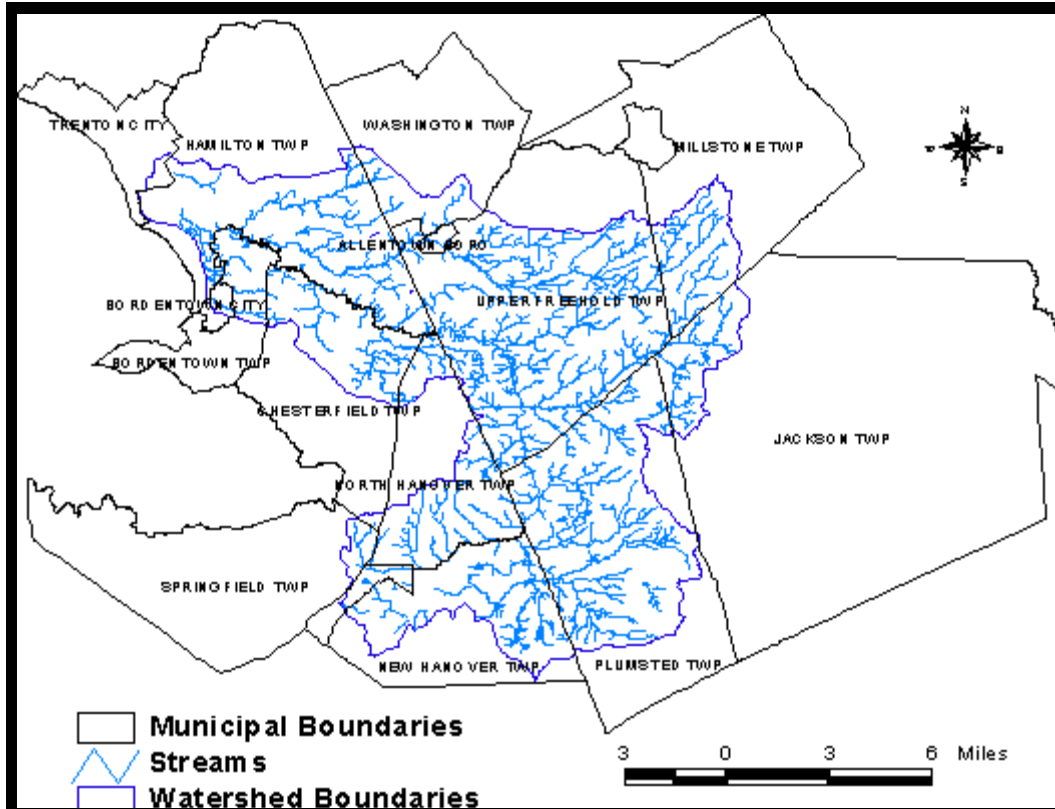


Crosswicks/Doctors Creek Regional Greenway Planning Group  
June 25, 2007

<http://www.ccdcgreenway.org>



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## Welcome and Introductions

Betsy Poinsett, Chairperson, Crosswicks/Doctors Creek Regional Greenway Planning Group, welcomed attendees. She introduced members of the Greenway Group.

## Brief History of the Crosswicks/Doctors Creek Regional Greenway Planning Group

Walter Helfrecht, Alternate Rep, Upper Freehold Township gave a brief history of the Group.

## Presentation of the Findings of the Doctors Creek to Assumpink Creek Trail Feasibility Study

Suzanne Forbes of Forbes Environmental and Land Use Planning gave a Power Point presentation on this. A copy of the Power Point is included on the website.

## Benefits of Trails to People and Property Owners

Dr. Patrick Hossay spoke regarding the Benefits of Trails to People and Property Owners. He mentioned that study after study shows that the cost of services for new development in "green fields" exceeds that for pre-existing developed areas with infrastructure. He noted that property values for land adjacent to preserved open space are 20-30% higher nationally and that they are slightly higher in New Jersey. He noted that within a half mile of preserved open space results in an increase of 15% in property values.

Dr. Hossay also noted that quality life issues are important as well with people being less sick and obese where they live within a mile of a trail.

Property acquisition requires that one take advantage of existing programs. The problem has been that there is not very good coordination. He noted that it is outstanding for ecosystem protection to preserve 400 acres that are connected than 1000 acres in 5-10 acre patches. He also noted that there are tax advantages to property (or a portion thereof) donation and bargain sale. He encouraged land owners to bring in a land trust. He mentioned that TDRs (transfer of development rights) is now just becoming available in New Jersey and this watershed. He felt that it needs to be used more aggressively in New Jersey.

Dr. Hossay mentioned that easement can result in reduced property taxes with 60-80% reductions in New Jersey.

In terms of litter, Dr. Hossay cited eight projects in which there were well-managed trails by a respected organization where the litter was reduced and the

water quality improved. Security research showed that grading, etc. will provide increased security. The typical trail user is a 38-56 year old female.

Dr. Hossay noted that at the initiation of a trail project there is usually 40-60% landowner support and that there is 90-95% positive support from landowners after two years.

Dr. Hossay encouraged landowners to work with land trusts, Green Acres Program, TEA-21 and Rivers and Trails Program funding sources. He noted that the typical trail cost ranges from \$7,000-12,000 per mile of trail and can be built without any impact on local, municipal budgets.