

11.7 ACTION PLAN

Township Actions of Recent Past Years

The Township has added only two parcels to its open space and recreation inventory in recent years, and both were products of the local water company’s efforts to dispose of what they termed excess lands no longer needed for watershed protection. Known as I-7A and I-7B, these two parcels together amount to 18.1 acres within a much larger already protected open space on the south side of Poplar Road. These lands are directly adjacent to the Lake Tappan dam and contain numerous sensitive natural resources. Prior to their acquisition, these two parcels were the subjects of multi-family land development applications. The zoning that enabled the applications was a result of the settlement of an Affordable Housing lawsuit. N.J. Green Acres and the Bergen County Open Space Trust Fund aided in their purchase by the Township. Early in the 1970’s, N.J. Green Acres assisted River Vale in purchasing the 12-acre Beechcrest Park as undeveloped open space. The Township also made open space preservation a priority in their 2000 Master Plan Periodic Reexamination. As previously mentioned, the Township is currently pursuing the purchase of the recently sold Bergen Hills Golf Course. Also recently, the Township was offered a 0.6-acre site near the center of town for use as a community park. This offer was made in conjunction with a site plan application.

Seven Year Prioritization Program

The following is an attempt to assign priority levels to the privately owned potential open space and recreation resources previously identified. They have been divided into two categories of priority. All of these properties are considered to be valuable to the community. For three distinct reasons, we have deliberately not prioritized them to any greater level of detail. First, each potential resource offers something very different to River Vale, and it would be presumptuous at this point to subjectively decide which of these provide the most value to the community. Second, the order with which opportunities present themselves to acquire these resources will play an important role in our prioritization, in the same manner that the level of threat for their development influences these decisions in a reactive manner. Lastly, and perhaps most importantly, for reasons expressed in the opening paragraph of the Introduction and Background chapter of this OSRP, in order to legitimately and fairly negotiate, the Township does not wish to disclose its entire approach to potential sellers. It should be further noted that the approximate costs are expressed as estimates of Fall 2004 dollars.

Table 16: Privately-Owned Potential Open Space and Recreation Resources
 First Priority (1 to 4 years)
 (see Figure 8)

BLOCK/ LOT	SIZE (AC)	LOCATION	PRIORITY RATIONALE	ESTIM. COST (\$)*
502/12	3.40	South side of Woodside School	Natural lands & old house would expand school site and facility. Owner desires to sell to Township.	1,037,300
1301/31	4.76	371 Rivervale Road, south of Holdrum School	Contiguous to school site & primary Township rec. facility. Would provide expansion & passive recreation.	330,000
701/2, 3, 4, 6, 9, & 12	99+	East side of Rivervale Road (#660) south of James Lane	Bergen Hills Golf Course & Club House would represent a vast increase in golf availability to the public. Bergen County is a potential partner.	22,512,380
701/5	0.484	650 Rivervale Road adjacent to Bergen Hills Golf Course	With golf course, would expand open space & provide meeting room and an upland lot for active recreation	491,700

701/5.01	0.780	654 Rivervale Road adjacent to Bergen Hills Golf Course	With golf course, would expand open space & provide meeting room and an upland lot for active recreation	590,920
701/7	0.67	644 Rivervale Road adjacent to Bergen Hills Golf Course	With golf course, would expand open space & provide an upland lot for active recreation	220,880
301.01/3.01	2.20	West end of Graney Drive	Would provide natural park in under-served area of township	495,880
301/12	5.30	West side of Orangeburgh Road across from Abbe Court	Would provide natural park in under-served area of township	934,604
1001.01/10.01	5.16	North side of Poplar Road east of John Street	Would expand conservation district in reservoir area & save parcel that is currently the subject of a development proposal.	2,270,400
1001.01/2.01	10.05	North side of Poplar Road west of reservoir	Would add to conservation district in reservoir area & save parcel that is currently the subject of a development proposal.	4,417,600
1101/3.01	10.6	East end of Stanley Place	Would expand conservation district in reservoir area & save parcel that is currently the subject of a development proposal.	4,928,440
1602/7	3.80	Demarest Avenue west of Cedar Lane	With 1602/6 would make a spectacular natural park along the Pascack Brook. Owner is interested in selling to Township.	750,860
2103/10	6.30	West side of Rivervale Road south of Tiffany Avenue	Would provide natural park in under-served area of township, and connect neighborhood to County Park	1,110,934
2103/1	2.20	Southeast side of Brookside Ave abutting Boro. of Westwood	Would provide natural park in under-served area of township, and connect neighborhood to County Park	349,151

* Estimated costs were obtained by multiplying assessed values by a factor obtained from the Township's Tax Assessor, which was based on their knowledge of actual sales multipliers as compared to Bergen County's published equalization ratio for River Vale.

Table 17: Privately-Owned Potential Open Space and Recreation Resources
Second Priority (3 to 7 years)
(see Figure 8)

BLOCK/ LOT	SIZE (AC)	LOCATION	PRIORITY RATIONALE	ESTIM. COST (\$)*
502/18	0.41	South side of Woodside School	Would further expand school site	640,640
701/8	3.40	634 Rivervale Road adjacent to Bergen Hills Golf Course	With golf course, would expand open space & provide lot for COAH senior citizens resid. complex, thereby freeing up other township sites for recreation.	750,420
801/11.01	4.30	North side of west end of Prospect Avenue	Would provide recreational lake and natural park	1,100,000
1602/6	1.20	Demarest Avenue west of Cedar Lane across from Washington Ave	With 1602/7 would make a spectacular natural park along the Pascack Brook. Owner is interested in selling to Township.	401,940
1602/9	4.04	Southwest corner of Demarest Avenue and Cedar Lane	Would expand the spectacular natural park along the Pascack Brook at an important intersection.	629,200