



# ATTACHMENT 9

## Parklands Technical Report

Glassboro-Camden Line EIS  
November 2020

Prepared by:



Prepared for:



Project information contained in this document, including estimated limits of disturbance that could result with construction or operation of the proposed GCL, is based on conceptual design parameters that represent a reasonably conservative basis for conducting environmental analyses. As the proposed GCL is advanced through preliminary engineering and construction, efforts will continue to be made to further refine the design and minimize the project footprint. These refinements may result in the potential to avoid and further reduce the adverse effects outlined in this document and as described within this Environmental Impact Statement.

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## **1 INTRODUCTION**

This attachment describes publicly-owned and publicly-accessible parks, recreational facilities, and open space resources within the study area for the proposed Glassboro-Camden Line (GCL). It also discusses the potential effects on these resources of the proposed GCL and No-Action Alternative under consideration in this Draft Environmental Impact Statement (DEIS). Impacts to parks, recreational facilities, including multi-use trails, and open space resources (hereafter referred to collectively as “parkland resources”) were determined based on the proximity of resource to the proposed project. The types of impacts considered in this attachment include direct physical impacts and changes in access.

## **2 PROJECT DESCRIPTION**

The GCL Project is a proposed 18-mile expansion of transit service in Southern New Jersey that would traverse eleven communities between Camden City and Glassboro Borough. These communities, listed from north to south, include the following within Camden County - Camden City, Gloucester City, and Brooklawn Borough - and the following communities within Gloucester County - Westville Borough, Woodbury City, Woodbury Heights Borough, Deptford Township, Wenonah Borough, Mantua Township, Pitman Borough, and Glassboro Borough.

The GCL would restore passenger rail service primarily within an existing Conrail freight right-of-way (ROW) using light rail vehicles similar to the NJ TRANSIT River LINE. The light rail would run on new dedicated tracks and/or be separated from the freight trains temporarily. The proposed project would provide 14 new transit stations in addition to an existing station at the Walter Rand Transportation Center (WRTC) and two vehicle maintenance facilities. With the proposed project, existing levels of freight operations would be unaffected as the current single freight track would remain undisturbed.

The Glassboro-to-Camden corridor comprises substantial railroad ROW and existing rail infrastructure, which interconnects communities in southern New Jersey. Historically, these communities developed around passenger rail service that once had been available in the Glassboro-to-Camden corridor, but which has not been operating since the 1960s. The GCL would reinstate public transportation among these communities and connect them with the broader, regional public transportation network to allow residents access throughout the corridor and to important regional employment centers.

## **3 PRINCIPAL CONCLUSIONS**

Screening-level analyses of potential direct impacts to public parkland resources and multi-use trails were conducted for the project, resulting in the determination that the long-term operation of the proposed GCL would generate significant adverse impacts to the City of Camden’s Triangle Park that would require mitigation. Although the GCL is anticipated to result in minor adverse impacts (e.g., removal of trees, damage to paved walkways, etc.), there would be no permanent interference with the use of or access to the other parkland resources and multi-use trails and none of the associated playground equipment, recreational fields, or fencing would need to be permanently relocated.

As the long-term operation of the GCL would rely on the use of an elevated Cooper Hospital Station, which would be situated directly above and occupy the majority of the current footprint of Triangle Park, it is anticipated that the park's existing use as a facility that supports passive recreation would be fully compromised. It is anticipated that the GCL would generate significant adverse impacts that result in the need to fully acquire the parcel and close Triangle Park. Therefore, the park would need to be relocated to an alternative site. There is an available proximate site located directly across Haddon Avenue to the south that is owned by NJDOT and offers additional area which could be used to develop a replacement park with an expanded footprint. If a new replacement park is developed at the proximate site, then the direct impacts to Triangle Park would be fully mitigated. The two art panels would either be re-positioned within the new park or integrated into the final design of the proposed Cooper Hospital Station. This mitigation measure for Triangle park has been part of, and refined by, consultation efforts with the City of Camden and Cooper Hospital.

## 4 LEGAL AND REGULATORY REQUIREMENTS

### 4.1 New Jersey State Requirements

The New Jersey Department of Environmental Protection (NJDEP or "Department") administers the New Jersey Green Acres Program, which was created to help ensure that there is access to and an adequate supply of public open space and conservation areas in the State. The program provides funding to local government units<sup>1</sup> and nonprofits to aid in the conservation of public open space and the protection of natural resources and wildlife habitats. In addition, the program promulgates procedures and standards for the maintenance of parkland resources acquired or developed with Green Acres funding.

The Green Acres legislation also establishes restrictions and compensation requirements for the use of all parkland resources, whether funded<sup>2</sup> or unfunded,<sup>3</sup> for anything other than outdoor recreation and/or conservation purposes.<sup>4</sup> If a local government unit or nonprofit accepts Green Acres funding at any time to acquire or develop any portion of a park, recreational facility, or open space resource, then all its parkland resources, including those facilities that were not acquired or developed with Green Acres funding, become subject to ("encumbered by") Green Acres restrictions and compensation requirements. Aside from Brooklawn Borough, Westville Borough, and Wenonah Borough, all other municipalities abutting the proposed alignment of the GCL have utilized Green Acres funding and, therefore, all the

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<sup>1</sup> A "local government unit" refers to any "county, municipality, or other political subdivision of the State, or any agency, authority, or other entity thereof the primary purpose of which is to administer, protect, acquire, develop, or maintain lands for recreation and conservation purposes." (N.J.A.C. 7:36-2.1)

<sup>2</sup> "Funded parkland" is defined as "parkland that a local government unit or nonprofit has acquired or developed with Green Acres funding." (N.J.A.C. 7:36-2.1)

<sup>3</sup> "Unfunded parkland" is defined as "parkland, other than funded parkland, that is held by a local government unit for recreation and conservation purposes at the time of receipt of Green Acres funding." (N.J.A.C. 7:36-2.1)

<sup>4</sup> Aside from certain cases, which are defined in N.J.A.C. 7:36-25.2(d), "a local government unit shall not divert to a use other than recreation and conservation purposes or dispose of any funded or unfunded parkland unless the local government unit obtains prior approval from the Commissioner and the State House Commission in accordance with N.J.A.C. 7:36-26." (N.J.A.C. 7:36-25.2(a))

parkland resources in those communities are encumbered by Green Acres' restrictions and compensation requirements.

The Green Acres Program classifies the disposal<sup>5</sup> or diversion<sup>6</sup> of encumbered parkland resources to any use other than recreation or conservation as either major or minor. The regulatory thresholds for major and minor disposals and diversions are outlined in Section 4.2, "Green Acres Regulatory Thresholds for Minor Disposals and Diversions and Corresponding Compensation Requirements."

Regardless of the classification of the proposed change, if an applicant<sup>7</sup> intends to convert a parkland resource that is encumbered by Green Acres to any use other than recreation or conservation (e.g., bridges, through roads or other transportation improvements, rights-of-way, etc.), then the applicant is required to submit a request for approval of the change to the Commissioner of the NJDEP ("Commissioner") and the State House Commission ("Commission"). Absent the approval of the change by both the Commissioner and the Commission, any diversion or disposal of funded or unfunded parkland by a local government unit is void and of no legal effect (N.J.A.C. 7:36-25.2(a)).

General procedural requirements for applicants seeking the approval of major and minor disposals and diversions are outlined in Table 2, "Procedural Requirements for the Approval of Major and Minor Disposals and Diversions of Green Acres Encumbered Resources." The procedural requirements are identical for both types of actions, except that major disposals and diversions trigger the need for the applicant to conduct a scoping hearing.

#### **4.2 Green Acres Regulatory Thresholds for Minor Disposals and Diversions and Corresponding Compensation Requirements**

As established in N.J.A.C. 7:36-26.2(b), a local government unit or nonprofit may apply for approval of a "minor disposal or diversion" of an encumbered resource in the cases outlined below. As stated in N.J.A.C. 7:36-26.2(c), if a disposal or diversion exceeds any of these criteria, then the Department classifies the change as a "major disposal or diversion."

- Diversion through the granting of a permanent easement over, under, or through up to one acre of parkland subject to criteria defined in N.J.A.C. 7:36-26.2(b)1.i-v;
- Disposal of up to 0.50 acre of parkland through the transfer or sale of a fee simple interest subject to criteria defined in N.J.A.C. 7:36-26.2(b)2.i-v;

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<sup>5</sup> "Disposal" means to "sell, donate, exchange, grant, convey, or transfer permanent possession of any legal interest in parkland, in fee simple or by easement or other legal mechanism, to another person or entity for purpose(s) contrary to the Green Acres restrictions." (N.J.A.C. 7:36.2-1)

<sup>6</sup> "Diversion" means to "use or allow the use or control of parkland for other than recreation and conservation purposes, contrary to the Green Acres restrictions (e.g., granting a non-exclusive easement, or leasing or using parkland for other than recreation and conservation purposes)." (N.J.A.C. 7:36.2-1)

<sup>7</sup> An "applicant" means a "local government unit or nonprofit that is the legal owner of parkland proposed for disposal or diversion." (N.J.A.C. 7:36.2-1)



- Diversion of up to 0.50 acre of parkland through the granting of a lease or use agreement for other than recreation and conservation purposes for a term that exceeds the limitations set forth in N.J.A.C. 7:36-25.14 (i.e., two years) subject to criteria defined in N.J.A.C. 7:36-26.2(b)2.i-v;
- Lease of an existing non-historic building on up to 0.50 acre of parkland for other than recreation and conservation purposes subject to criteria defined in N.J.A.C. 7:36-26.2(b)2.i-v;
- Conveyance, through the transfer or sale of a fee simple interest or easement, of up to 0.50 acre of parkland to the owner of an adjacent property to resolve a boundary dispute, encroachment or access dispute subject to criteria defined in N.J.A.C. 7:36-26.2(b)3.i-iv;
- Disposal of parkland as part of an exchange for other land which is of at least equal acreage and located within the same block and lot as the parkland to be disposed of, other contiguous land held by the applicant that is not classified as parkland, or an adjacent parcel owned by another land owner subject to criteria defined in N.J.A.C. 7:36-26.2(b)4.i-vi; or a
- Diversion for the construction of a building or public indoor recreation on funded parkland subject to criteria defined in N.J.A.C. 7:36-26.2(b)5.i-iii.

The granting of a permanent easement of up to one acre of parkland must meet each of the following criteria as codified in N.J.A.C. 7:36-26.2(b)1:

- Easement must be granted to a public entity or agent of a public entity for a project that serves a public purpose;
- Easement must occupy less than 10 percent of the total area of the parkland parcel;
- Total cumulative area of parkland affected must be limited to no more than one acre if only one parkland parcel is affected or no more than two acres if multiple parkland parcels are affected;
- Easement must not have a significant adverse impact on the intended use by the applicant or the public of the parkland parcel and of any surrounding parkland and will not result in any net loss of recreation and conservation facilities; and
- Easement must not have a significant adverse impact on the natural resource values of the parkland parcel and of any surrounding parkland.

As stated in N.J.A.C. 7:36-26.5(a)1, the required compensation to Green Acres for the granting of a permanent easement of up to one acre of parkland consists of the maximum value of the following:

- \$2,500 for the first 0.10 acre of parkland subject to the easement and \$1,000 for each additional 0.10 acre or portion thereof that is subject to the easement; or
- The adjusted tax assessed value or estimated or appraised market value of the portion of the parkland subject to the easement.

The disposal or diversion of up to 0.50 acre of parkland through either the transfer or sale of a fee simple interest or through the granting of a lease or use agreement for other than recreation and conservation purposes must meet each of the following criteria as codified in N.J.A.C. 7:36-26.2(b)2:

- Disposal or diversion must be requested by a public entity or agent of a public entity for a project that serves a public purpose;
- Disposal or diversion must occupy less than 5 percent of the total area of the parkland parcel;
- Total cumulative area of parkland affected must be limited to no more than 0.50 acre if only one parkland parcel is affected or no more than one acre if multiple parkland parcels are affected;
- Disposal or diversion must not have a significant adverse impact on the intended use by the applicant or the public of the parkland parcel and of any surrounding parkland and will not result in any net loss of recreation and conservation facilities; and
- Disposal or diversion must not have a significant adverse impact on the natural resource values of the parkland parcel and of any surrounding parkland.

As stated in N.J.A.C. 7:36-26.5(a)4, the required compensation to Green Acres for the disposal of up to 0.50 acre of parkland through the transfer or sale of a fee simple interest consists of the maximum value of the following:

- \$5,000 for disposals of up to 0.25 acre and \$10,000 for disposals between 0.25 and 0.50 acre; or
- The adjusted tax assessed value or estimated or appraised market value of the portion of the parkland proposed to be transferred or sold through a fee simple interest.

As stated in N.J.A.C. 7:36-26.5(a)2, for the diversion of up to 0.50 acre of parkland through the granting of a lease or use agreement for other than recreation and conservation purposes for a term that exceeds two years, Green Acres requires the following:

- The compensation the applicant proposes to receive for the lease or use agreement must be fair and appropriate as determined by a review by the Green Acres program;
- If the lease or use agreement involves the removal of trees, then an adjustment to the proposed lease terms to compensate for impacts to trees may be required; and
- The applicant must use the proceeds from the lease or use agreement to support operating, maintenance, or capital expenses for its funded parkland or recreation program.

### **4.3 Green Acres Regulatory Thresholds for Major Disposals and Diversions and Corresponding Compensation Requirements**

As noted in Section 4.2, “Green Acres Regulatory Thresholds for Minor Disposals and Diversions and Corresponding Compensation Requirements” and codified in N.J.A.C. 7:36-26.2(c), if a disposal or

diversion exceeds any of the criteria defined for minor disposals or diversions, then the Department classifies the change as a “major disposal or diversion.”

As noted in N.J.A.C. 7:36-26.10(b), the Department’s primary objectives for requiring compensation for major disposals or diversions are:

- To prevent a net loss of parkland, including, but not limited to, the quantity, quality, and accessibility of parkland;
- To discourage the use of parkland for other than recreation and conservation purposes; and
- To ensure that the public is adequately compensated for the fair market value of the parkland affected.

In terms of compensation requirements for major disposals or diversions of parkland, N.J.A.C. 7:36-26.10(c)3-4 outline two overarching requirements. First, any applicant proposing a disposal or diversion of parkland that would result in the loss of any recreation and conservation facilities must compensate for the loss by providing replacement recreation and conservation facilities that are reasonably equivalent. These replacement facilities would be in addition to any replacement land or monetary compensation proposed by the applicant. In addition, any applicant proposing a disposal or diversion of parkland that would result in the removal of any tree with a diameter at breast height (DBH) greater than six inches must provide a plan to either replace the trees or provide compensation for removing the trees.

As codified in N.J.A.C. 7:36-26.10(c)1, for the disposal or diversion of parkland through either the granting of a permanent easement or the transfer or sale of a fee simple interest, the following forms of compensation may be proposed by the applicant:

- Replacement land;
- Monetary compensation; or
- Combination of replacement land and monetary compensation.

As stated in N.J.A.C. 7:36-26.10(c)2, for the diversion of parkland through granting of a lease or use agreement for other than recreation and conservation purposes for a term that exceeds two years, Green Acres requires the following:

- The compensation the applicant proposes to receive for the lease or use agreement must be fair and appropriate as determined by a review by the Green Acres program; and
- The applicant must use the proceeds from the lease or use agreement to support operating, maintenance, or capital expenses for its funded parkland or recreation program.

Finally, as defined in N.J.A.C. 7:36-26.10(g), the minimum amount of compensation that must be provided for a major disposal or diversion of a parkland resource encumbered by Green Acres is presented in Table

1, “Green Acres’ Minimum Compensation Requirements for Major Disposals and Diversions of Encumbered Parkland Resources”.

**Table 1: Green Acres’ Minimum Compensation Requirements for Major Disposals and Diversions of Encumbered Parkland Resources**

		If compensation is to be provided in the form of replacement land		If compensation is to be provided in the form of monetary compensation	
		Minimum Ratios Based on Acreage  (ratio of acreage of land to be offered as compensation to the acreage of the land to be disposed of or diverted)		Minimum Ratios Based on Market Value  (ratio of monetary compensation to be offered as compensation, in dollars, to the market value of the land to be disposed of or diverted, in dollars)	
Type of Diversion or Disposal	Project Sponsor	For Lands for Which Appraisals are Obtained	For Lands for Which Appraisal Waiver is Obtained	If Money is to be Used for Parkland Improvements	If Money is to be used for Land Acquisition
Subsurface Easement Under Parkland  7:36-26.10(i)1 and 2	Public	1:1	1:1	2:1 \$2,500 min.	2:1 \$2,500 min.
	Private	2:1	4:1	10:1 \$2,500 min.	10:1 \$2,500 min.
Surface Easement Over or Through Parkland  7:36-26.10(i)3	Public	1:1	2:1	4:1 \$2,500	4:1 \$2,500
	Private	4:1	6:1	10:1 \$2,500 min.	10:1 \$2,500 min.
Diversions or Disposals  7:36-26.10(j)1 through 3	Public	2:1	3:1	4:1 \$5,000 min.	4:1 \$5,000 min.
	Private	4:1	6:1	N/A	10:1 \$5,000 min.
Legalizing Past Diversions or Disposals  7:36-26.10(j)4	Public	5:1	10:1	N/A	10:1 \$10,000 min.
	Private	20:1	N/A	N/A	20:1 \$10,000 min.

Source: N.J.A.C. 7:36-26.10(g) – Table 1 – “Table for Determining Minimum Compensation to be Provided for Major Disposals and Diversions of Parkland.” Available at <https://www.nj.gov/dep/greenacres/pdf/regs.pdf>.

#### **4.4 Green Acres Procedural Requirements for Major and Minor Disposals and Diversions**

The applicant seeking approval for a major or minor disposal or diversion of an encumbered parkland resource must be the legal owner of that resource. For the proposed change in the use of the encumbered parkland resource to be of legal effect, the owner must apply to the Department for approval of the major or minor disposal or diversion. Therefore, the project sponsor must coordinate with the local government unit or nonprofit that owns the encumbered parkland resource to submit a request for a major or minor disposal or diversion if the project will require a change in the use of a portion of an encumbered parkland resource to anything other than recreation or conservation purposes.

General procedural requirements for applicants seeking the approval of major disposals or diversions are established in N.J.A.C. 7:36-26.7 through 26.11 while requirements for minor disposals and diversions are codified in N.J.A.C. 7:36-26.3 through 26.6. The procedural requirements for major and minor actions are identical, except that minor disposals and diversions do not require a scoping hearing. An overview of the Green Acres Program’s procedural requirements for the disposal or diversion of encumbered parkland resources is provided in Table 2, “Procedural Requirements for the Approval of Major and Minor Disposals and Diversions of Green Acres Encumbered Resources.”

**Table 2: Procedural Requirements for the Approval of Major and Minor Disposals and Diversions of Green Acres Encumbered Resources**

Step	Summary	Description
1	Initiate Contact & Request Pre-Application Conference	Before providing any written submission, an applicant must contact Green Acres to discuss the proposed disposal or diversion of parkland and the relevant procedural requirements. The applicant must also request a pre-application conference (N.J.A.C. 7:36-26.9(a) through (c)).
2	Pre-Application Conference	Applicant must attend a pre-application conference with Green Acres staff.
3	Scoping Hearing (Major Only)	<i>For Major Disposals or Diversions Only:</i> Applicant must hold a scoping hearing (N.J.A.C. 7:36-26.8) to formally solicit public comment on the proposed disposal or diversion of parkland as well as alternatives to the proposed disposal or diversion of parkland. The scoping hearing may be held before or after the pre-application conference.
4	Submit Pre-Application	Applicant must submit a pre-application for the proposed disposal or diversion (N.J.A.C. 7:36-26.9(d)) after both the pre-application conference and scoping hearing have been held.
5	Departmental Review & Final Application	Once the Department reviews the pre-application for the proposed disposal or diversion (N.J.A.C. 7:36-26(f) and (g)) and the Department allows the applicant to proceed (N.J.A.C. 7:36-26.9(h)), the applicant must submit a final application to Green Acres to be reviewed by the Commissioner and State House Commission (N.J.A.C. 7:36-26.11(a) and (b)).
6	Public Hearing & Public Comment Period	Once the Department determines that the application is complete for the purposes of holding a public hearing (N.J.A.C. 7:36-26.11(c) and (d)), the applicant must hold a public hearing on the complete application. To obtain public comment on the proposed disposal or diversion, the applicant must also provide for a public comment period during which written comments may be submitted (N.J.A.C. 7:36-26.11(e) through (h)).
7	Submit Additional Information (As Needed)	Once the public hearing has been held and the public comment period has closed, the applicant must submit additional information as required (N.J.A.C. 7:36-26.11(i)).
8	Commissioner Issues Decision	After an applicant submits any required additional information, the Commissioner will approve or deny the application and Green Acres must provide notice of the Commissioner's decision to the applicant. If the application is approved, then Green Acres must notify the State House Commission that the applicant has submitted an application for approval of a major disposal or diversion of parkland which has been approved by the Commissioner. Green Acres must also offer a summary of the approved application to the State House Commission.
9	State House Commission Issues Decision	After the State House Commission considers and acts upon the application, the Department must notify the applicant of the Commission's approval or denial of the application (N.J.A.C. 7:36-26.11(k)).
10	Provide Department with Requisite Compensation*	Upon approval of the final application by the Commissioner and the State House Commission, an applicant must determine whether to proceed with the major disposal or diversion of parkland. If the applicant does proceed, then the applicant must provide the Department with any monetary compensation that is required by the approval prior to implementing the disposal or diversion (N.J.A.C. 7:36-26.11(1)).
11	Commissioner Releases Parkland Resource for Disposal/Diversion	Once the Department has received the monetary compensation and/or proof that any other required compensation requirements has been or will be satisfied in a timely manner, the Commissioner must execute a release of the Green Acres restrictions on the parkland approved to be disposed of or diverted.
*“Compensation” for disposal or diversion of funded or unfunded parkland can be met via contribution of eligible replacement land, a commitment to parkland improvements, dedicated funds for the acquisition of other land for recreation and conservation purposes, or other monetary compensation as described in N.J.A.C. 7:36-26.5 (minor) and 10 (major) (N.J.A.C. 7-36.26:1(d)3).		

Source: N.J.A.C. 7:36-26.3 through 26.6 (Minor Disposals and Diversions) and N.J.A.C. 7:36-26.7 through 26.11 (Major Disposals and Diversions).

## 5 METHODOLOGY

This section describes the study area analyzed for potential impacts to parks, recreational facilities, and open space resources, how parkland resources were identified in the study area, and how project-related effects to parkland resources were identified.

The study area for this parkland resources analysis extends 1,000 feet from either side of the GCL’s anticipated permanent and temporary (i.e., construction) Limits of Disturbance (LOD), which includes the proposed alignment, station areas, supporting infrastructure (e.g., vehicle maintenance facilities, traction power substations), and all areas required for construction.

The methods used to identify publicly-owned parkland resources consisted of a review of Geographic Information System (GIS) layers made available by the New Jersey Green Acres Program through the New Jersey Geographic Information Network (NJGIN),<sup>8</sup> the U.S. National Parks Service for properties funded via the Land and Water Conservation Fund, land parcel and ownership information provided by Camden and Gloucester Counties, protected open space parcels and circuit trails from the Delaware Valley Regional Planning Commission (DVRPC), and multi-use trails from the Wenonah Environmental Commission, as well as a visual observation using satellite imagery from Google and Bing. Following this inventory, municipalities within the study area were consulted to confirm the official jurisdiction of each identified property.

Direct physical impacts and changes in access were identified for all cases in which the parcel boundaries of a parkland resource intersected with the GCL’s anticipated permanent LOD.

## 6 AFFECTED ENVIRONMENT

The following sections describe existing parkland resources in the study area.

### 6.1 Existing Parks, Recreational Facilities, and Open Space Resources

A total of 93 existing parkland resources were identified within the study area, along with five multi-use trails. Of the 93 parkland resources, a total of 57 are in municipalities that have accepted Green Acres funding and are therefore encumbered by Green Acres’ restrictions and compensation requirements. As Brooklawn Borough, Westville Borough, and Wenonah Borough have not used Green Acres funding, their 36 parkland resources are not encumbered by Green Acres’ restrictions and compensation requirements.

A summary of these parkland resources is presented in Table 3, “Parks, Recreational Facilities, and Open Space Resources Located Within the GCL Study Area.” It should be noted that parkland resources which were directly identified as being encumbered within the NJGIN database are designated with a “Yes” in the far-right column of Table 3, “Parks, Recreational Facilities, and Open Space Resources Located Within

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<sup>8</sup> The “PRGRM\_ENCMBRD\_TYPE\_CODE” field within the “[State, Local and Nonprofit Open Space of New Jersey](#)” shapefile, which was published by NJGIN on September 19, 2018, was used to identify individual parkland resources that are encumbered by Green Acres rules and regulations. However, as noted in Section 4.1, “New Jersey State Requirements,” if a local government unit has accepted Green Acres funding for any resource, then all its resources are encumbered by Green Acres’ restrictions and compensation requirements.

the GCL Study Area.” Resources that were not directly identified as being encumbered within the NJGIN database but that fall within a municipality that has accepted Green Acres funding for other resources are designated with a “Yes\*” in the far-right column of Table 3, “Parks, Recreational Facilities, and Open Space Resources Located Within the GCL Study Area.”

In addition to the 93 parkland resources, there are five existing publicly-accessible multi-use trails that span multiple parcels. While the majority of the multi-use trail segments are situated within Wenonah Borough, which has not used Green Acres funding, three of the multi-use trails have segments which traverse through municipalities that have used Green Acres funding and are, therefore, encumbered by Green Acres’ restriction and compensation requirements. A summary of the multi-use trails is presented in Table 4, “Multi-Use Trail Resources Located Within the GCL Study Area.”

The parkland resources and multi-use trails are depicted from north to south on Figure 1, “Existing Parklands, Recreational Facilities, and Open Space Resources,” through Figure 11, “Existing Parklands, Recreational Facilities, and Open Space Resources.”



**Table 3: Parks, Recreational Facilities, and Open Space Resources Located Within the GCL Study Area**

Map ID	Resource	Area	Ownership	Description/Activities	NJDEP Green Acres Encumbered?	Directly Impacted by GCL
	<b>CITY OF CAMDEN</b>					
1	<b>Roosevelt Plaza</b> Located north of proposed alignment and across the street from Camden City Hall.	1.61 acres	City of Camden	Parcel contains a plaza, open green lawn, walking path, and benches.	Yes	No
2	<b>Walt Whitman House</b> Located south of the proposed alignment on the southeast corner of Dr. Martin Luther King Boulevard and S. 4 <sup>th</sup> Street	0.41 acres	New Jersey Department of Environmental Protection	Parcels contain grass open space	Yes	No
3	<b>6<sup>th</sup> &amp; Mickle</b> Located south of proposed alignment on the north side of Cooper University Medical Center, just south of Dr. Martin Luther King Boulevard.	0.21 acre	Cooper Hospital	Parcel contains green space for Cooper University Medical Center.	Yes	No
4	<b>Sheila L. Roberts Park</b> Located west of proposed alignment and occupying the entire block bounded by S. 6 <sup>th</sup> Street, Auburn Street, Chambers Avenue, and Washington Street.	0.54 acre	City of Camden	Parcel contains a pedestrian park with benches and a children's playground.	Yes	No
5	<b>Triangle Park</b> Located within the proposed alignment and bounded by Haddon Avenue, Newton Avenue, and the I-676 overpass.	0.18 acre	City of Camden	Parcel contains trees and art panels honoring Dr. Bascom Waugh, the first African-American doctor at Cooper Hospital, and Dr. Lewis Coriell, founder of the Coriell Institute.	Yes	Yes
6	<b>7<sup>th</sup> &amp; Clinton</b> Located west of proposed alignment on the southeast corner of S. 7 <sup>th</sup> Street & Clinton Street.	0.60 acre	City of Camden	Parcel contains a basketball court, park benches, and a spray pool.	Yes	No
7	<b>8<sup>th</sup> &amp; Spruce Basketball Court</b> Located west of proposed alignment just east of Spruce Street Park on the south side of Spruce Street between S. 7 <sup>th</sup> Street & S. 8 <sup>th</sup> Street.	1.11 acres	Camden Board of Education	Parcel contains a basketball court that is open to the public. The rest of the parcel consists of two buildings and vehicular storage.	Yes	No
8	<b>Spruce Street Park</b> Located west of proposed alignment just west of 8 <sup>th</sup> & Spruce Basketball Court on the south side of Spruce Street between S. 7 <sup>th</sup> Street & S. 8 <sup>th</sup> Street.	0.12 acre	City of Camden	Parcel contains a playground.	Yes	No
9	<b>Judge Robert Burke Johnson Park</b> Located east of proposed alignment and roughly bounded by Thurman Street, S. 8 <sup>th</sup> Street, Carl Miller Boulevard, and I-676.	12.80 acres	City of Camden	Parcels contain multiple softball, football, and soccer fields, basketball courts, along with a playground and concession stand.	Yes	No

**Table 3: Parks, Recreational Facilities, and Open Space Resources Located Within the GCL Study Area  
(Continued)**

Map ID	Resource	Area	Ownership	Description/Activities	NJDEP Green Acres Encumbered?	Directly Impacted by GCL
	<b>CITY OF CAMDEN (continued)</b>					
10	<b>Isabel Miller Community Center</b> Located east of proposed alignment and directly adjacent to Judge Robert Johnson Park, bordered by Carl Miller Boulevard and S. 8th Street.	2.03 acres	City of Camden Bureau of Neighborhood Services	Parcel features outdoor swimming, diving and wading pools, as well as a community center housing a branch library, social services center, community meeting room, and health center.	Yes	No
11	<b>6<sup>th</sup> &amp; Ferry</b> Located west of proposed alignment along S. 6 <sup>th</sup> Street between Ferry Avenue & Carl Miller Boulevard.	0.09 acre	City of Camden	Parcel contains a small grass field surrounded by trees.	Yes	No
12	<b>Broadway &amp; Ferry Park</b> Located west of proposed alignment on the northwest corner of S. Broadway & Ferry Avenue.	0.18 acre	City of Camden	Parcel contains a small pedestrian park with benches.	Yes	No
13	<b>Memorial Park</b> Located west of proposed alignment along Broadway between Winslow Street and Jefferson Street, just south of the Camden Shipyard and Maritime Museum.	0.46 acre	City of Camden	Small park containing a monument which pays tribute to those who fought in World War II.	Yes	No
14	<b>Staley Park</b> Located east of proposed alignment and bounded by Master Street, Jefferson Street, S. 7 <sup>th</sup> Street, and Chelton Avenue.	4.14 acres	City of Camden	Parcel contains two softball/baseball fields, football field, a basketball court, concession stand, and playground.	Yes	No
	<b>GLOUCESTER CITY</b>					
15	<b>Sherman Neighborhood Play Lot</b> Located west of proposed alignment along N. Filmore Street between Sherman Street and Warren Street	0.53 acre	Gloucester City	Parcels contain a grass field, a swing set, and a slide	Yes	Yes
16	<b>Three Corner Park</b> Located west of proposed alignment on the eastern corner of Middlesex Street and N. Burlington Street.	0.22 acres	Gloucester City	Parcels contain a basketball court.	Yes	No
17	<b>Paul Street Playground</b> Located east of proposed alignment on the eastern corner of Paul Street & Hudson Street.	0.11 acre	Gloucester City	Parcel contains playground and benches.	Yes	No
18	<b>Washington Street Play Lot</b> Located east of proposed alignment in a residential neighborhood on the west side of Washington Street between Little Somerset Street and Somerset Street.	0.25 acre	Gloucester City	Parcel contains a grassy area with park benches and a swing set.	Yes	No

**Table 3: Parks, Recreational Facilities, and Open Space Resources Located Within the GCL Study Area  
(Continued)**

Map ID	Resource	Area	Ownership	Description/Activities	NJDEP Green Acres Encumbered?	Directly Impacted by GCL
19	<b>Thompson St &amp; Lane Ave Park</b> Located east of proposed alignment and bounded by Thompson Avenue and Lane Avenue/Koehler Street.	0.50 acre	Gloucester City	Parcel contains playground and benches.	Yes	Yes
	<b><i>BOROUGH OF BROOKLAWN</i></b>					
20	<b>Wetlands, Ballfields, and Brooklawn Community Park</b> Located west of proposed alignment and extending along Little Timber Creek from Timber Boulevard at New Jersey Road to Pershing Road at Chestnut Street.	13.38 acres	Brooklawn Borough	Parcel includes a baseball field, creekside trail, and Brooklawn Community Park (playground, basketball court, benches, gazebo).	No	No
21	<b>Alice Costello Elementary School</b> Located east of proposed alignment along Haakon Road between Bergen Street and Christiana Street.	1.62 acres	Brooklawn Board of Education	Public elementary school featuring two basketball courts.	No	No
22	<b>Alice Costello School Field</b> Located east of proposed alignment and roughly bounded by Costello Elementary, Bergen Street, Browning Lane, paved alley, and Christiana Street.	2.32 acres	Brooklawn Borough	Parcel includes a baseball field, softball field, and playground with benches.	No	No
23	<b>New Jersey Road – East</b> Located west of proposed alignment, just east of the bend in New Jersey Road.	0.08 acre	Brooklawn Borough	Parcel includes sidewalks and a grass area located between private residences.	No	No
24	<b>New Jersey Road – Central</b> Located west of proposed alignment at the bend in New Jersey Road, just west of New Jersey Road – East parcel.	0.13 acre	Brooklawn Borough	Parcel includes sidewalks and a grass area located between private residences.	No	No
25	<b>New Broadway</b> Located west of proposed alignment on the west side of Broadway near the trajectory of Pennsylvania Road, opposite the Chestnut Street & Pennsylvania Road parcel.	0.12 acre	Brooklawn Borough	Parcel includes sidewalks and a grass area located between private residences.	No	No
26	<b>Chestnut Street &amp; Pennsylvania Road</b> Located west of proposed alignment on the east side of Chestnut Street at Pennsylvania Road, opposite the New Broadway parcel.	0.14 acre	Brooklawn Borough	Parcel includes sidewalks and a grass area located between private residences.	No	No

**Table 3: Parks, Recreational Facilities, and Open Space Resources Located Within the GCL Study Area  
(Continued)**

Map ID	Resource	Area	Ownership	Description/Activities	NJDEP Green Acres Encumbered?	Directly Impacted by GCL
	<b>BOROUGH OF BROOKLAWN (continued)</b>					
27	<b>Pennsylvania Road – Northeast</b> Located west of proposed alignment on the north side of Pennsylvania Road between Paris Avenue and Chestnut Street where the road bends, opposite the Pennsylvania Road – Southeast parcel.	0.10 acre	Brooklawn Borough	Parcel includes sidewalks and a grass area located between private residences.	No	No
28	<b>Pennsylvania Road – Southeast</b> Located west of proposed alignment on the south side of Pennsylvania Road between Paris Avenue and Chestnut Street where the road bends, opposite the Pennsylvania Road – Northeast parcel.	0.08 acre	Brooklawn Borough	Parcel includes sidewalks and a grass area located between private residences.	No	No
29	<b>N. Wilson Avenue – North</b> Located east of proposed alignment on the west side of N. Wilson Avenue near the trajectory of Marne Road, opposite the N. Wilson Avenue – South parcel.	0.09 acre	Brooklawn Borough	Parcel includes sidewalks and a grass area located between private residences.	No	No
30	<b>N. Wilson Avenue – South</b> Located east of proposed alignment on the east side of N. Wilson Avenue near the trajectory of Marne Road, opposite the N. Wilson Avenue – North parcel.	0.11 acre	Brooklawn Borough	Parcel includes sidewalks and a grass area located between private residences.	No	No
31	<b>Memorial Park – West Traffic Circle</b> Located east of proposed alignment and situated at intersection of N. and S. Wilson Avenues, Bergen Street, and Horton Avenue.	0.13 acre	Brooklawn Borough	Parcel includes a circular grass area with a central tree and paved paths.	No	No
32	<b>Memorial Park</b> Located east of proposed alignment between Bergen Street, Horton Avenue and S. Hannevig Avenue.	0.50 acre	Brooklawn Borough	Parcel contains war memorials and a 9/11 Memorial.	No	No
33	<b>Memorial Park – East Traffic Circle</b> Located east of proposed alignment and situated at intersection of Maude Avenue, Christiana Street, and Noreg Place.	0.24 acre	Brooklawn Borough	Parcel includes a circular grass area with a pair of benches.	No	No
34	<b>New Broadway and Town Center</b> Located west of proposed alignment and bounded by New Broadway and Town Center.	0.13 acre	Brooklawn Borough	Parcel includes a semi-circular grass area with paved path and a bus stop.	No	No

**Table 3: Parks, Recreational Facilities, and Open Space Resources Located Within the GCL Study Area  
(Continued)**

Map ID	Resource	Area	Ownership	Description/Activities	NJDEP Green Acres Encumbered?	Directly Impacted by GCL
35	<b>Marne Road</b> Located west of proposed alignment on the west side of Marne Road at the bend in the road between Timber Boulevard and Paris Avenue.	0.07 acre	Brooklawn Borough	Parcel includes sidewalks and a grass area located between private residences.	No	No
36	<b>N. Wilson Ave and Old Broadway</b> Located east of the proposed alignment on the southwest corner of N. Wilson Ave and Old Broadway	0.12 acre	Brooklawn Borough	Parcel includes sidewalks and a grass area located between private residences.	No	No
37	<b>New Broadway – South</b> Located west of the proposed alignment on the east of New Broadway, southeast of the New Broadway Parcel	0.08 acre	Brooklawn Borough	Parcel includes sidewalks and a grass area located between private residences.	No	No
38	<b>New Broadway – North</b> Located west of the proposed alignment on the east of New Broadway, northeast of the New Broadway Parcel	0.08 acre	Brooklawn Borough	Parcel includes sidewalks and a grass area located between private residences.	No	No
39	<b>Pennsylvania Road – Northwest</b> Located west of proposed alignment on the north side of Pennsylvania Road between Paris Avenue and Timber Boulevard where the road bends, opposite the Pennsylvania Road – Southwest parcel.	0.07 acre	Brooklawn Borough	Parcel includes sidewalks and a grass area located between private residences.	No	No
40	<b>Pennsylvania Road – Southeast</b> Located west of proposed alignment on the south side of Pennsylvania Road between Paris Avenue and Timber Boulevard where the road bends, opposite the Pennsylvania Road – Northwest parcel.	0.05 acre	Brooklawn Borough	Parcel includes sidewalks and a grass area located between private residences.	No	No
41	<b>New Jersey Road and Timber Boulevard</b> Located west of the proposed alignment on the southeast corner of New Jersey Road, Timber Boulevard and Pershing Road	0.12 acre	Brooklawn Borough	Parcel includes sidewalks and a grass area located between private residences.	No	No
42	<b>New Jersey Road – Northwest</b> Located west of the proposed alignment on the north side of New Jersey Road between Pershing Road and Paris Avenue, directly across from New Jersey Road – Southwest parcel	0.13 acre	Brooklawn Borough	Parcel includes sidewalks and a grass area located between private residences.	No	No

**Table 3: Parks, Recreational Facilities, and Open Space Resources Located Within the GCL Study Area  
(Continued)**

Map ID	Resource	Area	Ownership	Description/Activities	NJDEP Green Acres Encumbered?	Directly Impacted by GCL
43	<b>New Jersey Road – Southwest</b> Located west of the proposed alignment on the south side of New Jersey Road between Pershing Road and Paris Avenue, directly across from New Jersey Road – Northwest parcel	0.07 acre	Brooklawn Borough	Parcel includes sidewalks and a grass area located between private residences.	No	No
44	<b>Wetlands and Ballfields</b> Located west of proposed alignment and roughly bounded by Timber Boulevard, S. New Broadway, and Big Timber Creek.	8.57 acres	Brooklawn Borough	Parcel is primarily wetlands at the mouth of Big Timber Creek and contains a baseball field.	No	No
<b>BOROUGH OF WESTVILLE</b>						
45	<b>Michael Galbraith Park</b> Located west of proposed alignment and roughly bounded by New Broadway, River Drive, and Big Timber Creek.	136.54 acres	Borough of Westville	Parcel contains benches, walking path and pier.	No	No
46	<b>Park Avenue Baseball Field</b> Located west of proposed alignment and bounded by Crown Point Road, Iron Workers Local 399 building, Gateway Boulevard, and Park Avenue.	5.99 acres	Borough of Westville	Parcel contains a concession stand and one baseball field.	No	No
47	<b>Parkview Elementary School</b> Located east of proposed alignment and bounded by High Street, Duncan Avenue, Thomas West Park, and Birch Avenue.	2.92 acres	Parkview School	Public elementary school parcel contains a portion of the paved path around the water feature within Thomas West Park.	No	No
48	<b>Thomas West Park</b> Located east of proposed alignment and roughly bounded by Parkview Elementary School, Duncan Avenue, Delsea Drive, and Oak Avenue.	9.45 acres	Borough of Westville	Parcel contains a water feature with fountain and paved walking path, four tennis courts, a basketball court, a playground, a gazebo, a memorial, and the clubhouse for the Westville Lions Club.	No	No
49	<b>Westville Borough Park aka “Gateway Blvd &amp; Chestnut St Park”</b> Located west of proposed alignment and fronting Gateway Boulevard with Chestnut Street to the northeast.	16.72 acres	Borough of Westville	Parcel contains two multi-purpose recreational fields and a concession stand.	No	No

**Table 3: Parks, Recreational Facilities, and Open Space Resources Located Within the GCL Study Area  
(Continued)**

Map ID	Resource	Area	Ownership	Description/Activities	NJDEP Green Acres Encumbered?	Directly Impacted by GCL
	<b>WEST DEPTFORD TOWNSHIP</b>					
50	<b>Cleveland and Wilson</b> Located west of proposed alignment in the northeastern corner of Wilson Avenue and Puritan Avenue.	1.06 acres	West Deptford Township	Parcel contains a playground.	Yes	No
	<b>CITY OF WOODBURY</b>					
51	<b>Green Street Play Area</b> Located west of proposed alignment at Green Street and Dare Street adjacent to the west side of the railroad right-of-way.	0.10 acre	City of Woodbury	Parcel contains a small playground for children between the ages of two and five.	Yes	No
52	<b>Stewart Lake Park</b> Located east of proposed alignment on the south side of E. Red Bank Avenue near Roosevelt Avenue, on the border of Woodbury and Deptford.	23.08 acres	City of Woodbury	Parcel contains playground, baseball field and basketball court.	Yes	No
	<b>DEPTFORD TOWNSHIP</b>					
53	<b>Stewart Lake Frontage</b> Located east of proposed alignment and south of Stewart Lake Park along Stewart Lake.	34.86 acres	Deptford Township	Parcels contain open space abutting Stewart Lake within Deptford Township.	Yes	No
	<b>CITY OF WOODBURY</b>					
54	<b>Stewart Lake Frontage</b> Located east of proposed alignment, opposite Stewart Lake Park behind the Lakeside Professional Campus.	18.52 acres	City of Woodbury	Parcels contain open space abutting Stewart Lake within the City of Woodbury.	Yes	No
55	<b>Woodbury Lake Park</b> Located on the east and west sides of proposed alignment, bordered by N. Broad Street, the county jail, N. Evergreen Avenue, and the lake.	31.52 acres	City of Woodbury	Parcels are primarily used for fishing and provide riparian access. Park is crossed by rail alignment.	Yes	Yes
56	<b>Woodbury High School Complex</b> Located west of proposed alignment and bounded by Broad Street Lake, N. Broad Street, and the Woodbury High School track.	2.39 acres	Woodbury Board of Education	Parcel contains grass field and access to the water. Parcel is adjacent to the Woodbury High School building and sports complex.	Yes	No
57	<b>Hester's Branch</b> Located east of proposed alignment along the Hester's Branch Creek north of E. Barber Avenue and south of St. Patrick's Church.	4.92 acres	City of Woodbury	Parcel includes Hester's Branch Creek and wooded areas.	Yes	No
58	<b>Rotary Park</b> Located east of proposed alignment along Hester's Branch Creek between E. Barber Avenue and the rotary at Glassboro Road and S. Evergreen Avenue.	13.46 acres	City of Woodbury	Parcel is heavily vegetated and contains a basketball court and gazebo used for various functions.	Yes	No

**Table 3: Parks, Recreational Facilities, and Open Space Resources Located Within the GCL Study Area  
(Continued)**

Map ID	Resource	Area	Ownership	Description/Activities	NJDEP Green Acres Encumbered?	Directly Impacted by GCL
59	<b>Wing-Dickerson Park</b> Located west of proposed alignment just north of Carpenter Street between Allens Lane and S. Barber Avenue.	1.63 acres	City of Woodbury	Parcel contains tennis courts and a playground, as well as basketball courts.	Yes	No
60	<b>The Point Park</b> Located west of proposed alignment on the southeast corner of S. Barber Avenue and E. Barber Avenue	0.08 acre	City of Woodbury	Parcel contains sidewalks and landscaped greenspace	Yes	No
61	<b>Stuart Street Play Area</b> Located west of proposed alignment on the southeast corner of Lafayette Avenue & Stuart Street, bordering the train tracks.	1.10 acre	City of Woodbury	Parcel contains a playground and a small field with a pick-up baseball diamond.	Yes	No
<b>BOROUGH OF WOODBURY HEIGHTS</b>						
62	<b>Veterans' Park</b> Located west of proposed alignment adjacent to the rail right-of-way between Elm Avenue and Poplar Avenue.	0.77 acre	Borough of Woodbury Heights	Parcel contains a walking path and veterans' monument.	Yes*	Yes
63	<b>Woodbury Heights Elementary School</b> Located east of proposed alignment near the intersection at Academy Avenue and Asam Avenue.	9.23 acres	Woodbury Heights Board of Education	Public elementary school parcel contains a playground, basketball court, and baseball field.	Yes*	Yes
64	<b>Helen Avenue Open Space</b> Located east of proposed alignment on the south side of Helen Avenue near the Woodbury Heights Community Center and the Helen Avenue Sports Complex.	5.22 acres	Borough of Woodbury Heights	Parcel is heavily vegetated and abuts Hester's Branch to the east and private residences to the south and west.	Yes	No
<b>DEPTFORD TOWNSHIP</b>						
65	<b>Oak Valley Ball Fields</b> Located west of proposed alignment along east side of Princeton Boulevard from Swarthmore Road to the Oak Valley Volunteer Fire Company complex.	19.71 acres	Deptford Township	Parcels contain three baseball fields, a concession stand, and a children's playground.	Yes*	No



**Table 3: Parks, Recreational Facilities, and Open Space Resources Located Within the GCL Study Area  
(Continued)**

Map ID	Resource	Area	Ownership	Description/Activities	NJDEP Green Acres Encumbered?	Directly Impacted by GCL
	<b>DEPTFORD TOWNSHIP</b> <i>(continued)</i>					
66	<b>Pond Frontage</b> Located east of proposed alignment and across from Woodbrook Park Playground near the border with Woodbury Heights.	12.67 acres	Deptford Township	Parcels are heavily vegetated and abut a pond.	Yes	No
67	<b>Woodbrook Park Playground</b> Located east of proposed alignment at the northwestern end of Queen Avenue.	0.83 acre	Deptford Township	Parcels are heavily wooded and abut open space around the pond to the west.	Yes	No
68	<b>Princeton Playground</b> Located west of proposed alignment on the south side of Rutgers Avenue between Muhlenberg Avenue and Princeton Boulevard.	0.64 acre	Deptford Township	Parcels contain a playground and basketball court.	Yes	No
69	<b>Wenonah Lake</b> Located west of proposed alignment along the Wenonah Borough border and roughly bounded by Princeton Boulevard, the Oak Valley Volunteer Fire Company complex, Wenonah Lake, and Ogden Station Road.	4.29 acres	Deptford Township	Parcel contains heavily wooded area that abuts Wenonah Lake.	Yes	No
	<b>BOROUGH OF WENONAH</b>					
70	<b>Wenonah Lake</b> Located west of proposed alignment, beginning in the north at the Deptford Township border and running southward parallel to Mantua Creek.	65.78 acres	Borough of Wenonah	Multi-parcel park. Main parcel shares the property with the Public Works building and contains the lake, a volleyball court, and grass field. Other parcels contain the creek and function as easements for trails (Wenonah Lake Loop, Break Back Run, and Mantua Creek).	No	No
71	<b>Wenonah Elementary School</b> Located east of proposed alignment at the northwest corner of E. Elm Street at N. Clinton Avenue.	2.84 acres	Wenonah Board of Education	Public elementary school contains a soccer field, paved play areas, and a playground.	No	No
72	<b>Wenonah Park</b> Located east of proposed and bounded by Southeast Avenue, E. Mantua Avenue, S. Clinton Avenue, and E. Cherry Street.	3.10 acres	Borough of Wenonah	Parcel contains a passive grass field with many trees and a diagonal paved path.	No	No

**Table 3: Parks, Recreational Facilities, and Open Space Resources Located Within the GCL Study Area  
(Continued)**

Map ID	Resource	Area	Ownership	Description/Activities	NJDEP Green Acres Encumbered?	Directly Impacted by GCL
73	<b>Monongahela Brook Trail Open Space</b> Located east of proposed alignment and running along Monongahela Brook.	44.58 acres	Borough of Wenonah	Parcels contain heavily vegetated areas and function as easements for Monongahela Brook Trail and other trails further to the east.	No	No
74	<b>Mantua Creek Trail Open Space</b> Located west of proposed alignment, abutting Mantua Creek and the borders of Deptford Township and Mantua Township.	14.11 acres	Borough of Wenonah	Parcels contain heavily vegetated areas and function as easements for the Mantua Creek Trail.	No	No
75	<b>Cedar Field</b> Located east of proposed alignment on the southwest corner of S. Clinton Avenue & E. Cedar Street.	3.37 acres	Borough of Wenonah	Parcel contains a baseball field, soccer field, playground, and basketball court.	No	Yes
<b>MANTUA TOWNSHIP</b>						
76	<b>Mantua Creek Trail Open Space</b> Located west of proposed alignment, abutting Mantua Creek and borders of Deptford Township and Wenonah Borough.	3.59 acres	Mantua Township	Parcel contains heavily vegetated areas and abuts open space in Wenonah Borough that functions as an easement for the Mantua Creek Trail.	Yes*	No
<b>DEPTFORD &amp; MANTUA TOWNSHIPS</b>						
77	<b>Tall Pines State Preserve</b> Located east of proposed alignment on the southwest corner of Bark Bridge Road and Glassboro Road.	108.78 acres	NJDEP	Parcels contain Gloucester County's first state-owned park featuring extensive hiking and biking trails, as well as grounds for bird watching, on a former golf course. Deptford parcel consists of 59.27 acres while the Mantua portion is 49.75 acres.	Yes*	No
<b>MANTUA TOWNSHIP (continued)</b>						
78	<b>Chestnut Branch Park</b> Located west of proposed alignment to the west of Mantua Boulevard.	148.05 acres	Mantua Township	Parcels contain heavily vegetated areas and wetlands that run parallel to Chestnut Branch Creek and lead into Chestnut Branch Park to the southeast.	Yes*	No
79	<b>Greenwich Open Space</b> Located west of proposed alignment between the Fairview Drive to the east and the Bellmeade subdivision (Main Street & Hollybrook Drive) to the west.	36.78 acres	Mantua Township	Parcel contains heavily vegetated areas that abut a segment of Chestnut Branch Creek.	Yes*	No
80	<b>Chestnut Branch Open Space</b> Located west of proposed alignment and running between subdivisions, bounded by Center Street, Main Street and Route 55.	80.15 acres	Mantua Township	Parcels contain heavily vegetated areas and segment of Chestnut Branch Creek.	Yes*	No

**Table 3: Parks, Recreational Facilities, and Open Space Resources Located Within the GCL Study Area  
(Continued)**

Map ID	Resource	Area	Ownership	Description/Activities	NJDEP Green Acres Encumbered?	Directly Impacted by GCL
81	<b>Mantua Township Community Center</b> Located east of proposed alignment on the southeastern corner of E. Mercer Avenue at Trenton Avenue.	0.55 acre	Mantua Township	Parcel contains a community center that serves as a public cooling space during the summer and functions as a Gloucester County Nutritional Site.	Yes*	No
82	<b>Sewell Park</b> Located east of proposed alignment and adjacent to Mantua Township Community Center at the southwestern corner of E. Mercer Avenue and Mantua Boulevard.	0.98 acre	Mantua Township Board of Education	Parcel contains a playground, basketball court and open field.	Yes*	No
<b>BOROUGH OF PITMAN</b>						
83	<b>Pitman High School Fields</b> Located east of proposed alignment near the intersection of Edgemoor Avenue at Linden Avenue, opposite Pitman High School.	8.55 acres	Pitman Borough Board of Education	Parcel contains the high school/little league baseball/softball fields along with a practice football field.	Yes	No
84	<b>Pitman High School</b> Located east of proposed alignment and bounded by Linden Avenue, Edgemoor Avenue, Magnolia Avenue, and Waverly Avenue, opposite the Pitman High School Fields.	12.01 acres	Pitman Borough Board of Education	Public high school parcel includes an oval track.	Yes	No
85	<b>Pitman Middle School</b> Located east of proposed alignment and bounded by Esplanade Avenue, Glenmere Avenue, Woodlynn Avenue, and E. Holly Avenue.	4.42 acres	Pitman Borough Board of Education	Public middle school parcel contains a football field and playground.	Yes	No
86	<b>Pitman Middle School “Summit Field”</b> Located east of proposed alignment, opposite Pitman Middle School, and bounded by S. Summit Avenue, E. Holly Avenue, Mt. Vernon Avenue, and residences to the south.	1.64 acres	Pitman Borough Board of Education	Parcel contains two baseball fields.	Yes	No
87	<b>Ballard Park</b> Located west of proposed alignment on the same triangular parcel as the McCowan Memorial Library and bounded by S. Broadway, Pitman Avenue, and Ballard Avenue.	1.30 acres	Borough of Pitman	Parcel is used for passive recreation and contains benches and tables.	Yes	No

**Table 3: Parks, Recreational Facilities, and Open Space Resources Located Within the GCL Study Area  
(Continued)**

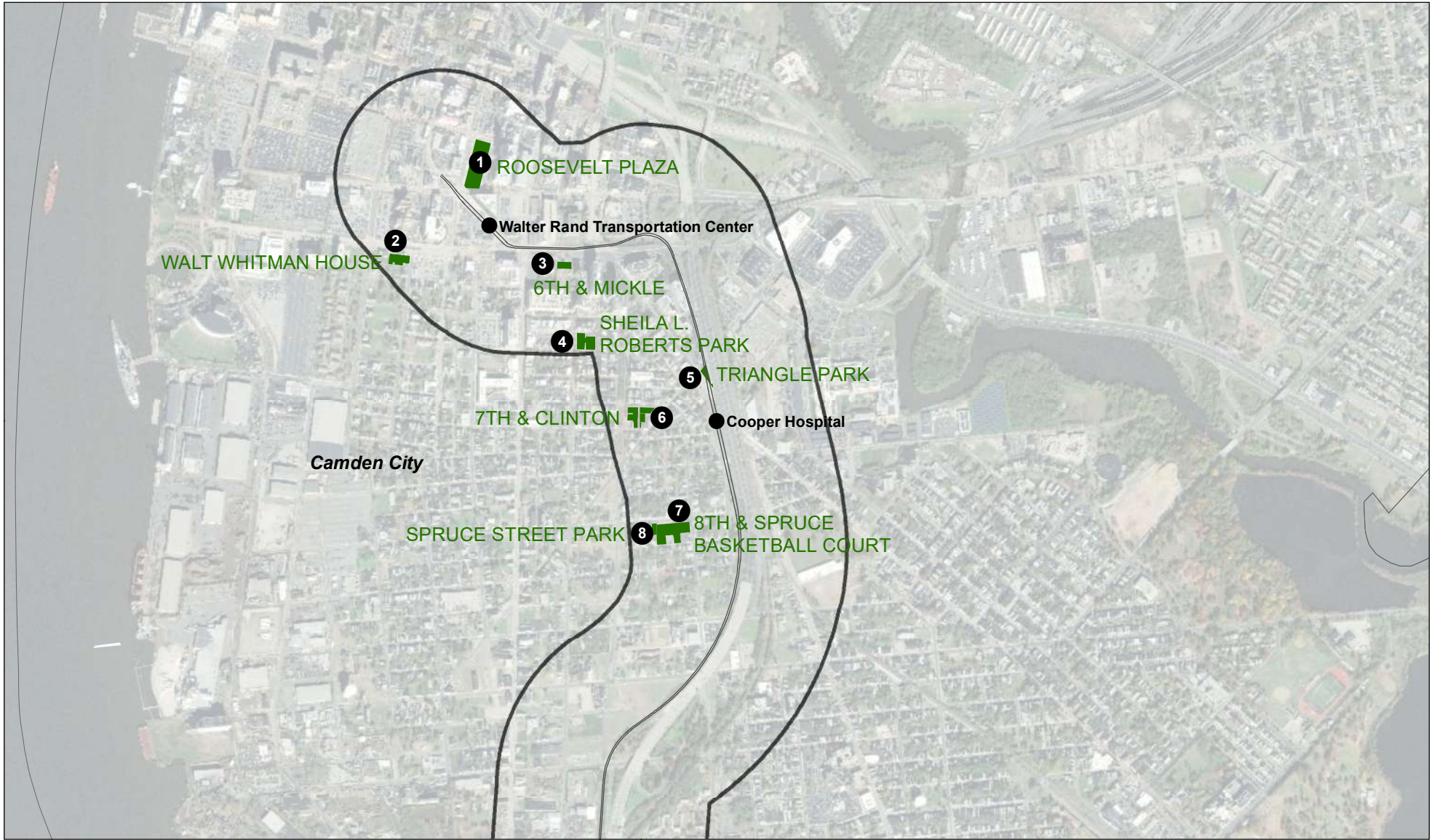
Map ID	Resource	Area	Ownership	Description/Activities	NJDEP Green Acres Encumbered?	Directly Impacted by GCL
	<b>BOROUGH OF PITMAN (continued)</b>					
88	<b>Sunset Auditorium</b> Located west of proposed alignment and bounded by Laurel Avenue, Lincoln Avenue, and abutting residential properties to the east and south. The auditorium is located on the opposite side of Laurel Avenue from Shertel Park which is beyond the 1,000 foot radius.	0.93 acre	Borough of Pitman	Parcel contains a covered auditorium that serves as a venue for both public and private events, including concerts and family picnics. Parcel also features a public parking lot on either side of the venue.	Yes	No
89	<b>Glen Lake</b> Located east of proposed alignment and bounded by W. Jersey Avenue, Glen Lake Avenue, Longmere Avenue, and Glen Lake Boulevard near the Glassboro Borough border.	3.08 acres	Borough of Pitman	Parcel contains Glen Lake and abutting open space used for passive recreation facilities.	Yes	No
	<b>BOROUGH OF GLASSBORO</b>					
90	<b>Glen Lake</b> Located east of proposed alignment and south of Glen Lake in Pitman Borough, running between residences bounded by Glen Lake Boulevard, County Road 553 Alt, and Central Avenue.	5.66 acres	Borough of Glassboro	Parcels contain open space used for passive recreation facilities that connect to the Pitman Borough portion of Glen Lake to the north.	Yes	No
91	<b>Bowe Park</b> Located west of proposed alignment and roughly bounded by S. Cummings Avenue and Ruth Mancuso Lane, opposite Glassboro High School.	26.23 acres	Glassboro Board of Education	Public elementary school parcel (Thomas E. Bowe School) contains a playground and playing fields (basketball, soccer, and baseball).	Yes	No
92	<b>Glassboro High School</b> Located east of proposed alignment and bounded by the rail right-of-way, Carpenter Avenue, and Joseph L. Bowe Boulevard, opposite Bowe Park.	36.35 acres	Glassboro Board of Education	Public high school parcel contains track and field facilities, playing fields (soccer, football, baseball) and tennis courts.	Yes	Yes
93	<b>Glassboro Sports Complex</b> Located west of the southern project terminus and bounded by Sewell Street, Wilmer Street, and the rail right-of-way.	18.21 acres	Borough of Glassboro	Parcel contains playing fields (baseball, football and basketball), a playground, and concession stand.	Yes	No
<b>NOTE:</b> *Indicates that park or open space resource was not directly identified as encumbered by Green Acres requirements within the NJGIN database, but is located within a municipality that has accepted green acres funding						

Source: GCL Project Team; New Jersey Department of Environmental Protection – Green Acres Program; New Jersey Geographic Information Network; Delaware Valley Regional Planning Commission; Camden County Tax Assessor; Gloucester County Tax Assessor.

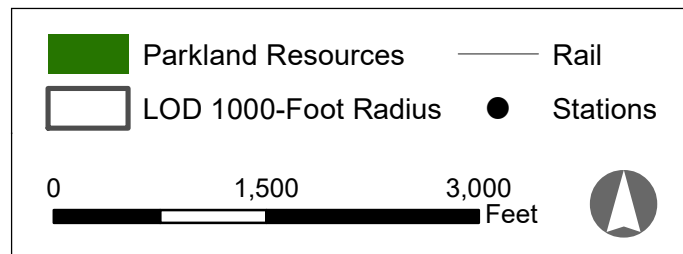
**Table 4: Multi-Use Trail Resources Located Within the GCL Study Area**

Map ID	Resource	Length	Responsibility	NJDEP Green Acres Encumbered?	Directly Impacted by GCL
	<b>BOROUGH OF WENONAH &amp; DEPTFORD TOWNSHIP</b>				
<b>A</b>	<b>Wenonah Lake Loop Trail</b> Multi-use trail around Wenonah Lake within Wenonah Lake Park (Park ID 58/59) with portions of the trail running through Wenonah Borough and Deptford Township. Trail is entirely located west of proposed alignment.	0.57 mile	Wenonah Environmental Commission	Yes*	
<b>B</b>	<b>Break Back Run Trail</b> Multi-use trail connecting to Wenonah Lake Loop within Wenonah Borough and Deptford Township. Trail is entirely located west of proposed alignment.	0.48 mile	Wenonah Environmental Commission	Yes*	
	<b>BOROUGH OF WENONAH</b>				
<b>C</b>	<b>Wenonah School Trail</b> Multi-use trail that provides non-motorized access to/from Wenonah Elementary School (Park ID 60) for those on the west side of the rail right-of-way. Trail is located on the west side of the school parcel and bounded by E. Buttonwood Street and E. Elm Street. Trail is entirely located east of proposed alignment in Wenonah Borough.	0.21 mile	Wenonah Environmental Commission	No	
	<b>BOROUGH OF WENONAH, MANTUA &amp; DEPTFORD TOWNSHIPS</b>				
<b>D</b>	<b>Mantua Creek Trail</b> Wooded trail along Greene's Lake connecting the Break Back Run Trail to the west with the Monongahela Brook Trail to the east via Mantua Creek. The trail travels under the rail right-of-way and includes portions located to the east and west of proposed alignment within Wenonah Borough, Mantua Township, and Deptford Township.	1.15 miles	Wenonah Environmental Commission	Yes*	
	<b>BOROUGH OF WENONAH (continued)</b>				
<b>E</b>	<b>Monongahela Brook Trail</b> Multi-use trail extending eastward from Mantua Creek Trail along Greene's Lake in Wenonah Borough. Trail is entirely located east of proposed alignment in Wenonah Borough.	0.71 mile	Wenonah Environmental Commission	No	
<b>NOTE:</b> *Indicates that park or open space resource was not directly identified as encumbered by Green Acres requirements within the NJGIN database, but is located within a municipality that has accepted green acres funding					

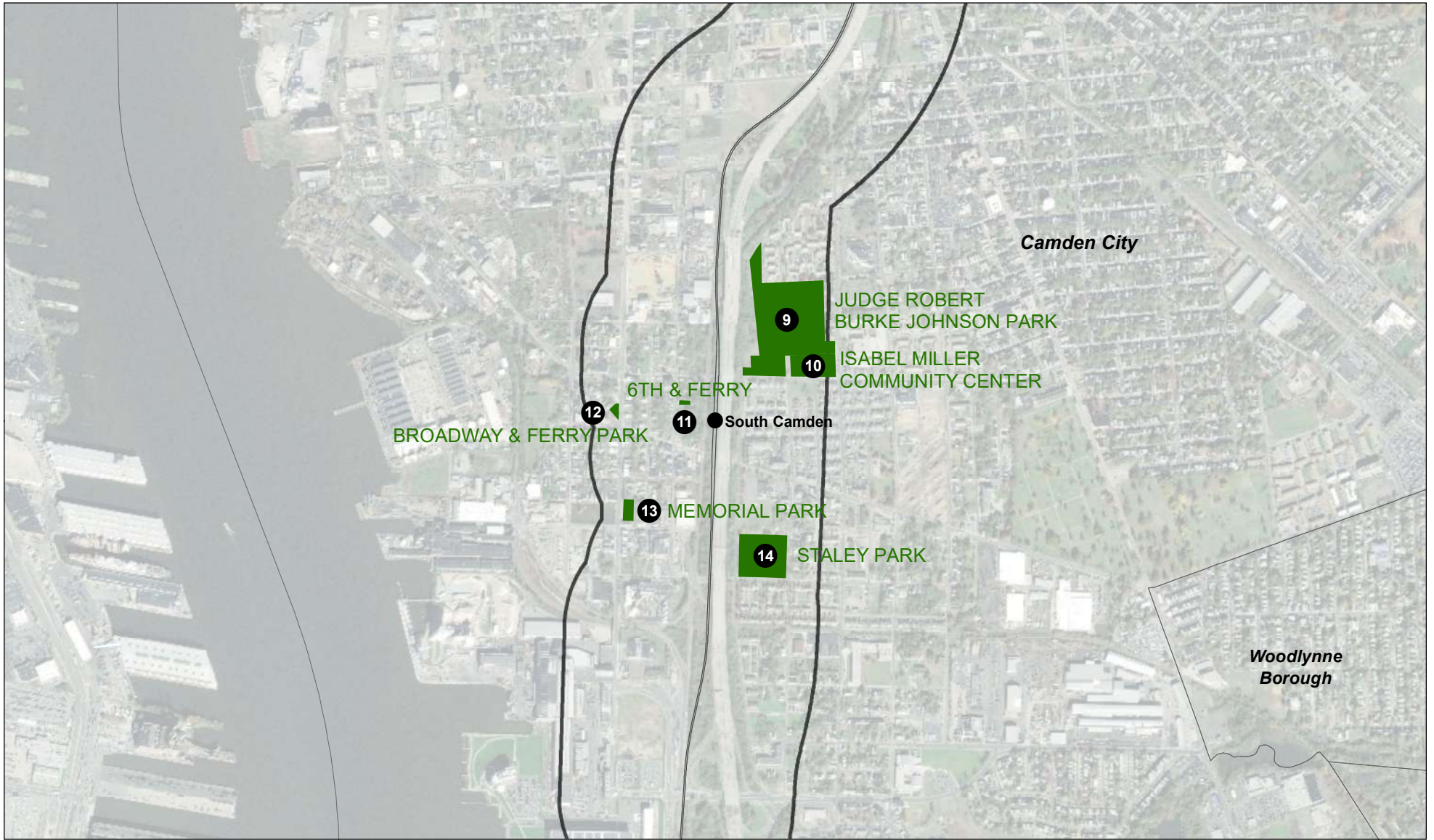
Source: GCL Project Team; Wenonah Environmental Commission



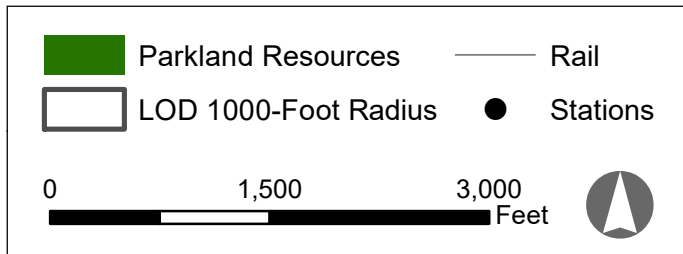
**Figure 1: Existing Parklands, Recreational Facilities, and Open Space Resources**



Source: DVRPC; US Census Bureau; New Jersey Green Acres; NJGIN



**Figure 2: Existing Parklands, Recreational Facilities, and Open Space Resources**

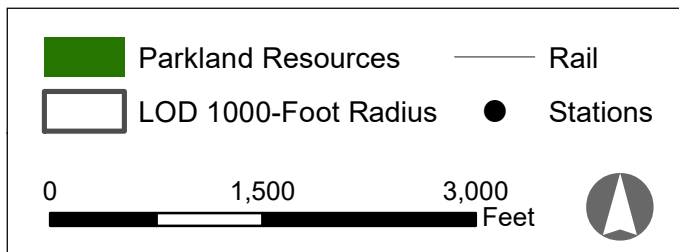


Source: DVRPC; US Census Bureau; New Jersey Green Acres; NJGIN



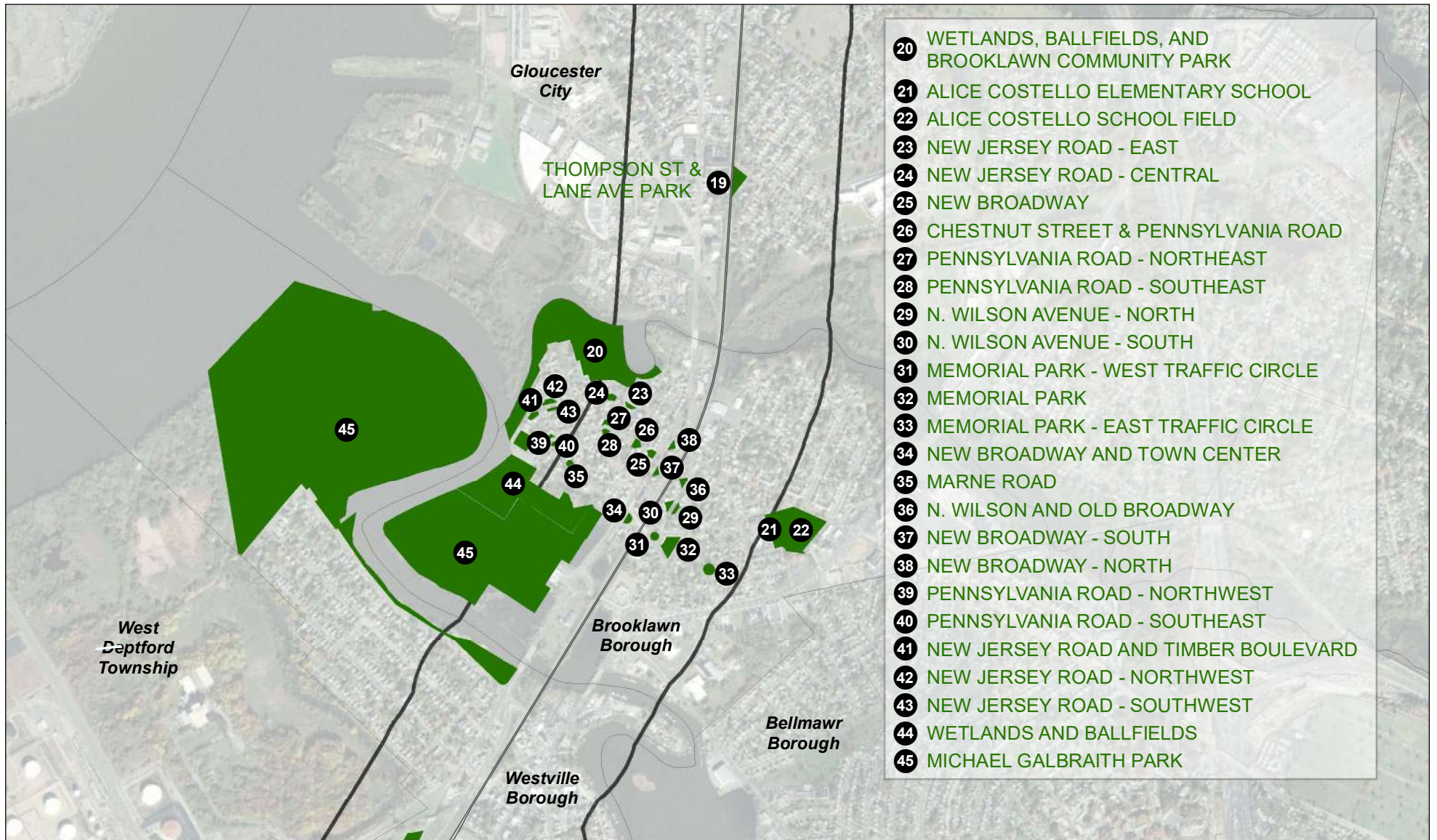


**Figure 3: Existing Parklands, Recreational Facilities, and Open Space Resources**

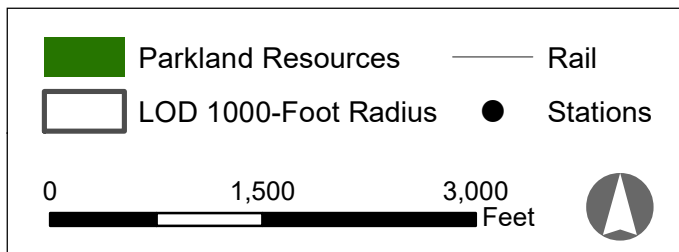


Source: DVRPC; US Census Bureau; New Jersey Green Acres; NJGIN





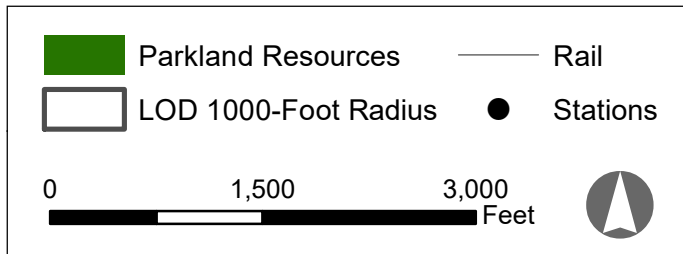
**Figure 4: Existing Parklands, Recreational Facilities, and Open Space Resources**



Source: DVRPC; US Census Bureau; New Jersey Green Acres; NJGIN

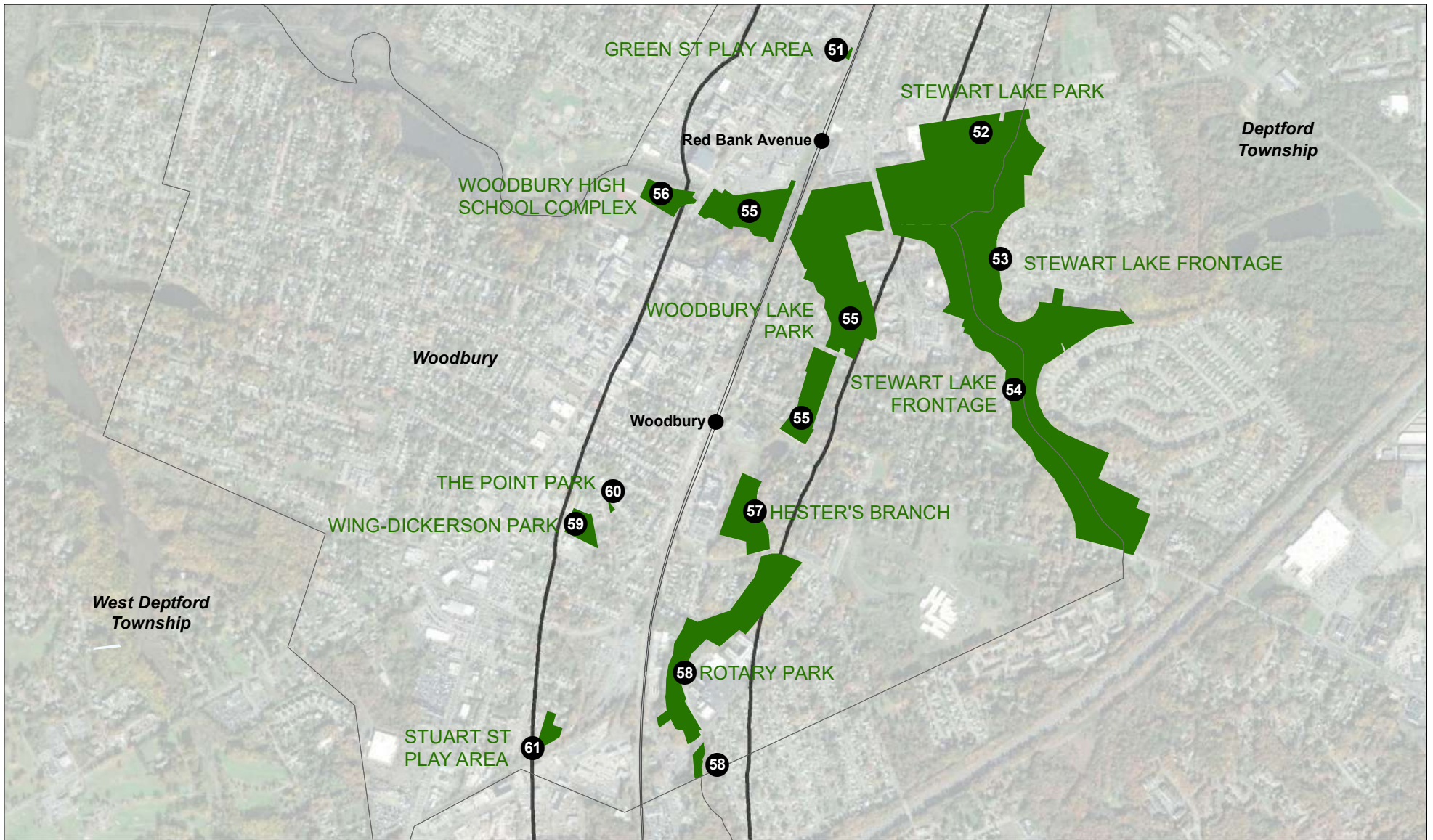


**Figure 5: Existing Parklands, Recreational Facilities, and Open Space Resources**

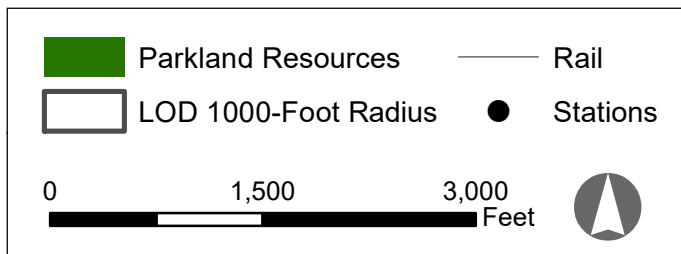


Source: DVRPC; US Census Bureau; New Jersey Green Acres; NJGIN



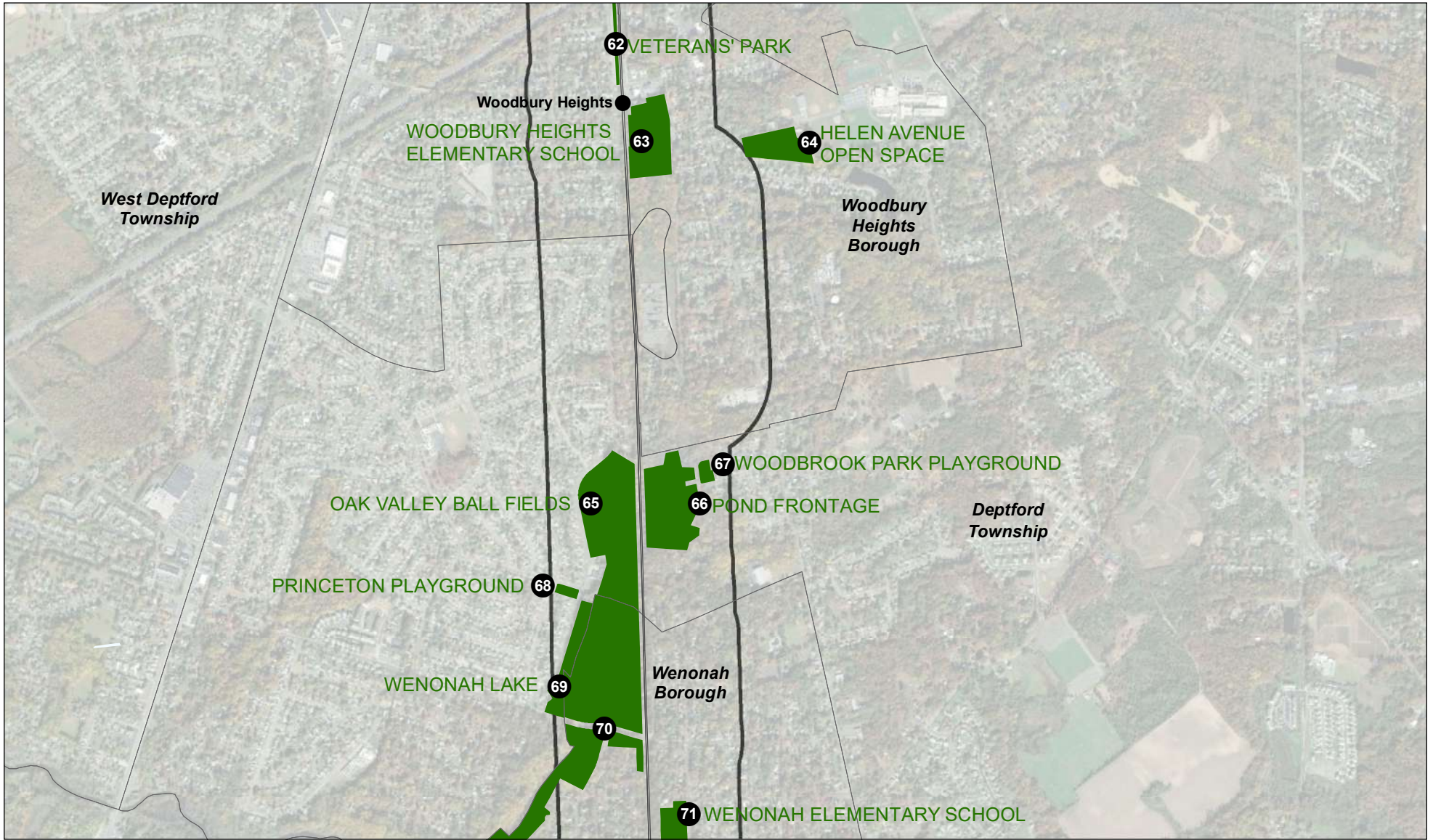


**Figure 6: Existing Parklands, Recreational Facilities, and Open Space Resources**

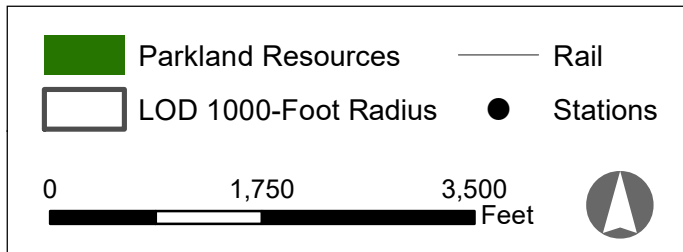


Source: DVRPC; US Census Bureau; New Jersey Green Acres; NJGIN

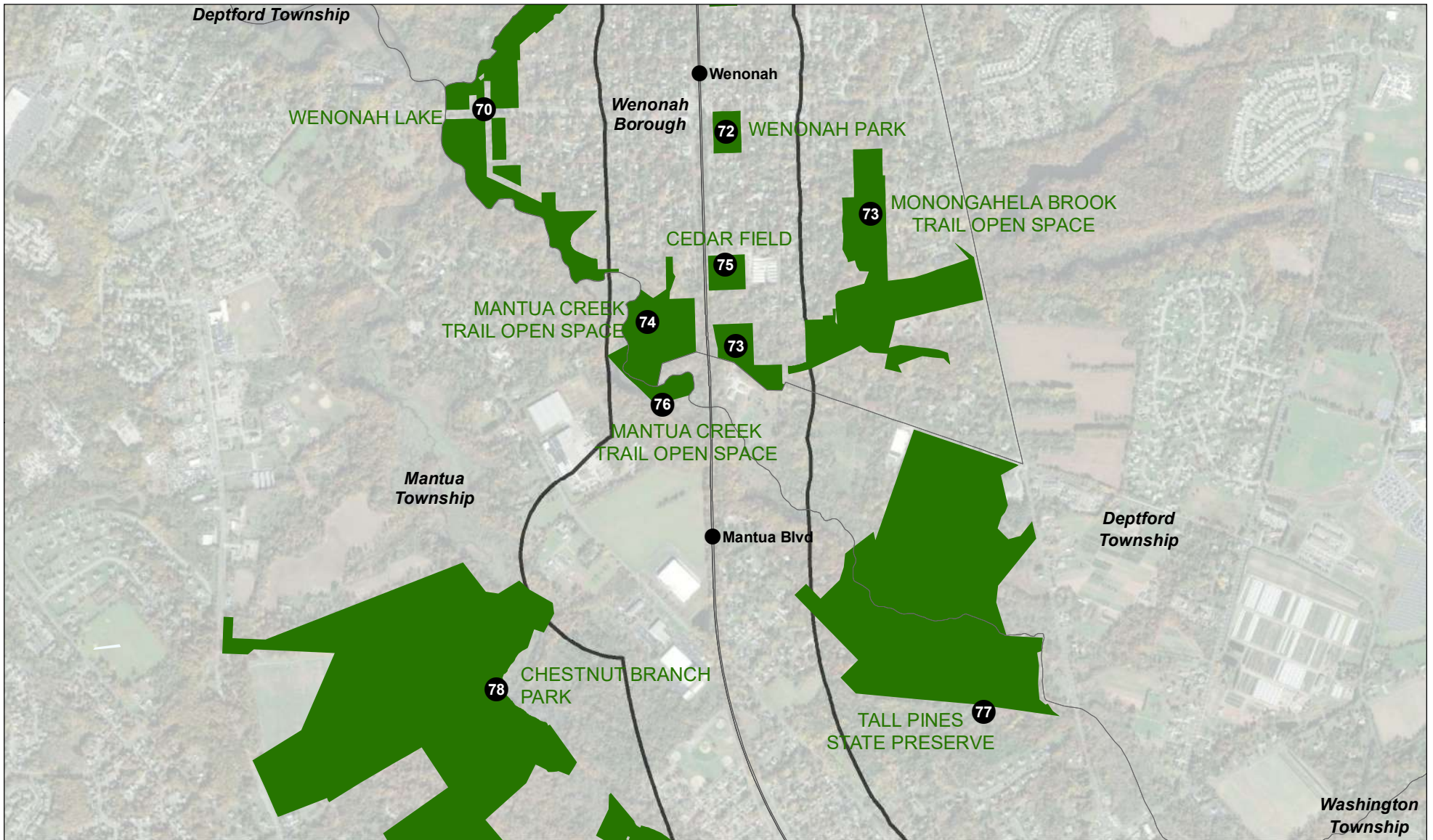




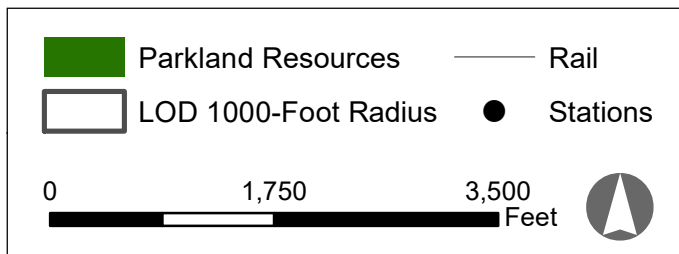
**Figure 7: Existing Parklands, Recreational Facilities, and Open Space Resources**



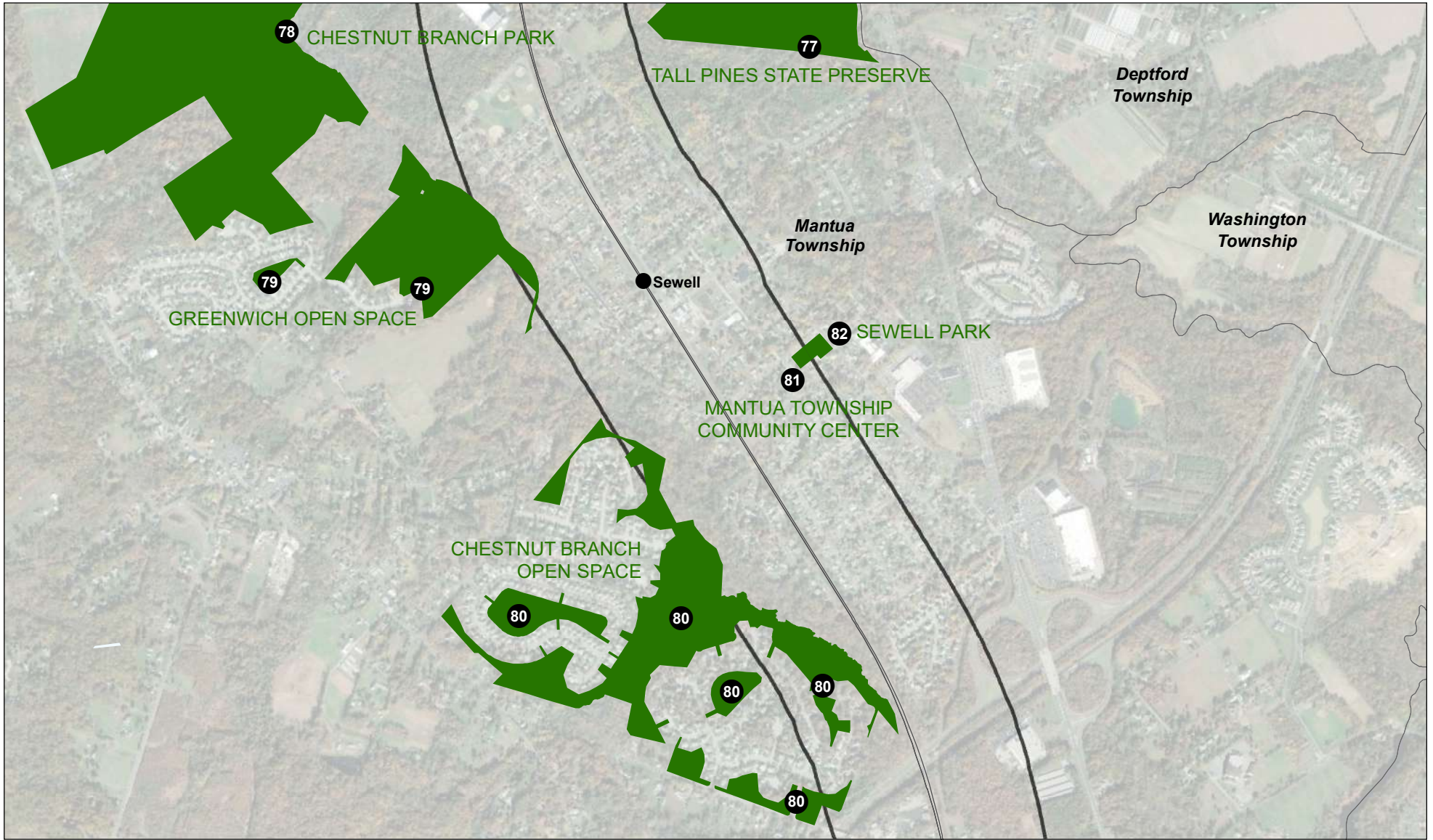
Source: DVRPC; US Census Bureau; New Jersey Green Acres; NJGIN



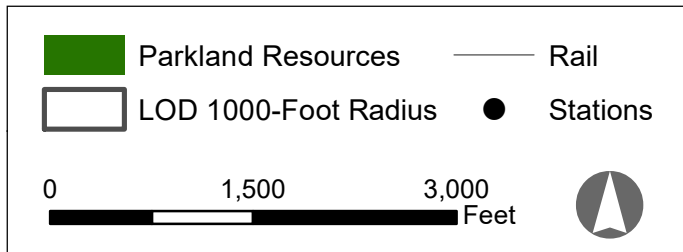
**Figure 8: Existing Parklands, Recreational Facilities, and Open Space Resources**



Source: DVRPC; US Census Bureau; New Jersey Green Acres; NJGIN

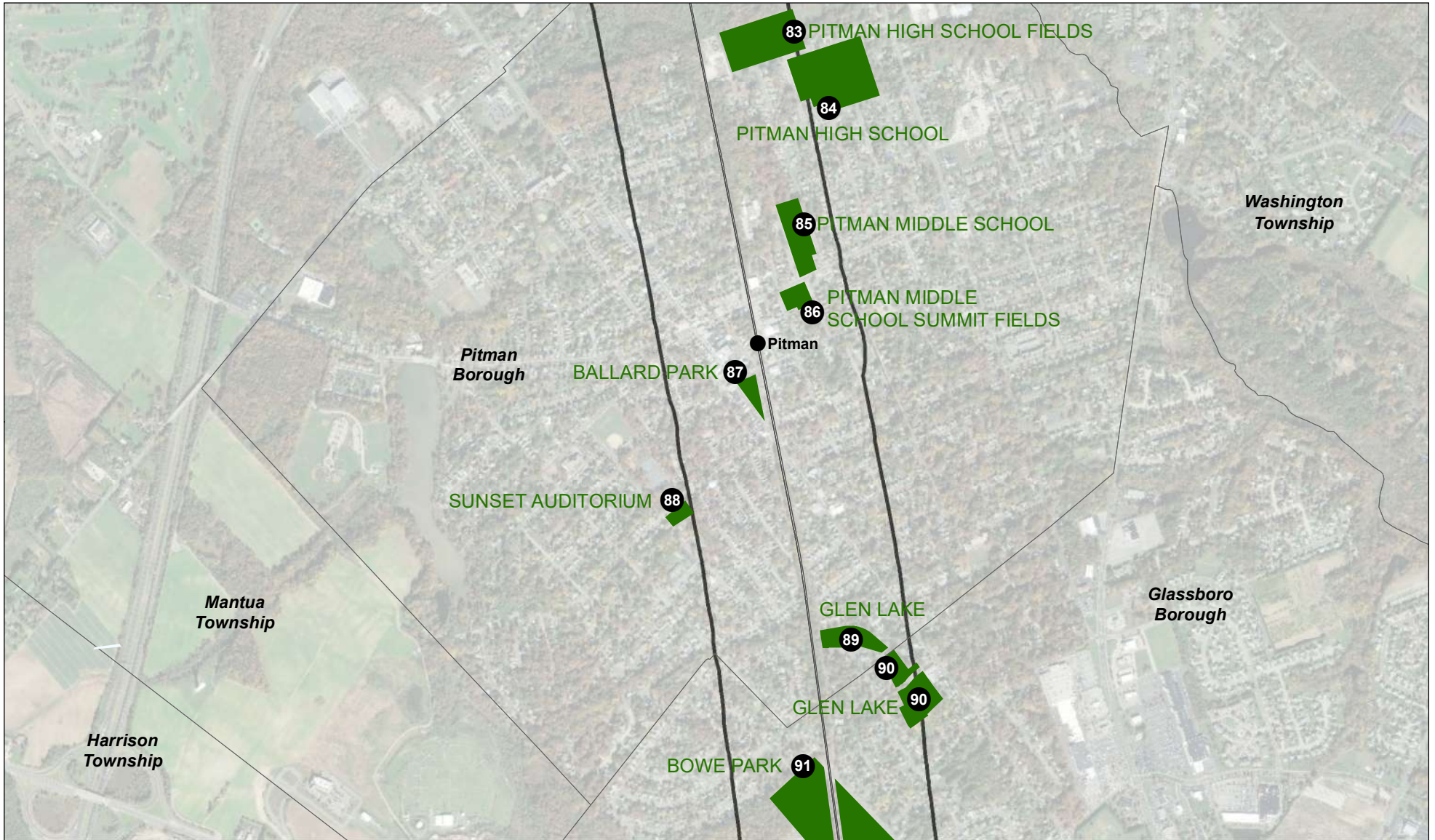


**Figure 9: Existing Parklands, Recreational Facilities, and Open Space Resources**

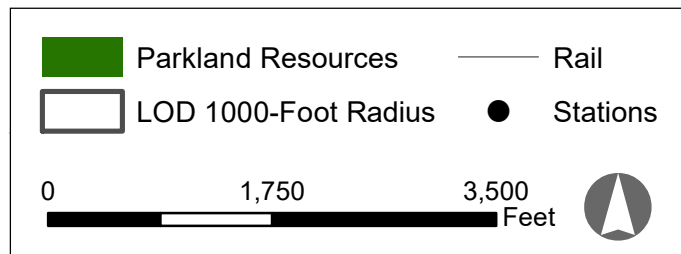


Source: DVRPC; US Census Bureau; New Jersey Green Acres; NJGIN

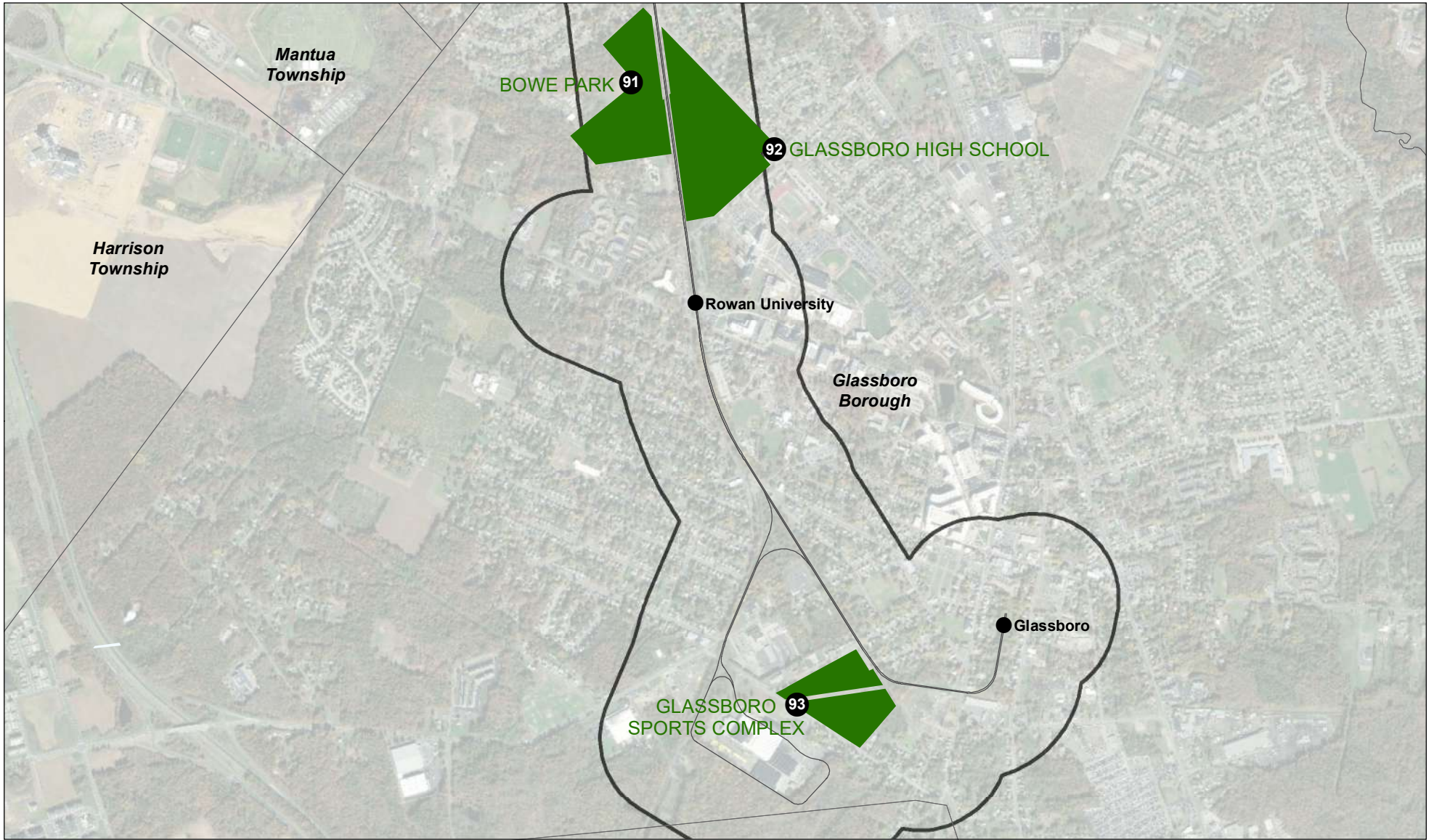




**Figure 10: Existing Parklands, Recreational Facilities, and Open Space Resources**



Source: DVRPC; US Census Bureau; New Jersey Green Acres; NJGIN



**Figure 11: Existing Parklands, Recreational Facilities, and Open Space Resources**



Source: DVRPC; US Census Bureau; New Jersey Green Acres; NJGIN



## 7 ENVIRONMENTAL CONSEQUENCES

This section describes the direct physical impacts and changes in access to parkland resources and multi-use trails that would result from the long-term operation of the GCL.

### 7.1 No-Action Alternative

Under the No-Action Alternative, the GCL would not be constructed. Therefore, there would be no impacts to parkland resources and multi-use trails. However, none of the benefits of the GCL (e.g., increased access to these resources for those in zero-vehicle households, additional bike parking and enhanced bicycle access) would occur.

### 7.2 Proposed GCL

Throughout the process, opportunities to avoid and to minimize effects were actively considered. For example, the project remained within the existing rail right-of-way whenever possible. However, there are instances throughout the study area where the GCL is expected to impact parkland resources. In these cases, steps were taken to minimize the anticipated effects, such as altering drainage, retaining, and fill plans to minimize encroachment on parkland resources. Overall, the GCL is expected to improve access to parkland resources and multi-use trails, particularly for zero-car households.

Based on preliminary project plans, the permanent features of the proposed GCL would directly affect 12 parkland resources: Triangle Park in the City of Camden, Sherman Neighborhood Play Lot and Thompson Street and Lane Avenue Park in the City of Gloucester, Green Street Play Area and Woodbury Lake Park in the City of Woodbury, Veterans' Park and Woodbury Heights Elementary School in Woodbury Heights Borough, Wenonah Lake and Cedar Field in the Borough of Wenonah, and Bove Park, Glassboro High School and Glassboro Sports Complex in Glassboro Borough. As a result of previous decisions made by the local government units that own these parkland resources, 10 of the 12 impacted resources are encumbered by Green Acres' restrictions and compensation requirements.

An area-based summary of the project's anticipated direct impacts to these resources, as well as the Green Acres classification for the proposed disposals or diversions (i.e., major or minor) that would result from the project's conversion of a portion of these parkland resources to a use other than recreation or conservation purposes, is provided in Table 5, "Anticipated Direct Impacts to Parks, Recreational Facilities, and Open Space Resources." More details regarding the nature and level of significance of the GCL's anticipated direct impacts to each of these resources are provided in Section 7.2.1, "Camden," through Section 7.2.7, "Glassboro Borough."

It should be noted that, although there is a 100-foot segment of the Mantua Creek Trail within Deptford Township that intersects with the proposed GCL's permanent LOD, the multi-use trail currently travels beneath an existing rail bridge over Mantua Creek which is proposed to be widened to accommodate the GCL's two track alignment. Given that trail users would not be precluded from using the existing underpass once construction of the GCL is completed, this would not constitute a significant adverse impact. More

details regarding the lack of significant adverse impacts to the Mantua Creek Trail are provided in Section 7.2.6, “Deptford Township.”

All other parkland resources and multi-use trails identified in Table 3, “Parks, Recreational Facilities, and Open Space Resources Located Within the GCL Study Area,” and Table 4, “Multi-Use Trail Resources Located Within the GCL Study Area.” would not be directly affected by the permanent features of the proposed GCL. It should be noted that temporary constructions activities would result in additional effects to parkland resources.

**Table 5: Anticipated Direct Impacts to Parks, Recreational Facilities, and Open Space Resources**

ID	Resource Name	Municipality	Permanent Impacts				
			Associated with likely Acquisition /Direct Use (Acres)	Associated with Construction <sup>1</sup> Activities Alone (Acres)	Total Impact (Acres)	Percentage of Resource Impacted	NJDEP Green Acres Encumbered Impact Classification <sup>2</sup>
5	Triangle Park	Camden City	0.17	< 0.01	0.17	95.5%	Major
15	Sherman Neighborhood Play Lot	Gloucester City	0.02	< 0.01	0.02	4.4%	Minor
19	Thompson Street & Lane Avenue Park	Gloucester City	0.07	0.06	0.13	25.5%	Major
51	Green Street Play Area	Woodbury City	< 0.01	0.02	0.02	21.4%	Major
55	Woodbury Lake Park	Woodbury City	0.01	< 0.01	0.02	0.1%	Minor
62	Veterans' Park	Borough of Woodbury Heights	< 0.01	< 0.01	< 0.01	0.5%	Minor
63	Woodbury Heights Elementary School	Borough of Woodbury Heights	< 0.01	< 0.01	0.01	0.1%	Minor
70	Wenonah Lake	Borough of Wenonah	0.00	0.02	0.02	< 0.1%	NA <sup>3</sup>
75	Cedar Field	Borough of Wenonah	0.00	< 0.01	< 0.01	< 0.1%	NA <sup>3</sup>
91	Bowe Park	Borough of Glassboro	0.00	0.40	0.40	1.5%	Minor
92	Glassboro High School	Borough of Glassboro	< 0.01	0.20	0.20	0.6%	Minor

**Table 5: Anticipated Direct Impacts to Parks, Recreational Facilities, and Open Space Resources (continued)**

ID	Resource Name	Municipality	Permanent Impacts				
			Associated with likely Acquisition /Direct Use (Acres)	Associated with Construction <sup>1</sup> Activities Alone (Acres)	Total Impact (Acres)	Percentage of Resource Impacted	NJDEP Green Acres Encumbered Impact Classification <sup>2</sup>
93	Glassboro Sports Complex	Borough of Glassboro	0.02	0.08	0.10	0.6%	Minor
D	Mantua Creek Trail	Deptford Township	0.00	0.06	0.06	NA	NA

<sup>1</sup> In addition to parkland impacts related to permanent features of the proposed GCL (i.e., specifically related to potential acquisition and direct use of property that would make it unavailable for future use as parkland), the potential impacts associated with construction period activities have also been assessed (based on the limit of disturbance during the construction period). While these construction period impacts would likely be temporary are considered herein as potentially permanent for the purposes of being conservative.

<sup>2</sup> The Green Acres classifications for major or minor disposals or diversions are strictly based on the amount of area of a given parkland resource that would be impacted by the project, regardless of whether the project would ultimately interfere with the use of or access to the resource. Therefore, the major and minor designations shown above do not reflect the nature and level of significance of the impacts that the GCL would have on these parkland resources. As previously noted, a detailed discussion of the nature and significance of the GCL’s anticipated direct impacts to each of these parkland resources is provided in Section 7.2.1, “Camden,” through Section 7.2.8, “Glassboro Borough.”

<sup>3</sup> The Green Acres classifications only apply to parks encumbered by Green Acres regulations. Parklands located in municipalities that have not accepted funding from the Green Acres Program are not subject to its requirements. Wenonah Borough has not accepted funding from the Green Acres Program, and as such Wenonah Lake is not subject to Green Acres requirements.

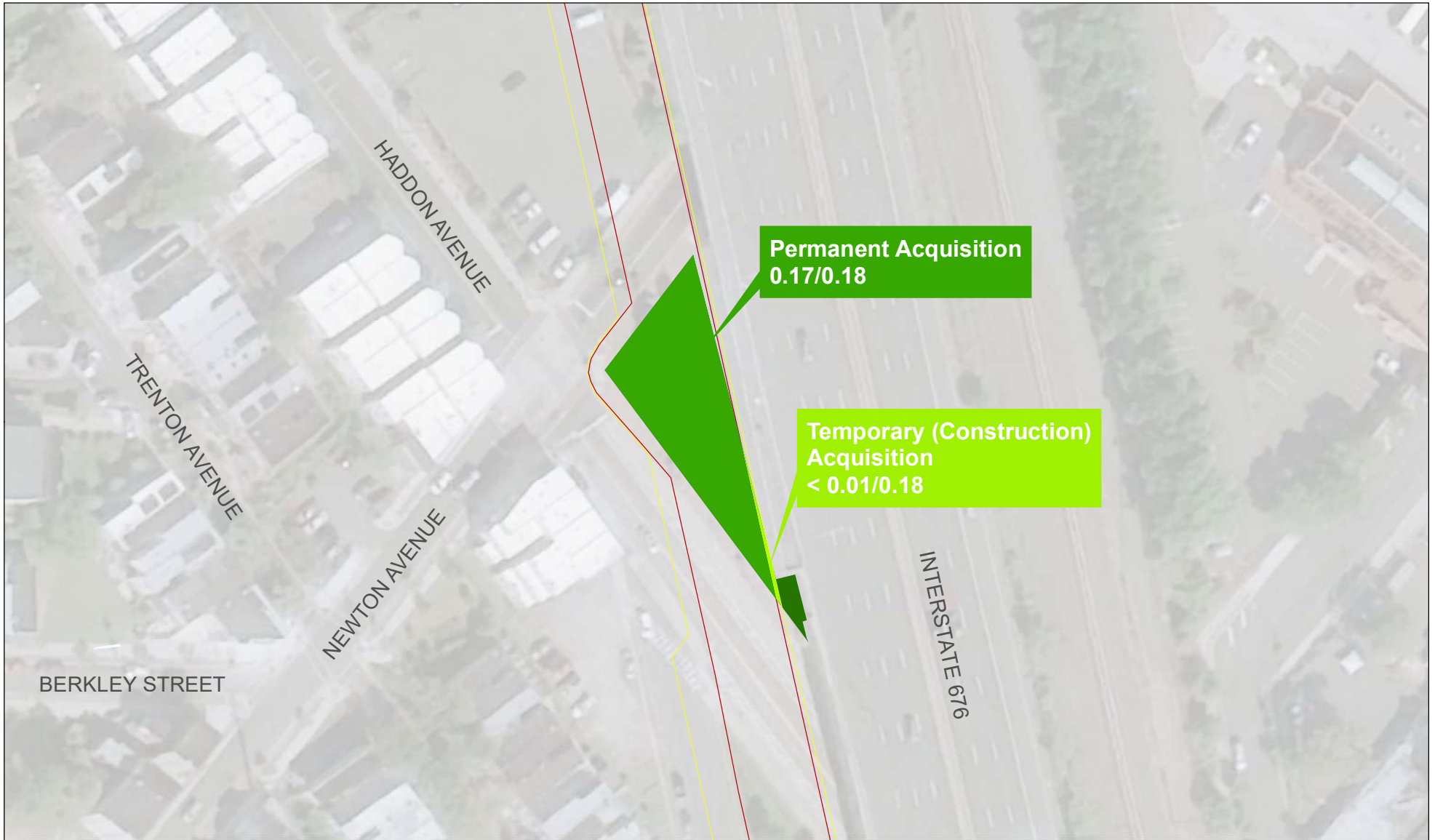
**7.2.1 Camden**

**Triangle Park (Park ID 5):** As indicated in Table 5, “Anticipated Direct Impacts to Parks, Recreational Facilities, and Open Space Resources,” and shown on Figure 12, “Direct Impacts to Triangle Park,” the proposed alignment for the GCL would cross through Triangle Park on an elevated structure and the proposed Cooper Hospital Station would be placed directly above Triangle Park. As this resource is located within the City of Camden, which has accepted Green Acres funding for some of its parkland resources, this resource is encumbered by Green Acres’ restrictions and compensation requirements.

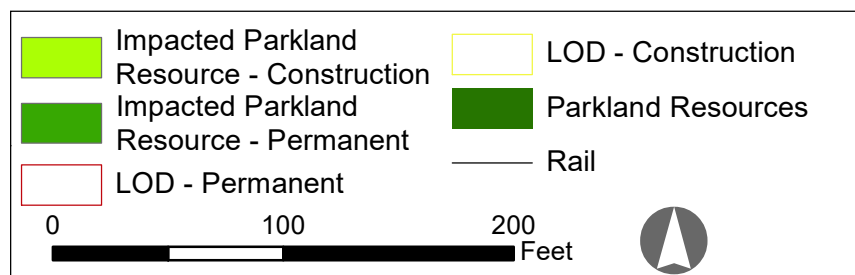
Approximately 0.17 acres of the park would be directly affected by the placement of structures, including support piers, a potential staircase and elevator that may be constructed for vertical access to the proposed Cooper Hospital Station, and the overhead structure carrying the proposed alignment above the park. Additionally, less than 0.01 acres would be affected by construction activities. As such a total of 0.17 acres of the 0.18-acre park (95.5 percent) would be impacted by the proposed project. As the proposed station would be situated above this resource, all 14 trees within the park would likely be removed. The park, recently created through a deal between Cooper Hospital and the City of Camden, is a passive open space resource. The long-term operation of the GCL, particularly the need for passengers to directly traverse through Triangle Park en route to/from the proposed Cooper Hospital Station, would interfere with the park’s use as a passive recreation facility. Therefore, it is anticipated that the GCL would require the full acquisition of the parcel and result in the closure of Triangle Park. The two art panels located near the southern vertex of the Triangle Park, which are depicted on Figure 13, “Art Panels at the

Southern End of Triangle Park,” would need to be removed and stored during construction to avoid potential damage and would need to be repositioned in the area, possibly at the Cooper Hospital Station, once all construction activities are completed.

As the proposed GCL would occupy the majority of Triangle Park and interfere with its use as a passive recreation facility, the project is anticipated to result in a significant adverse impact due to the closure of this parkland resource. Thus, the project sponsor prior to construction of the proposed GCL would be required to undertake actions that mitigate this significant adverse impact.



**Figure 12: Direct Impacts to Triangle Park**



Source: DVRPC; US Census Bureau; New Jersey Green Acres; NJGIN.



**Figure 13:** Art Panels at the Southern End of Triangle Park



### 7.2.2 Gloucester City

**Sherman Neighborhood Play Lot (Park ID 15):** The proposed GCL would pass immediately to the east of Sherman Neighborhood Play lot. As this resource is located within the City of Gloucester, which has accepted Green Acres funding for some of its parkland resources, this resource is encumbered by Green Acres' restrictions and compensation requirements.

As shown on Figure 14, "Direct impacts to Sherman Neighborhood Play Lot," a permanent acquisition of approximately 0.02 acres would be required to accommodate a portion of the proposed alignment. Additionally, less than 0.01 acres of Sherman Neighborhood Play Lot would be affected during the construction of the proposed project. As such, the proposed GCL would require a permanent acquisition of approximately 0.02 acres of the 0.53-acre park (4.4 percent). It is anticipated that a small area of shrubs would need to be permanently removed or relocated as a part of this acquisition. The area of shrubs that would be removed is a part of a larger cluster of shrubs which partially obscures the existing Conrail Freight track from view from the park. The removal of shrubs would not substantially diminish or change the view from the park, and the area affected does not contain recreational facilities. As such there would be no direct impact to the use of the park. Therefore, the GCL is not anticipated to result in any significant adverse impacts to Sherman Neighborhood Play Lot.

**Thompson Street and Lane Avenue Park (Park ID 19):** The proposed GCL would pass immediately to the west of Thompson Street and Lane Avenue Park. As this resource is located within the City of Gloucester, which has accepted Green Acres funding for some of its parkland resources, this resource is encumbered by Green Acres' restrictions and compensation requirements.

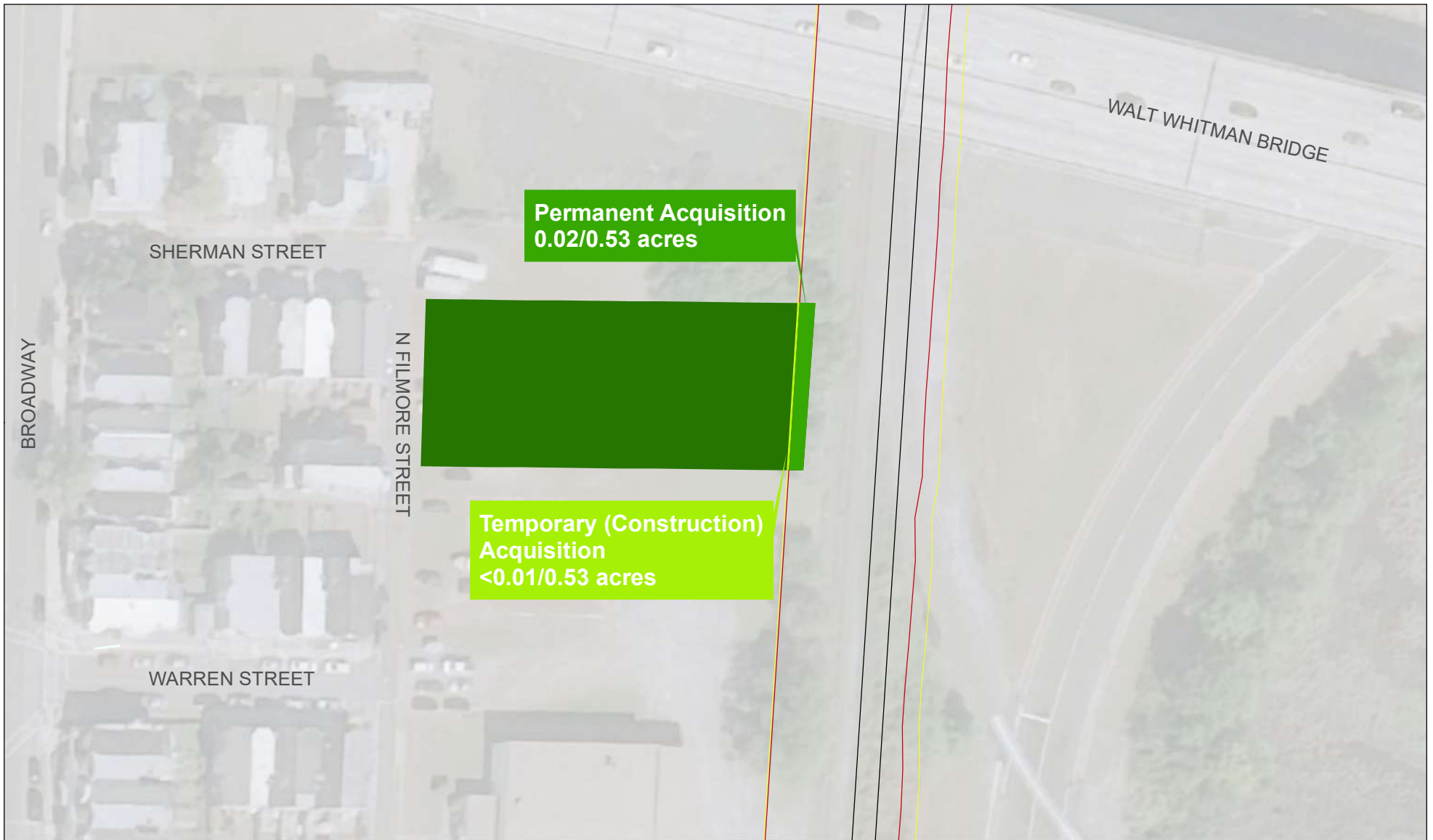
As shown on Figure 15, "Direct Impacts to Thompson Street and Lane Avenue Park," a permanent acquisition of approximately 0.07 acres of the 0.50-acre park property would be required to house a portion of the proposed alignment, as well as grade crossing protection equipment where Lane Avenue/Koehler Street crosses the proposed rail alignment. The western half of the semi-circular walkway located at the southern end of the park would need to be adjusted to accommodate the new grade crossing protection equipment. In addition, it is anticipated that the two clusters of trees along the western border of the park would need to be permanently removed to accommodate the proposed alignment and grade crossing protection equipment.

Construction activities are also anticipated to affect an additional 0.06 acres of the park. No additional trees, landscaping, or park facilities would be affected by construction activities, however a portion of fencing enclosing playground equipment may be temporarily removed and replaced subsequent to the completion of the proposed GCL. In total, the proposed GCL would affect 0.13 acres of the 0.50-acre park (25.5 percent)

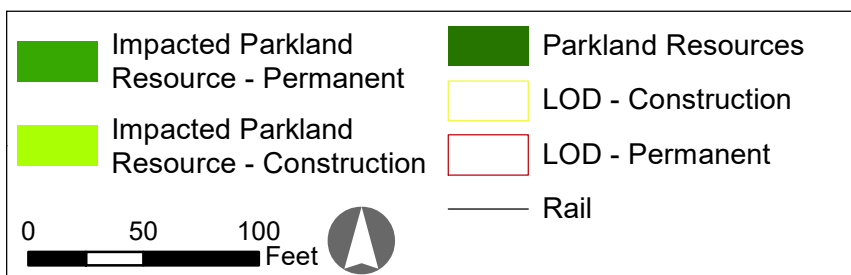
Although the GCL is anticipated to result in minor adverse impacts (i.e., removal of two clusters of trees and the need to reconstruct a portion of the southern walkway and playground fence) and the Green Acres program would classify the effect as "major" based strictly on the proportion of the park affected, there would be no permanent interference with the use of or access to the park and none of the

playground equipment or fencing would need to be permanently relocated (fencing would be temporarily moved during construction, however would be replaced in its current location in the operational condition). Therefore, the GCL is not anticipated to result in any significant adverse impacts to Thompson Street and Lane Avenue Park.

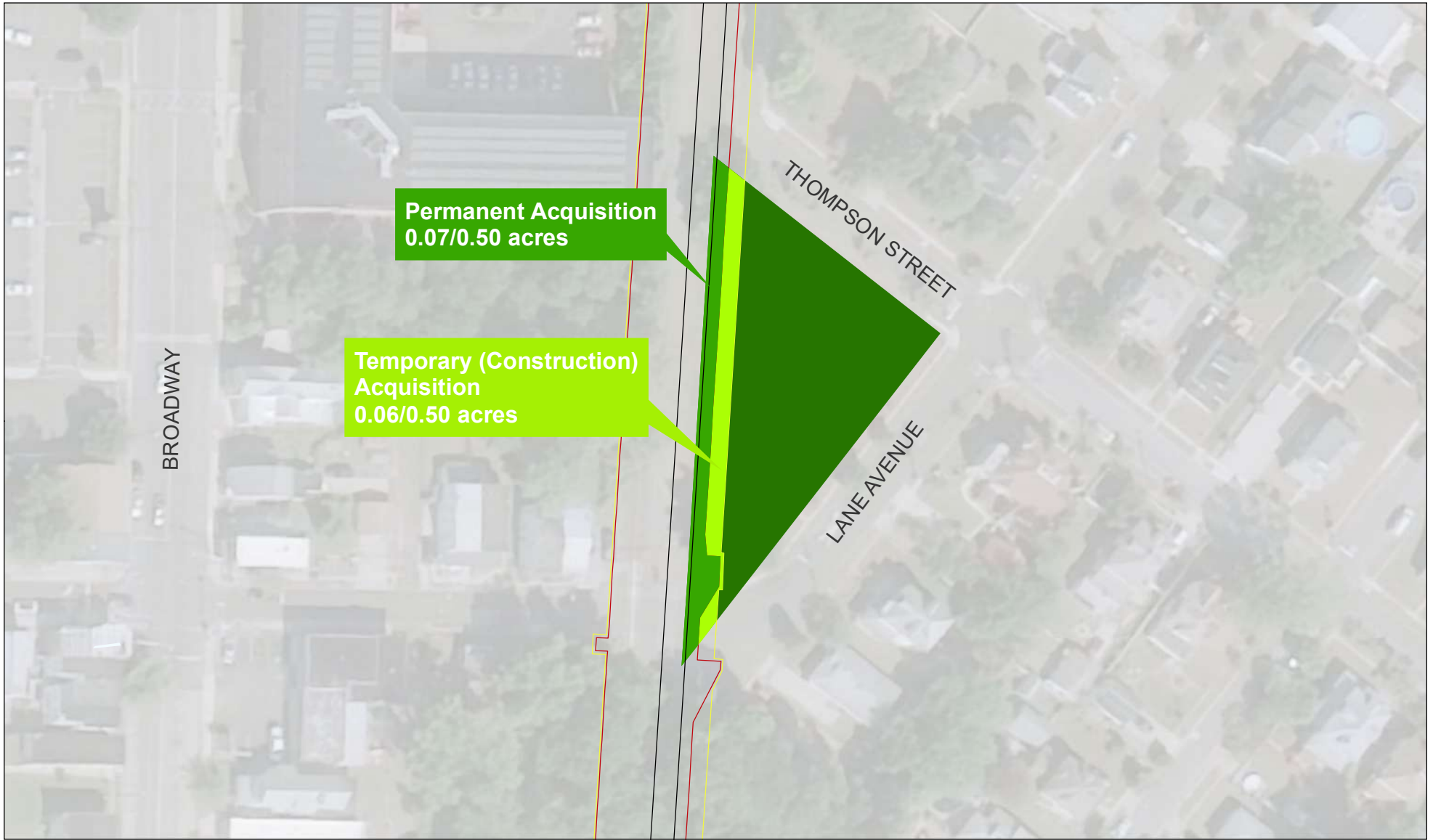




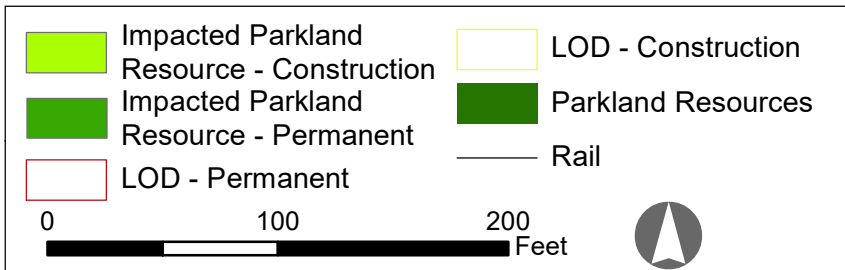
**Figure 14: Direct impacts to Sherman Neighborhood Play Lot**



Source: DVRPC; US Census Bureau; New Jersey Green Acres; NJGIN.



**Figure 15: Direct Impacts to Thompson Street and Lane Avenue Park**



Source: DVRPC; US Census Bureau; New Jersey Green Acres; NJGIN.