

801/11.01	4.30	Lake, Holdrum Brook, wetlands, woodlands, house	North side of west end of Prospect Avenue	Medium (regulatory control)	Private Individual
1001.01/10.01	5.16	Woodlands, wetlands, C1 lands	North side of Poplar Road east of John Street	Weak, subject of development proposal	Corporation
1001.01/2.01	10.05	Woodlands, C1 lands	North side of Poplar Road west of reservoir	Weak, subject of development proposal	Corporation
1101/3.01	10.6	Woodlands, C1 lands	East end of Stanley Place	Weak, subject of development proposal	Corporation
1602/9	4.04	Woodlands, Pascack Brook, pond, flood plain, wetlands, house	Southwest corner of Demarest Avenue and Cedar Lane	Medium (regulatory control)	Corporation
1602/13	2.76	House, Pascack Brook, wetlands, pond, flood plain, woodlands	West side of Cedar Lane opposite Cedar Place	Medium (regulatory control)	Private Individual
1901/6	4.30	House, wetlands, C-1 Hackensack River, flood plain, woodlands	West side of Westwood Ave, south of Blauvelt Street	Medium (regulatory control)	Private Individual
2103/10	6.30	Woodlands, Pascack Brook, flood plain, wetlands	West side of Rivervale Road south of Tiffany Avenue	Medium (regulatory control)	Private Individual
2103/1	2.20	Woodlands, Pascack Brook, flood plain, wetlands	Southeast side of Brookside Ave abutting Boro. of Westwood	Medium (regulatory control)	Private Individual

Opportunities

The following table corresponds to the table above. In this new table, each potential resource identified above is evaluated for its open space and/or recreation potential, with the most likely opportunities expressed.

Table 15: Privately-Owned Potential Open Space and Recreation Resources Opportunities (see Figure 8)

BLOCK/ LOT	OPPORTUNITIES ENVISIONED BY RIVER VALE FOR TOWNSHIP'S OPEN SPACE AND RECREATION SYSTEM
502/12	This site contains undisturbed woodlands and an old house on an oversized lot, adjacent to Woodside School. Would provide uplands habitat for ecological study by students.
502/18	This site contains woodlands and a house on a lot, adjacent to Woodside School. Would provide uplands habitat for ecological study by students if combined with 502/12.
1602/6	This is a beautiful natural site in the Pascack Brook flood plain, replete with numerous natural resources including a passing waterway. It also features an old house. It would make a lovely passive park when combined with 1602/7.
1602/7	This is a beautiful natural site in the Pascack Brook flood plain, replete with numerous natural resources including a freshwater pond and passing waterway. It also features a house. It would make a lovely passive park.

1301/31	This lowland site would provide a wetlands and flood plain habitat for ecological study by students.
701/2, 3, 4, 6, 9, & 12	Some State funding has already been received for the acquisition of this site. Bergen County has also expressed an interest in participating in its purchase. This site would provide opportunities for active recreation (publicly accessible golf which is otherwise a scarce resource), protection of C-1 waters, a large open space adjacent to the Lake Tappan Reservoir, passive recreation, and protection of numerous natural resources.
701/5	The acquisition and razing of this old house would provide an opportunity to ease the congestion of the police, fire house and ambulance corps that currently share the same small lot. While none of those uses would constitute an open space or recreation use, the relocation of one of those municipal services would ease the over-development pressure of the current site on the sensitive Hackensack River basin and flood plain.
701/5.01	The acquisition and adaptive reuse of this moderately sized house would provide an opportunity to offer indoor recreation facilities, particularly to senior citizens and pre-school aged children.
701/8	The acquisition of this extensively disturbed site would provide an opportunity to construct a senior citizens multifamily residential development in a logical location. This is a land use not currently available within the township. In return, the township would propose to add a different open space lot to its ROSI that might otherwise be used for this planned development.
701/7	The acquisition of this vacant but formerly developed site would expand the passive recreation provisions available on the adjacent Bergen Hills Golf Course site, and would complete the entire block of open space in this reservoir-adjacent location of town.
301.01/3.01	This lot has both active and passive recreation potential in an area of the township that is currently under-serviced. If combined with 304/36 and its natural resources, a lovely neighborhood park would be created.
301/12	This lot has beautiful passive recreation potential in the midst of a residential neighborhood, and could provide pedestrian linkage between neighborhoods.
801/11.01	This lot has beautiful passive recreation potential, as an almost 2-acre on-stream lake is the site's dominant feature.
1001.01/10.01	The acquisition of this undisturbed former watershed lot would add greatly to the township's reservoir-adjacent consolidated open space and passive recreation system. It would add woodlands and wetlands adjacent to an existing conservation district, and provide pedestrian access from Poplar Road to the larger parklands.
1001.01/2.01	The acquisition of this former watershed lot would add greatly to the township's reservoir-adjacent consolidated open space and passive recreation system. It would add woodlands adjacent to the reservoir and protected buffer lands, and provide pedestrian access from Poplar Road and the township's nature preserve to the larger parklands.
1101/3.01	The acquisition of this former watershed lot would add to the township's reservoir-and-Hackensack River-adjacent consolidated open space and passive recreation system. It would add woodlands on an elevated bluff adjacent to the Hackensack River, Cherry Brook, protected buffer lands, conservation district and the nature center, and provide pedestrian access into the parklands.
1602/9	This is a beautiful natural site in the Pascack Brook flood plain, replete with numerous natural resources including a freshwater pond and passing waterway. It also features a house. It would make a lovely passive park, particularly in conjunction with 1602/7.
1602/13	This is a beautiful natural site in the Pascack Brook flood plain, replete with numerous natural resources including a passing waterway. It also features a house. It would make a lovely addition to a passive park in this neighborhood.
1901/6	The addition of this parcel into River Vale's open space inventory would provide an open space/recreation amenity in the SE corner of the Township where none currently exist.
2103/10	With 2103/1, this site would make a wonderful addition to the adjacent Pascack Brook County Park. It would also provide pedestrian access into the park from a disconnected neighborhood.
2103/1	With 2103/10, this site would make a wonderful addition to the adjacent Pascack Brook County Park. It would also provide pedestrian access into the park from a disconnected neighborhood.