

|               |       |  |   |           |
|---------------|-------|--|---|-----------|
| 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/<br>LOT | SIZE<br>(AC) | LOCATION  | PRIORITY RATIONALE   | ESTIM.<br>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              |

|         |      |   |   |         |
|---------|------|---|---|---------|
| 1602/13 | 2.76 | West side of Cedar Lane opposite Cedar Place        | Would further expand the spectacular natural park along the Pascack Brook   | 714,340 |
| 1901/6  | 5.08 | West side of Westwood Ave, south of Blauvelt Street | This parcel would provide an open space/ recreation amenity into an un-served neighborhood. Would provide equitability. | 609,400 |

\* 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.

**Other Initiatives**

The Township has taken regulatory action to further these same goals, enacting ordinances requiring the preparation of Environmental Impact Statements, and the protection of trees complete with a tree bank. In recent years the Township established land use ordinance provisions that require the reservation of open space within their multifamily site plans. Throughout the years, the Township has also consistently supported all N.J. Green Acres bond referendums. Additionally, the Township enacted a tax for open space on them that twice passed by a wide margin. Finally, River Vale has begun informal discussions with a few of the property owners of some of the sites in this OSRP inventory for their purchase.

As mentioned in Chapter #5 Needs Analysis of this document, River Vale successfully initiated a regional resolution to purchase the Bergen Hills Golf Course. River Vale has interested the Bergen County Department of Parks (BCDP) in joining in to preserve this golf course, one of the largest parcels of open space that remains in the Township. The Township has also apparently successfully negotiated the dedication of land for a small park in the central business district. Furthermore, River Vale has now become proactive with the Bergen County Department of Planning and Economic Development (BCDPED) in pursuing consistency with the NJSDRP.

In terms of programmatic adjustments to better manage public open spaces and recreation facilities, the Township continues to pursue alternatives that will not unduly affect neighboring properties in an adverse manner. The primary example of this is the Township’s experimentation with athletic lighting to expand field availability further into the evenings when volunteer coaches are more available after their working days. This effort has not met with universal acceptance. Solutions and expansions of these lights are being sought.

**11.8 SYSTEM MAP**

See the “System Map, Recreation and Open Space Inventory, Township of River Vale, Bergen County, New Jersey” included herein as Figure 8. This map will be attached to the Executive Summary of this study and made available to the resident public of River Vale.

**11.9 ADDITIONAL PARCEL DATA REQUIREMENTS**

The purpose of this chapter is to identify the data offered by the Township of River Vale to assist the State of New Jersey in maintaining a statewide map of existing and planned open space. River Vale intends to provide the following information, in the identified forms, either as attached to this OSRP or as a supplementary submission upon the approval of the extension of the Township’s Planning Incentive grant: