03 acres** Veterans Park (Alpha Memorial Park)
- **24.58 acres** Alpha Parkland East (Seventh Avenue Fields)

## OPEN SPACE & RECREATION GOALS

Protect Natural Resources and Expand Recreation

Integrate Pedestrian and Bicycles to Expand Connectivity

Improve Existing Recreational Spaces

**1998**

The Municipal Open Space, Recreation, and Farmland and Historic Preservation Trust Fund is established at 2 cents per \$100 assessed value.

**2007**

Adoption of the Open Space and Recreation Plan

**2017**

Bond Ordinance of \$1 million for recreation Improvements.

**2022**

Borough received \$420,000 from Green Acres as reimbursement for the purchase of Seventh Avenue/Pond Hill Field.

**1964**

Alpha Borough purchases Alpha Park for \$1 with a restrictive covenant for recreation.

**2005**

The Borough increases the Open Space Trust levy to 4 cents..

**2013**

\$250,000 in Borough Open Space funds were used to install sidewalks and stormwater infrastructure along West Vulcanite.

**2018**

25-acre Seventh Avenue property is purchased for open space.

**2024**

\$75,000 grant award from Warren County to purchase 17 acres for Alpha Rails to Trails.

# FUNDING

## Municipal Open Space Trust Fund

- Open space tax levy of **4 cents** raises approximately **\$87,000** per year.
- Balance of **\$123,453** as of year-end 2023.

## Green Acres Program

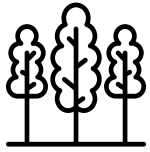
- Grant awards received totaling **\$703,705** between 1997 and 2017 for park development and land acquisition projects.

## Warren County Open Space Trust Fund

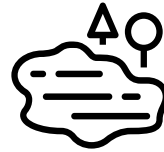
- Contributed **\$237,000** for **3 open space projects** in the Borough between 2016 and 2024.

## OPEN SPACE & RECREATION RECOMMENDATIONS

*Building upon the Goals of the Open Space Plan Update, recommendations include:*



Preserve and spotlight natural and cultural treasures which define the Borough's **scenic landscape**.



Preserve and manage land to protect **water resources and wildlife**.



Connect parks with **trails, sidewalks, and multi-use paths** to allow access to existing open space.

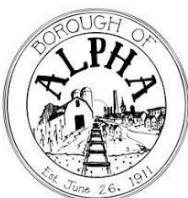


Provide opportunities for **recreation and community**, including land for open space and playing fields.



# BOROUGH OF ALPHA

## 2024 OPEN SPACE & RECREATION PLAN UPDATE



BOROUGH OF ALPHA LAND  
USE BOARD

NOTICE OF SPECIAL MEETING

A SPECIAL MEETING of the Borough of Alpha Land Use Board shall be held on June 27, 2024 at 7:00 pm at the Borough of Alpha Municipal Building, 1001 East Boulevard, Alpha Borough, Warren County, New Jersey 08865. The purposes of this Special Meeting are set forth in the following agenda:

1. Call to Order

2. Roll Call

3. Presentations:

\*Open Space and Recreation  
Plan Update Presentation -  
Barbara Heskins Davis

\*Redevelopment Study - Jim  
Kyle

4. Resolutions

5. Public Comment

6. Executive Session if Nec-  
essary

7. Adjournment

Dated: June 12, 2024

Donna Messina, Land Use  
Board Secretary  
Alpha Borough Municipal  
Building  
1001 East Boulevard  
Alpha, NJ 08865  
6/18/2024 \$41.28



BOROUGH OF ALPHA

LAND USE BOARD

COUNTY OF WARREN, NEW  
JERSEY

NOTICE OF HEARING

AMENDMENTS TO THE 'OPEN  
SPACE

AND RECREATION PLAN ELE-  
MENT'

OF THE BOROUGH OF ALPHA  
MASTER PLAN

In compliance with the applicable provisions of the Municipal Land Use Law and the ordinances of the Borough of Alpha, County of Warren, State of New Jersey, notice is hereby given that a hearing shall be held to consider the adoption of elements of the Borough of Alpha Master Plan entitled "Open Space and Recreation Plan Update, dated May 14, 2024" prepared by Barbara Heskins Davis, PP, AICP of The Land Conservancy.

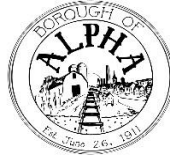
All documents relating to this hearing may be examined by the public during normal business hours, Monday through Friday at the Alpha Borough Municipal Building at 1001 East Blvd., Alpha, NJ 08865 and a copy of the documents proposed to be adopted shall be on file and available for public inspection at least 10 days before the date of the hearing.

Any person or persons interested in this matter may have an opportunity to be heard at a public hearing to be held at a special meeting of the Alpha Borough Land Use Board on June 27, 2024, at 7:00 p.m. at the Alpha Borough Municipal Building at 1001 East Blvd., Alpha, NJ 08865 at which time and place all persons interested therein will be given an op-

portunity to be heard. Formal action may be taken by the Alpha Borough Land Use Board at the meeting. An executive session may be held.

Donna L. Messina, Secretary  
Alpha Borough Land Use Board

Dated: June 12, 2024  
6/16/2024 \$65.36



**BOROUGH OF ALPHA  
LAND USE BOARD**

1001 East Boulevard  
Alpha, New Jersey 08865

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**SPECIAL MEETING AGENDA**

Borough of Alpha Municipal Building  
June 27, 2024 7:00 PM

**1. CALL TO ORDER and PUBLIC NOTICE**

**2. ROLL CALL**

Mr. Boyle, Mr. Dragotta, Mr. Gable, Mayor Schocko, Ms. Schocko, Mr. Schwar, Mr. Seiss, and Mr. Szanati.

**3. Presentations:**

- Open Space and Recreation Plan Update Presentation – Barbara Heskins Davis
- Redevelopment Study – Jim Kyle

**4. Resolutions**

**RESOLUTION 2024-07  
RESOLUTION OF MEMORIALIZATION AMENDMENT TO THE OPEN  
SPACE AND RECREATION ELEMENT OF THE MASTER PLAN**

**5. Public Comment**

**6. Executive Session if Necessary**

**7. Adjournment**

**BOROUGH OF ALPHA LAND USE BOARD -**

June 27, 2024 Special Meeting

Municipal Building 1001 East Blvd., Alpha, New Jersey

The special meeting of the Borough of Alpha Land Use Board was called to order at 7:01 p.m., by Chairman Dragotta.

NOTICE

Pursuant to the Open Public Meeting Act, Chapter 231, P.L. 1975, adequate notice of this meeting has been provided by mail to the Star Ledger and the Hunterdon County Democrat; a notice of this meeting and all other regular meetings of the Land Use Board of the Borough of Alpha, which notice sets forth the time, date and location of this meeting by posting said notice on the bulletin board outside the municipal clerk's office.

Roll Call:

Present: Mr. Boyle, Mr. Dragotta, Mr. Gable, Mayor Schocko, Ms. Schocko, and Mr. Seiss.

Absent: Mr. Schwar, and Mr. Szanati.

Presentations:

An Open Space and Recreation Plan Update Public hearing was given by Barbara Heskins Davis.

Attorney Gruenberg swore in Barbara Heskins Davis. Ms. Davis introduced herself as the Vice President of Programs at the Land Conservancy of New Jersey. She is also a licensed planner. She stated that this is a presentation and hearing on the proposed open space and recreation plan update for the Borough of Alpha. The Land Conservancy was hired by the Borough to update the Open Space and Recreation Plan. They did our original plan in 2007. These plans are only good for 10 years. Our plan is out of date at this time. She explained the importance of updating the plan. This gives us a roadmap as to what we want to see as our open space and recreation as well as qualifying us for State funding for land acquisition. To

date, Alpha has received \$700,000.00 through the Green Acres program for park development and land acquisition. We also received a grant for over \$400,000.00 in 2018 as a result of our initial open space and recreation plan so we could purchase the Seventh Ave. fields. She also said that this plan was completely paid for by the Highlands Council. The Highlands Council reviewed the plan and asked about the \$200,000.00 for farmland. We were unaware that when we received our Highlands designation, should the development is put in place, the developer must agree to contribute \$200,000.00 to the Borough for the sole purpose of preserving farmland. We have 173 acres that remains unpreserved in the municipality. If the owner of the farmland property is interested in protecting that property, there is \$200,000.00 waiting for the Borough to use to purchase that property. She continued to educate everyone on the specifics of how the plan works and encouraged the municipality to continue to improve our recreational facilities.

At this time the meeting was opened up to the board and public for questions.

Chairman Dragotta had questions about the plan updates.

Craig Dunwell, Alpha resident had questions about the updates done and if they recognized the goals established.



**BOROUGH OF ALPHA  
LAND USE BOARD  
WARREN COUNTY, NEW JERSEY  
RESOLUTION 2024-07**

**RESOLUTION OF MEMORIALIZATION  
AMENDMENT TO THE OPEN SPACE AND RECREATION ELEMENT OF  
THE MASTER PLAN**

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

**WHEREAS**, N.J.S.A. 40:55D-28b(7) permits a Land Use Board to adopt an Open Space and Recreation Plan element of the municipal master plan; and

**WHEREAS**, a public hearing was held before the Land Use Board on June 27, 2024 to consider the adoption of a document entitled “Open Space and Recreation Plan Update, dated May 14, 2024” prepared by Barbara Heskins Davis, PP. AICP of The Land Conservancy as an amendment to the Borough’s Open Space and Recreation Plan element of the Master Plan; and

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

**WHEREAS**, based upon the testimony and draft expert reports prepared;

**NOW, THEREFORE**, does the Alpha Borough Land Use Board make the following findings of fact and conclusions of law with regard to the draft amendment to the Open Space and Recreation Plan Element.

1. The Land Use Board determines that the policy goals and objectives contained in the draft amendment to the Open Space and Recreation Plan Element prepared by Barbara Heskins

Davis, PP, AICP accurately reflects the policies of the Land Use Board based upon a showing of the comprehensive system of areas and public sites for recreation. The Land Use Board therefore adopts the draft amendment to the Open Space and Recreation Plan Element prepared by Barbara Heskins Davis, PP, AICP dated May 14, 2024.

**NOW, THEREFORE, BE IT RESOLVED** by the Land Use Board of the Borough of Alpha on this 27<sup>th</sup> day of June, 2024, that the action of the Land Use Board taken on June 27, 2024 adopting the draft amended Open Space and Recreation Plan Element pursuant to N.J.S.A. 40:55D-28 is hereby memorialized.

VOTE:

Ayes: Mr. Boyle, Mr. Dragotta, Mr. Gable, Ms. Schocko, Mayor Schocko, and Mr. Seiss.

Nays: None

Abstain: None

Absent: Mr. Szanati, and Mr. Schwar

I certify that this is a true copy of a resolution adopted by the Land Use Board of the Borough of Alpha, Warren County, on June 27, 2024, to memorialize the Land Use Board's action on June 27, 2024.



DONNA L. MESSINA, Secretary

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# REFERENCES

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