

Township of Wyckoff Conservation Easements

1. Narrative of Municipal Objective of Establishing Conservation Easements and Tasks Pursued to Accomplish this Objective:

The Wyckoff Land-use boards recognized a need to protect and conserve natural resources. When development proposals are submitted to either the Planning Board or Zoning Board of Adjustment and wetlands, natural features or other natural resources are present, the land-use boards attempt to protect those natural features through an action of the board. It is through an action of the board, typically a site plan approval, where the area of the natural features exist are identified for protection.

This action is accomplished in three ways. The first, lists the area of conservation easement on the official final site plan map. The second is through the resolution of approval detailing the conservation easement and thirdly, through a separate document called a conservation easement. This document is recorded in the Bergen County office of deeds as a permanent record and printing on the municipal tax map. Through these three actions, the conservation easement becomes an area of permanent protection.

2. Municipal Conservation Easement Stewardship Program

This program is developed in two ways. The first is public awareness. Today, there is a great awareness by the general public for open space, protecting natural resources and how they interact with quality of life. The township capitalizes on this interest through public information and public awareness. For example, the inventory of conservation easements is listed on the Township's official web page in the quick link – municipal statistics with the inventory of municipal and watershed property. This information is available 365/24/7 to the public.

Municipal Public Service Announcements and public information frequently request public support for maintaining public areas, quasi-public property and conservation easements. Our annual town-wide clean-up day is our annual effort to raise our collective awareness as a community to prevent littering and respect our public places, waterways and natural resources.

The second way is through staff awareness and training. We provide information to our code officials, public works staff and police as to the inventory of conservation easements. The awareness that these locations are more than just woods, a ravine or wet area is crucial to developing a culture of protecting resources among staff.

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3. Outreach Program:

The most effective way we have experienced to communicate with citizens the importance of protecting and maintaining conservation easements is through our conservation sign awareness effort. The Township of Wyckoff designed custom signs which state that the area posted is a conservation easement. It then lists prohibited activities, such as littering, dumping grass and other debris, etc., a \$1,000 per violation monetary penalty and the phone number to call and ask citizens to help us protect this natural resource by calling 911 when they observe any illegal activity. These signs have been posted at strategic intervals along the perimeter of the conservation easement that the public can access. Our experience indicates this is the most effective. Our signs have a reflective tree in the sign background which achieves awareness at night when light shines on it. A photo of the sign is attached at the public sidewalk on Ravine Avenue. In this area, four (4) signs are posted, due to residents residing across the street dumping their grass and branches in the conservation area. In these cases, a municipal code officer visited them and explained that dumping in the conservation easement is not permitted.

The Township also provides public information regarding the location and awareness of conservation easements through its official website Wyckoff-nj.com under the municipal statistics quick link. This information is available 365/24/7 to any citizen who accesses the Wyckoff website.

The Township also utilizes two community events to communicate with citizens about the importance of protecting the environment, the conservation easements and waterways and ponds in Wyckoff. We try to explain that individual resident conservation measures such as adopting "Cut It and Leave It", and backyard composting all contribute positively to conserving our natural resources. For example, the annual town-wide fishing derby at Zabriskie Pond is a fun event that allows adults and children to enjoy clean water through fishing. We underscore that all residents have an obligation of citizenship not to litter or pollute the waterways. Through our "only rain in the drain" effort, we attempt to describe the waterways in Wyckoff as one large umbilical cord (the metaphor is water is crucial to sustained life) since the waterways flow through five of the six conservation easement areas.

Through our annual spring clean-up day of public, semi-public areas and conservation easement areas we teach respect for the environment. This outreach has been performed since 1987.

The attached Public Service Announcements are issued to the four (4) local newspapers that report on Wyckoff activities. The PSAs are posted on the municipal website and e-mailed to residents who register their e-mail addresses on our municipal website for weekly updates of municipal information.

**Township of Wyckoff
Conservation Easement Inventory**

4. Purpose:

This inventory shall identify, list and serve as a database of all conservation easements in the Township of Wyckoff that have been established through an action of a site plan approved by a Wyckoff land use board to protect the environment and protect and conserve these natural resources.

Conservation Easement Inventory:

1. Cedar Hills Condominium Conservation Easement Area	11.48 acres
2. Allison Village Association Conservation Easement Area	8.20 acres
3. Fieldstone Condominium Association Conservation Easement Area	2.27 acres
4. Barrister Farms Conservation Easement Area along and in the Ravine.	7.40 acres
5. Barrister Court Condominium Conservation Easement Area	7.50 acres
6. Deep Brook Road Conservation Easement Area along and in the Ravine.	<u>3.50 acres</u>
Total	<u>40.35 acres</u>

5. See Attachments

6. Photos

CONSERVATION EASEMENT AREA

**NO DUMPING OF GRASS, BRANCHES,
YARD WASTE, DEBRIS OR GARBAGE**

NO LITTERING

**PLACE PET DROPPINGS IN GARBAGE
CONTAINERS ONLY**

**You can help protect this environmentally
sensitive area**

Call 911 if you observe violations

\$1,000 penalty per violation

**Please respect this private property which has
been preserved by the
Waukegan Planning Board**

7.



**CONSERVATION EASEMENT
AREA**

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NO LITTERING

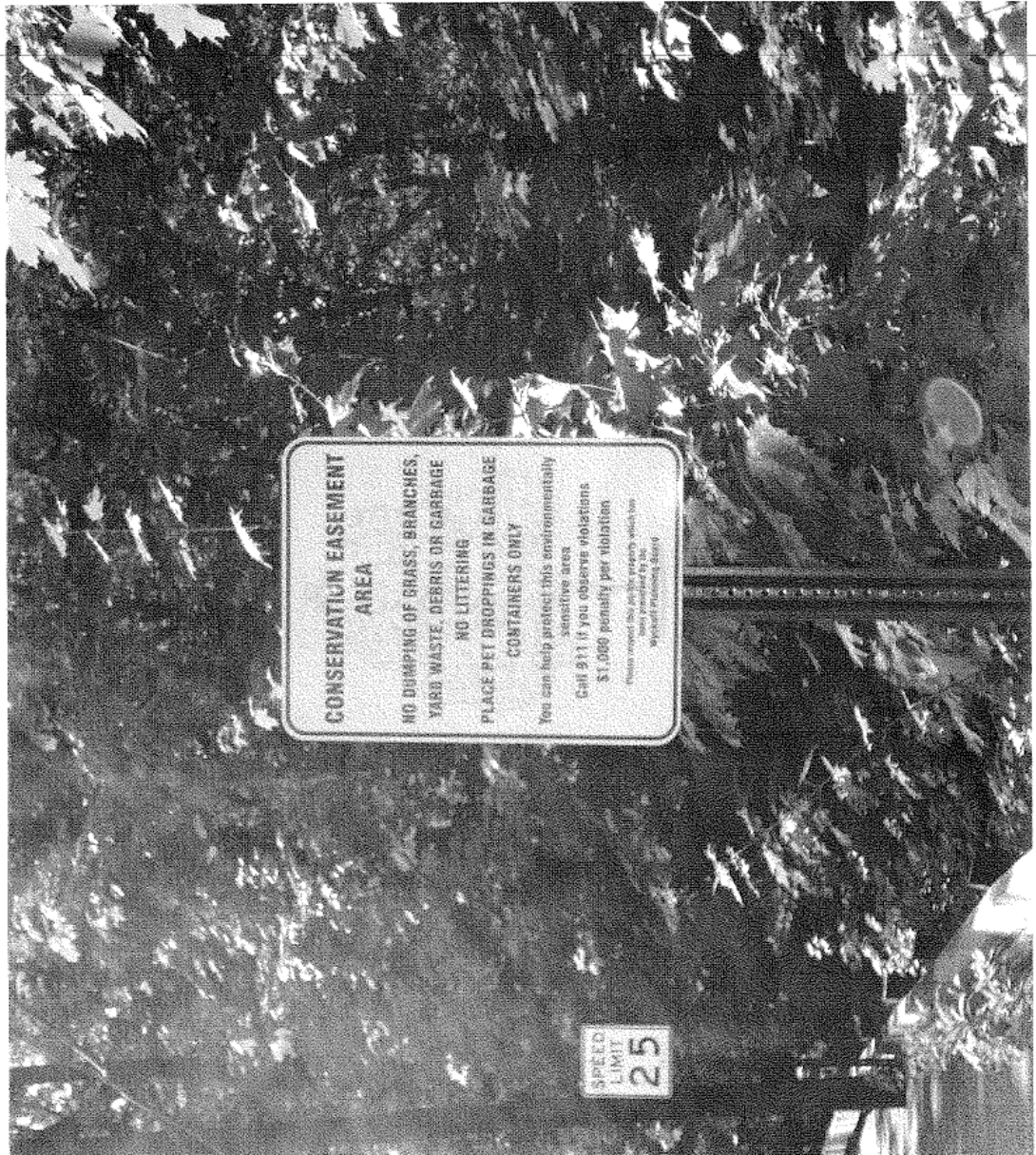
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Please contact the police department which has
jurisdiction for this violation
Wayland Planning & Design

**SPEED
LIMIT
25**