5.0 OPEN SPACE AND RECREATION PLAN: Originally adopted May 2004 Amended November 2009

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OPEN SPACE AND RECREATION PLAN ELEMENT TABLE OF CONTENTS

5.1 Introduction and History 40
5.2 Background of Open Space Planning 40
5.3 Executive Summary 41
5.4 Municipal Land Use Law Requirements 42
5.5 Goals and Policies 42
A. Open Space and Recreation Goals 42
B. Municipal Master Plan Conservation and Open Space Needs 43
C. Consistency with the NJ State Plan 46

5.6. Existing Open Space and Recreation Inventory 48
A. Existing Recreation Sites 48
B. Existing Open Space 59
C. Existing Recreation Programs 63
5.7 Recreation and Open Space Guidelines 64
5.8 Needs Analysis 67
A. Findings Regarding Existing Recreation Facilities 68
B. Findings Regarding Existing Open Space 77
5.9 Plan Recommendations 78
A. Enhancements and Upgrades to Existing Facilities 78
B. Land Acquisition and Construction of New Facilities 81
C. Creation of Pedestrian Path System 84
1. Path on Existing Borough Owned Property 84
2. Green Streets 84
3. Connections to Adjacent Municipalities 89
4. Inclusion of Historic Sites Into Path System 89
5.10 Action Plan 90
A. Short Term, Immediate Actions 95
B. Long Term, Future Actions 95
C. Next Planning Steps 95
5.11 Appendix 96
A. Funding Sources 96
1. Bergen County Open Space Trust Fund 96
2. State Funding Programs 96
3. Federal Funding Programs 97
B. Environmental Analysis from 1997 Master Plan 98

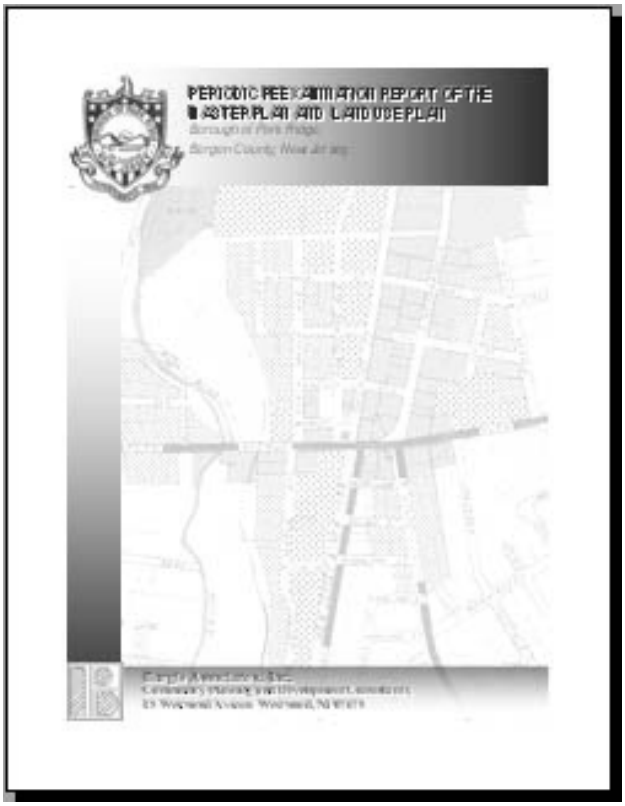
Maps

A. Existing Recreation and Open Space Map 62
B. Facility Distribution "Area Served" Map 71-75
C. Lands for Potential Acquisition 83
D. Green Streets Map with Recommended Historic Sites/Streetscapes 91
E. Comprehensive Plan Map 94

5.1 INTRODUCTION AND HISTORY

The original Open Space Plan was prepared in conjunction with the Borough of Park Ridge's reexamination report that was adopted on December 17, 2003. That document detailed the borough's first attempt at addressing the municipalities recreation and open space needs. It further identified needed upgrades to recreation facilities, lands for preservation and acquisition, and laid the groundwork for a municipal wide pedestrian greenway system. That Open Space Plan was adopted in May 2004.

After utilizing that plan, for the past 2 1/2 years to complete several recreation upgrade projects, acquire open space, and apply successfully for numerous grant funds for these projects, it has become apparent that there is need to update it. This update includes amended goals and objectives, the identification of new recreation projects, and the identification of new parcels for acquisition. Further, it provides additional details to the design of the municipal wide pedestrian greenway system



5.2 BACKGROUND OF OPEN SPACE PLANNING

Open space and the availability of land for recreation use is rapidly diminishing in New Jersey. The development of farmland, forest and other open space accelerated rapidly in the 1990's. According to a Federal Agriculture Department study, the average rate of development of these vital open space resources nationally occurred at a rate of 3 million acres per year from 1992-1997. This was double the rate of the previous ten years when it averaged 1.4 million acres per year.

Given this fact, forward thinking municipalities are undertaking the challenge to identify and preserve this vital resource. Open space preservation fulfills many worthwhile goals such as preserving environmentally critical areas, retaining the natural beauty of the landscape, providing recreation opportunities in close proximity to residential areas and providing locations for leisure activity. The goal of providing adequate open space for an increasing population is a worthy public purpose.

This document contains an inventory of existing open space and recreation facilities in the Borough. These facilities include several parks and the municipal swimming pool. It also identifies both privately and publicly owned vacant land in the Borough for future acquisition and planning purposes.

This plan sets forth goals and objectives regarding future open space and recreation in the Borough. In furtherance of these goals, specific sites are identified for consideration as future open space and recreation areas to serve the needs of citizens. This document includes a number of items for informational purposes, including, the estimated cost of acquisition for each recommended site, an inventory of public land and privately owned vacant land in the Borough for reference purposes and a photographic inventory of existing recreation sites.

5.3 EXECUTIVE SUMMARY

In furtherance of the open space goals detailed in the borough's master plans and public recommendations, the Mayor appointed an open space committee to review the community's recreation and open space needs. This committee has been utilizing the 2004 Open Space Plan in its efforts to improve municipal open space and recreation facilities. It was upon the committees recommendation that this document was prepared to establish more current goals and objectives. This document details all the committee's principal findings and final recommendations to guide the municipality's open space and recreation endeavors for the next several years.

1. As identified in the original Open Space Pan, this document is divided into three sections, recreation, open space, and a municipal wide pedestrian trail system. Even though each of these elements is analyzed separately the final plan illustrates how these elements are integrated into a comprehensive design for the borough's open space and recreation.

2. Also as identified in the original plan, the recreation analysis revealed that there are two areas where the borough's recreation facilities can be improved. The first several recommendations for the existing recreation facilities include specific upgrades of existing equipment that are necessary to bring the facilities up to current standards. The second recreation component that this plan addresses is the distribution of existing recreation facilities. According to national recreation distribution standards there are a number of neighborhoods that are underserved by recreation facilities. As a result this plan recommends both an upgrade to existing facilities and the creation of several smaller facilities to be distributed throughout the borough.

3. The original Open Space Analysis revealed that the borough is slightly deficient in the amount of land area devoted to open space. Since this analysis was completed several parcels of land have been preserved. According to national standards which are based on the total land area of the borough, Park Ridge should have approximately 88 acres devoted to open space. Currently there are approximately 86 acres of vacant land in the borough. This calculation includes all vacant land, not just land that is slated for preservation. Therefore, the plan identifies some currently vacant parcels of land that may be acquired and devoted to permanent open space.

4. The third portion of this analysis and plan pertains to the design of a municipal wide, passive recreation walking trail. This trail is designed to connect all the recreation facilities and lands devoted to open space. The trail system is comprised of both dirt paths as well as trails along streets, or green streets. The original plan detailed the possible locations as well as a number of detailed design ideas for the creation of the green streets. This plan takes this design a step further and identifies additional parcels for acquistion that will enhance the trail system design, and provide for destinations for those utilizing the trail system for passive recreation.

5. Similar to the original plan, the final plan details all the parcels of land which have been identified as appropriate for acquisition. Originally, the plan identified five parcels for potential acquisition. Since 2004 the borough has actively pursued the acquisition of three of those parcels. Therefore, this plan has taken the review of potential preservation parcels and has expanded the list, as detailed in the open space section of this plan. The parcels that are identified were selected because of their location and contribution to the idea of a borough wide recreation system. The final goal of this passive recreation system is to create a municipality with pedestrian links that connect not only the recreation and open space site with each other, but the residential neighborhoods to the commercial district as well. If the entire plan is brought to fruition a person will be able to walk around the entire municipality on this trail system.

5.4 MUNICIPAL LAND USE LAW REQUIREMENTS

The Municipal Land Use Law (MLUL) under section 40:55D-28 discusses the contents of a municipal master plan. Included in this discussion is the inclusion of recreation and conservation plan elements that contain many of the components of an OSRP. The master plan is intended to be a comprehensive treatment of various issues facing the community. Open space, and the role it plays in defining the character of the community should be an integral component of the master planning effort. The master plan sets forth goals and policies adopted by the community for managing growth. These goals and policies adopted by the community for managing growth. These goals and policies will affect the preservation and maintenance of open space and recreation resources in the community.

The MLUL requires a recreation plan showing a comprehensive system of area and public sites for recreation. A conservation plan element, in accordance with the MLUL, must provide for the preservation, conservation and utilization of natural resources, including to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries endangered or threatened species wildlife and other resources, and which systematically analyzes the impact of each other component and element of the master plan on the present and future preservation, conservation and utilization of those resources.

Open space is defined at N.J.S. 40:55D-5 as:

Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space; provided that such areas may be improved with only those buildings, structures, streets and off-street parking and other improvements that are designed to be incidental to the natural openness of the land.

5.5. Goals and Policies

A. OPEN SPACE AND RECREATION GOALS ESTABLISHED IN THIS PLAN

This open space and recreation element sets forth the following goals and objectives for enhancing the existing open space and recreation facilities for all residents. These goals are designed to complement the goals and policy statements set forth in the 2003 Master Plan reexamination report and are detailed below.

1. To maintain and enhance the existing public open spaces that will contribute to the preservation of the character of the community.

2. To support conservation efforts in order to preserve environmentally sensitive land, natural features, open space and protect residential neighborhoods.

3. To upgrade of existing recreation facilities with the addition of new equipment and replacement of older equipment that does not meet current state standards as well as the creation of new facilities in appropriate locations.

4. To provide a variety of recreational uses for all segments of the borough's population and to ensure that sufficient open space and recreation opportunities exist on an equal and accessible basis for all residents.

5. To create a comprehensive open space and recreation plan which establishes a borough wide pedestrian link between recreational facilities, preserved open space and residential neighborhoods that will be designed for safe and accessible pedestrian circulation and passive recreation.

B. CONSERVATION AND OPEN SPACE NEEDS IDENTIFIED IN PREVIOUS MASTER PLANS

Over the past 18 years, the Borough Master Plans have identified areas of concern pertaining to conservation and open space. The 1985 discussed in detail planning concerns related to the protection of environmentally sensitive lands. Subsequent plans have reiterated these concerns. The following details the information pertaining to conservation and open space that were identified in the Borough's master plan documents over the last two decades.

1. 1985 Master Plan This document indicates that there are 79 acres in the Borough that are devoted to parks and open space. This includes the three municipal parks, Mill Road Park, Atkins Park, and Colony Avenue Park. There is also a portion of the Wooddale County Park located in the southerly portion of Park Ridge. This is part of the larger County facility which extends into Woodcliff Lake. The Wortendyke Barn Property, which is also owned by the County, is located on Pascack Road on Hillside Avenue.

   The Borough's 1985 master plan identified the issue of environmental sensitivity as one of the community's significant development considerations.

   a. *Protection of the Environment.* The Plan recognizes the most of the remaining vacant parcels are characterized by environmentally sensitive features which influence development. The plan consequently incorporated a significant amount of environmental data to assist the Borough's approving agencies during the course of their review of development applications, and specifically recommended a number of special studies regarding particularly sensitive areas.

   b. *Development of Remaining Vacant Parcels.* The 1985 document notes concerns regarding the manner in which last remaining large parcels were to be developed. The principal concern regarding the prospective development of these tracts pertains to both environmental issues as well as to ensure that any use of these sites is consistent with the quality and character of the surrounding development pattern.

   c. *Open Space Needs.* This land use element did not incorporate a detailed evaluation of recreation facilities and needs, although it specifically notes the lack of recreation facilities in the easterly portion of the Borough and concludes that "if a property is suitably located and of sufficient size for recreational us, the Borough should be alert to its potential acquisition.

The Green Acres Program requires planning consistency with the local master plan.

Planning Consistency is to be demonstrated by an adopted local planning board resolution which approves the Open Space and Recreation Plan and certifies consistency with the conservation and recreation elements of the local master plan. The resolution or statement of planning board adoption is to be included in the Open Space and Recreation Plan.

While the borough of Park Ridge does not currently have a conservation and recreation element of the master plan, this open space and recreation plan furthers a number of the goals set forth in the land use elements of the master plans since 1985 as detailed on the following pages.

2. 1990 Reexamination Report this document notes that the goals relating to the need to protect the environmentally sensitive features and ensure a desirable visual environment, that were identified in the 1985 plan remain current.

3. 1993 Master Plan Amendment Re Block 2207 Fairview Avenue. In 1993 the Borough prepared a planning analysis regarding the propriety of the master plan designation of property on the west side of Fairview Avenue, to the north of Crossley Place, in the northeastern most section of the Borough. The Borough proceeded with this study in recognition of the fact that the 1985 Borough Master Plan recommendation for this tract of land was predicated upon limited environmental data, and subsequently the Borough was the recipient of supplemental, more detailed environmental information which reflected on the (in) appropriateness of the 1985 master plan land use recommendation for this property.

   The 1985 master plan recommended that a small portion of the 15.15 acre study area be designated for permanent open space, with most of the tract recommended for low density residential use. The plan also called for Crossley Place to be extended northward into the property in question. The subsequent availability of more detailed environmental studies of the area revealed that a substantially greater portion of this tract is encumbered by environmentally sensitive features (wetlands) than was originally perceived, and consequently the initial open space and circulation delineation in the master plan needed to be redefined.

   The report revealed that over a third of the study area, including nearly all of the northerly half of the property in question, is directly impacted by wetlands and associated required wetland buffers, thereby rendering most of this tract's vacant acreage undevelopable. The master plan amendment consequently called for most of the study area to be designated as permanent open space. It also called for the deletion of the 1985 Plan's road extension circulation recommendation, thereby deleting any suggestion that the Borough encourages the development if that land.

Photographs of the tract of land immediately west of Fairview Avenue. As noted in several of the Master Plan documents this parcel of land is environmentally constrained.

4. 1997 Reexamination Report. This document reiterates the need to protect the two sites which were identified in the 1985 master plan as open space due to their environmentally sensitive features. One is on Forest Street, and the other is a landlocked parcel to the southwest of Warren Road.

   The third site is in the northeast portion of the Borough off of Fairview Avenue, also represents a continuation of the Borough's master plan policy. In 1993, the Borough amended its 1985 master plan.

   The 1997 Reexamination Report provide detailed goals and objectives that relate to the conservation and open space needs of the Borough of Park Ridge.

   a. *GOAL*:To ensure that any prospective development and/or redevelopment is responsive to Park Ridge's environmental features and can be accommodated within the community's infrastructure development.

      POLICY:The Borough seeks to encourage development which is sensitive to the community's particular physical characteristics, and preserves the Borough's sensitive environmental elements. In particular, the Borough encourages development which preserves steeply sloped areas (defined to include any slope of minimally fifteen percent grade), protects wetlands and floodplains and retains vegetation (particularly trees of a caliper of minimally six inches, and clusters of trees). Additionally, the Borough takes cognizance of the fact that there are numerous sites in the municipality that are typified by extensive environmentally sensitive features and therefore may not be able to accommodate their full zoned development potential.

   b. GOAL: To recognize and protect the watershed lands in the Borough as an important regional source of potable water.

      POLICY: The Borough seeks to encourage the retention of open space around the reservoir in an effort to reinforce the community's commitment to this important resource which provides both potable water and an aesthetic amenity to the community and region.

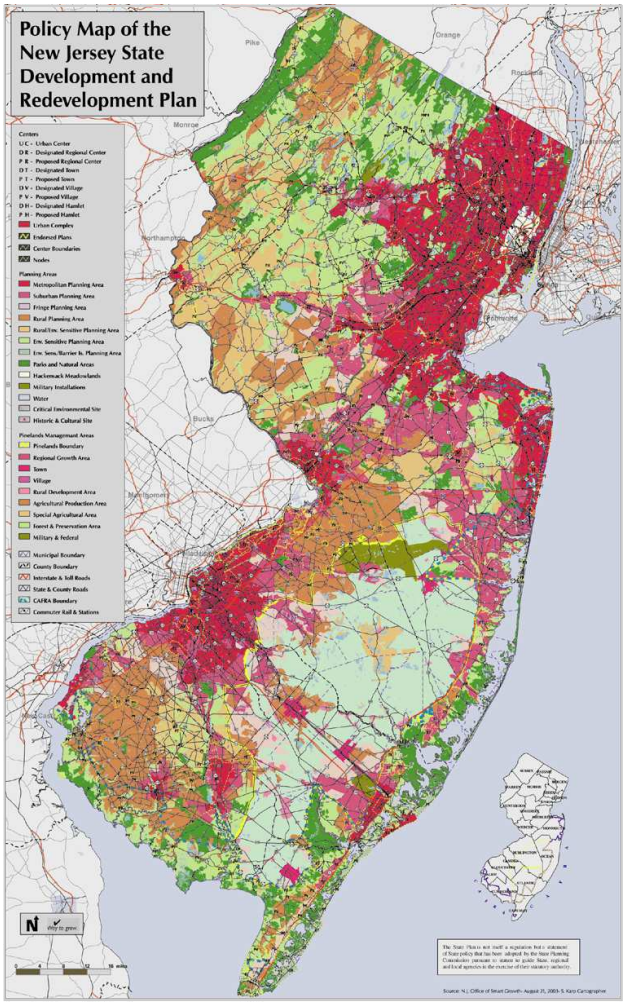
Photographs of the tract of land immediately south of the municipal fields off Sulak Lane. This 36 acre tract of land surrounds the reservoir and is owned by the United Water Company.

C. Consistency with the New Jersey State Development and Redevelopment Plan

As with all planning documents in New Jersey, the Open Space and Recreation Plan should be consistent with the NJ State Development and Redevelopment Plan. In addition, Green Acres also requires the plans to be consistent. The State Plan contains several open space and recreation policies that pertain to local governments as detailed below.

"Goal #7 Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value

Greenways are corridors of protected open space managed for conservation and recreation purposes. They often follow natural land and water features and link nature reserves, parks cultural features and historic sites with each other and with populated areas. They are composed of permanently preserved farmland, public parks and reserves and privately owned land with preservation easements. Parts of the greenways system are set for recreation, but much of it is set aside for farming, habitat and wildlife preservation and other conservation uses. In the year 2020 the New Jersey trail system, a statewide network of trails and walkways (including stretches along city streets) laces together national, state, county and municipal parks, educational facilities, museums and historic areas throughout the state. It coincides with the greenways in many places, but whereas parts of greenways also serve as farmland or other protected purposes, the trail system is used for commuting and recreation, as scenic and historic corridors, and as networks of learning. It also serves as a focus for redevelopment efforts in the stat's river towns, including restoring existing parks and acquiring additional land along waterways. Each municipality has what it considers "its" portion of the network and ensures that it is a safe and respected community resource."



"Greenways are truly representative of one essential component of the State Plan concept of open space in that they are regional by definition, requiring the cooperation of all levels of government, as well as private and nonprofit property owners, in their planning, execution and operation. Parts of a statewide greenways system have already been started in several areas of the state. The New Jersey Conservation Foundation, in partnership with Green Acres program, is developing an open space vision for New Jersey called Garden State Greenways. Garden State Greenways will serve as a tool for acquisition planning and will help create a statewide system of interconnected, preserved open spaces or green infrastructure."

Source: New Jersey State Development and Redevelopment Plan Page 6-7, 89, & 92. The plan was prepared by New Jersey State Planning Commission, adopted March 1, 2001.

Garden State Greenways

The Garden State Greenway provides a grand vision for an interconnected system of open space that will have lasting environmental and social benefits for New Jersey. In partnership with NJDEP Green Acres Program, New Jersey Conservation Foundation (NJCF) is using these late 19th and 20th century initiatives as inspiration to create a statewide map-based vision for a network of natural lands, parks, greenways and trails, spanning rural and urban areas alike.

Local planning in New Jersey for parks and open space will plan a pivotal role in realizing Garden State Greenways. County and municipal open space planning has increased markedly with the Planning Incentive Grant Program.

Among the key principles of sound open space planning are the protections an enhancement of core conservation areas "hubs" and the maintenance or creation of open space connectors "greenways" between them. Hubs and greenways should include the most ecologically significant and environmentally sensitive lands, including areas of critical habitat, groundwater recharge, surface water protection and prime soils, as well as areas of high recreation, scenic value- in rural and urban areas alike.

In addition to the general State Plan Goal noted above, there is a separate section of the State Plan designated specifically for Open Space Recreational Lands. The following policy statements pertain to the planning of open space and recreational lands

Policy 1 *Open Space Acquisition Priorities*

Policy 2 *State Open Space and Outdoor Recreation Plan*

Policy 3 *Coordinated Planning*

Policy 4 *Integration of Goals*

Policy 5 *Adequate Recreational Facilities*

Policy 6 *Adequate Facilities for Development and Redevelopment*

Policy 7 *Open Space and Redevelopment*

Policy 8 *Trails, Greenways and Blue ways as public space Linkages*

Policy 9 *Retention of Recreational and Open Space Land in Private Ownership*

Policy 10 *Publicly Owned Watershed Lands*

Policy 11 *Tax-exempt Property Used for Open Space*

Policy 12 *Coastal/Waterfront Access*

Policy 13 *Location of Recreational Facilities and Open Space*

Policy 14 *Public Use Public Lands and Facilities*

Policy 15 *Public Use of Private Lands*

Policy 16 *Contiguous Open Space*

Policy 17 *Corridors*

Policy 18 *Critical Habitats*

Policy 19 *Residents and Migratory Threatened and Endangered Species*

Policy 20 *Wildlife Management*

Source: New Jersey State Development and Redevelopment Plan Page 6-7, 89, & 92. The plan was prepared by New Jersey State Planning Commission, adopted March 1, 2001.

5.6 EXISTING OPEN SPACE AND RECREATION INVENTORY

A. EXISTING RECREATION SITES

Existing recreation space in Park Ridge Borough consists of publicly owned land. Recreational uses are generally categorized as active or passive uses. Active recreation is a term used to encompass leisure activities usually of a formal nature and often performed with others, required equipment and taking place at prescribed places, sites or fields. It can include such activities as swimming, tennis, baseball and playground activities. Passive recreation usually constitutes relatively inactive or less energetic activities such as walking, sitting, picnicking, card games, chess, checkers and similar table games. Passive recreation can also mean open space for nature walks and observation.

Active and passive recreation activities are distinguished from a land use perspective based on their potential impacts on surrounding land uses. A brief description of each site is provided below, with numbers corresponding to the location on the accompanying map.

1. **Borough Facilities** Currently there are six borough owned recreational facilities. They are detailed below.

SITE 1: Davies Field (Block 1506 Lot 1)

This site occupies approximately 14 acres and is located directly north of the Municipal Building. It is also referred to as Memorial Park. It is considered a Neighborhood Level park facility according to the National Recreation Guidelines. The site includes a baseball field, a playground, indoor restrooms, and a new picnic pavilion. This site has a number of opportunities for pedestrian connections to the adjacent residential neighborhoods and to the existing recreation facilities across Park Avenue. While these opportunities exist, there are some obstacles that must be address. For example, a pedestrian bridge from Willet Avenue into the Park would provide pedestrian with safer access to the park, however this proposal must be in compliance with all New Jersey Department of Environmental Protection regulations. In addition there are some easements which are owned by the borough that connect the park to the residential neighborhood to the east, however the grade is steep, therefore any possible connection must be designed with this in mind.

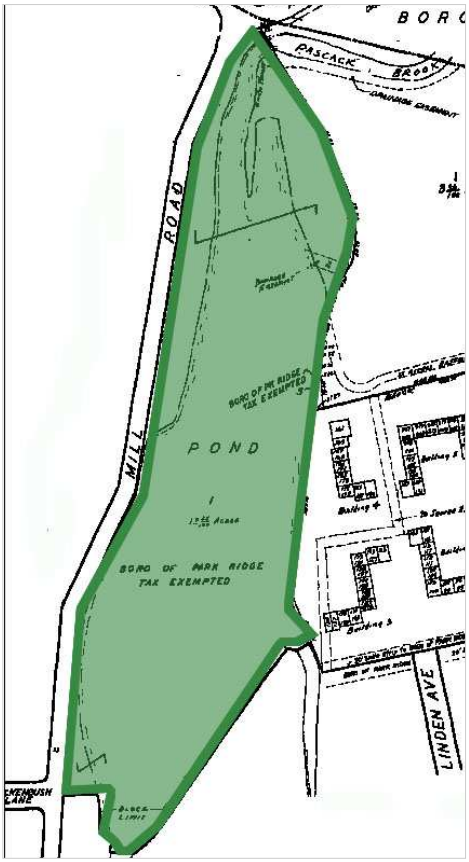
In addition to these possible pedestrian connections noted above, there is a more immediate planning issue that needs to be addressed regarding Memorial Park. There is a major drainage problem which is destroying the field itself. This issues is detailed in the plan portion of this document.

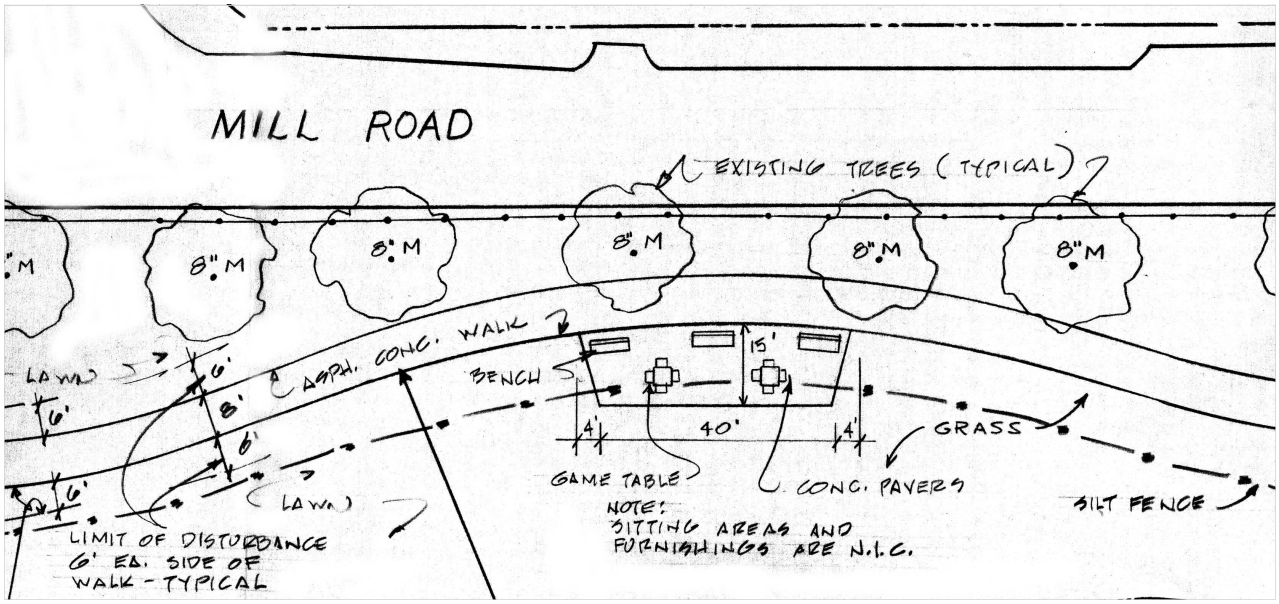
SITE 2: Mill Pond Park (Block 1402 Lot 1)

The Mill Pond site contains approximately 14 acres of land, with the central focus being the pond itself. It is considered a Neighborhood Park facility according to National Standards. Currently there is a walking path which extends around the pond. The borough has recently completed a landscape plan to enhance this existing walkway. The drawing below details the central focus of this new plan with a small sitting area and pathway.

The Park Ridge Utility Company's building that is located on the Mill Pond Site was recently rehabilitated. The rehabilitation included turning this building into a museum for children for educational purposes. A site plan for this upgrade is included in the plan portion of this document.

There is an opportunity to connect this passive park system and the new museum with Memorial Field and then to Willet Street via two bridges. This connection would allow for pedestrians to walk from Mill Pond, down Willet Street, across Park Avenue to the tennis courts. In addition, as noted above there is an opportunity to connect Memorial Field to the residential neighborhood to the east via existing borough owned property.





Source: Azzolina, Feury & Raimondi Engineering Group drawing entitled, "Mill Pond Phase 1" dated September 5, 2003

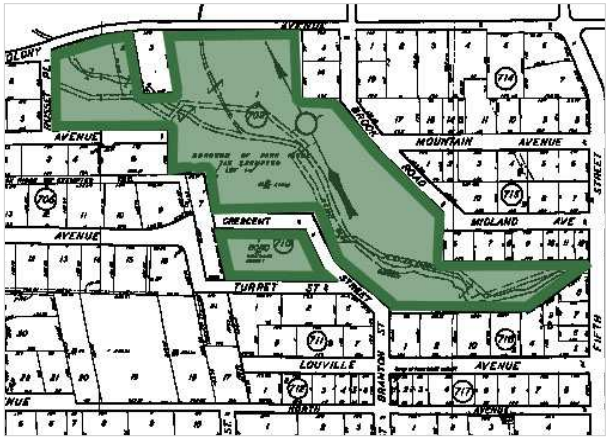
SITE 3: Sulak Lane (Portion of Block 1602 Lot 8)

This 8 acre facility combined with the Board of Education facilities located on the adjacent lots, is the largest recreation facility in the borough and is located directly in the center of the municipality. Given its central location, any expansion of this site to create additional recreation area would be appropriate. The site includes two baseball fields, picnic tables and an indoor bathroom facility. This an appropriate location to create a recreation facility for smaller children with the provision of a tot lot. The creation of the tot lot will serve the southern portion of the municipality which is in need of a smaller recreation facility according to National Recreation Guidelines.

In addition, this site is adjacent to the vacant land owned by the United Water Company. An expansion of this site to include an additional baseball field and passive recreation trails would be appropriate.

SITE 4 : Colony Fields (Block 709 Lot 1)

This 14 acre site is located on the south side of Colony Avenue and includes two ball fields and an existing shelter. In combination with the adjacent community swimming pool there are a couple of opportunities to connect this site to the adjacent streets through existing pathways that extend along the stream. One such path is a direct connection to Third Street.



The photographs below illustrate some of the existing informal paths and surrounding natural environment that should be connected to the ball fields. This connection should include landscaping some of the area between the parking area and field to compliment the surrounding natural landscape.

SITE 5: Municipal Swimming Pool (Block 709)

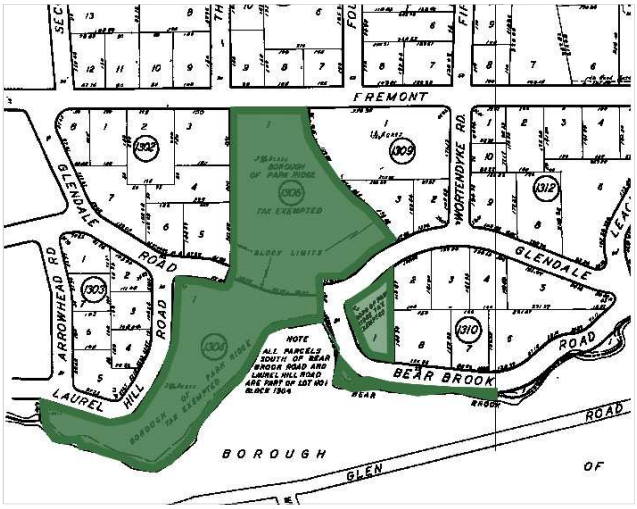
The Borough's swimming pool is located on the 14 acre Colony Avenue site. It is operated by the Borough Pool Commission, which consist of six members. Residents may join as a single, family or senior member. In addition, to providing a location for the community to swim during the summer months, swimming lessons are also provided upon request.

There are a couple of design opportunities for this recreation site. Including, upgrades to the pool itself, and the addition of a **playground** for toddlers. Additionally, it is the perfect location of a small tot lot for smaller children. Additional there are a number of informal paths that extend from the adjacent streets into the site. It is recommended that some of these paths become formal pedestrian entryways to the site. Lastly, there is an opportunity to redesign the parking area and supplement the existing parking lot with landscaping to complement the surrounding rural character

Site 6: Atkins Glen (Block 1306 Lot 1 and Block 1304 Lot 1)

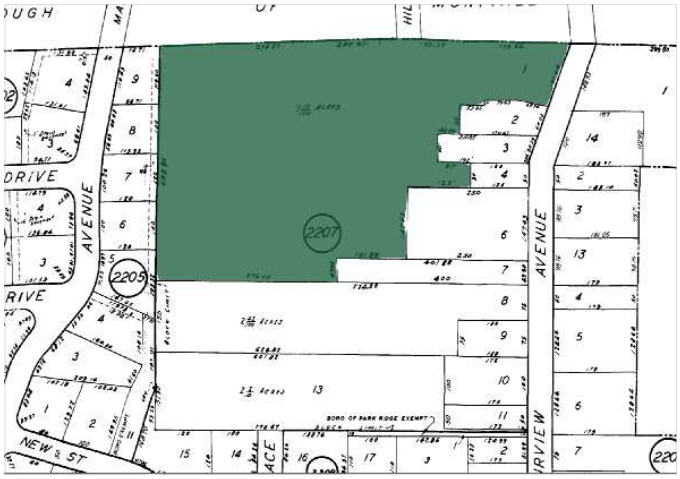
The Atkins Glen facility is approximately 7 acres in area. It is located on the southern municipal border with the Borough of Woodcliff Lake. There is a baseball field located in the middle of this site, on Block 1306. The portion of the facility which is located on Block 1304 is characterized by natural walking trails along the stream which extend along the municipal boundary for approximately 3,200 feet.

This existing trail provides the perfect opportunity to continue the idea of passive recreation trail system along the entire southern municipal order. In addition there are some areas on this existing parcel that may be appropriate for a tot lot, or playground.



Site 7: Fairview Avenue Site (Block 2207 Lot 1)

This site has been in the borough's master plan for years, as an appropriate site to acquire for preservation purposes. It is characterized by wetlands, a mature forested area, and a Category-One stream. Immediately following the adoption of the first open space plan, the borough pursued this sites acquisition. With the assistants of Green Acres and the Bergen County open space trust fund, this parcel was acquired in early 2006.

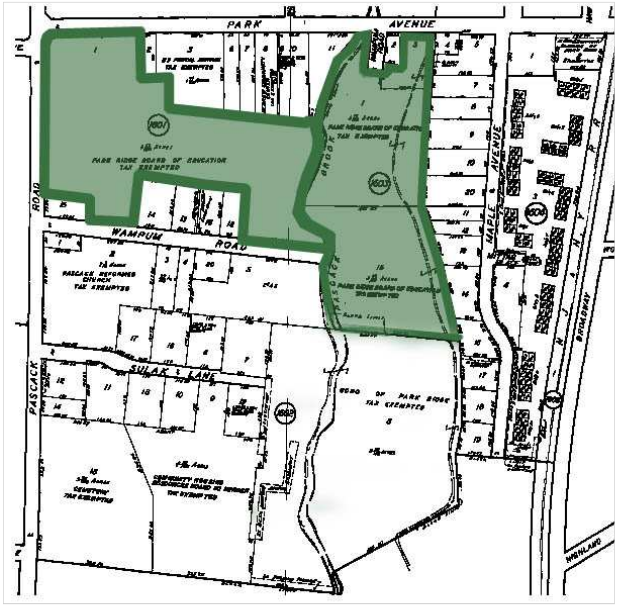


With this parcel in hand, the borough is now pursuing adjacent parcels for their preservation since they possess the same environmental characteristics. These sites are identified in the open space plan map, as potential sites for acquisition.

2. Board of Education Sites There are three sites owned by the Borough of Park Ridge Board of Education. Each of these sites include ball fields as well as playground areas and therefore help contribute to the overall recreational need of the borough.

SITE 7: Park Ridge High school (Block 1601 Lot 1 & Block 1603 Lots 1, 3, &15)

The High School facilities, which are 17.6 acres in area, are located adjacent to the Borough ballfields at the center of the municipality. This location provides an accessible recreation facility for a wide range of residents. In addition, the fact that it is adjacent to borough owned facilities creates one large recreation site in the middle of the borough.

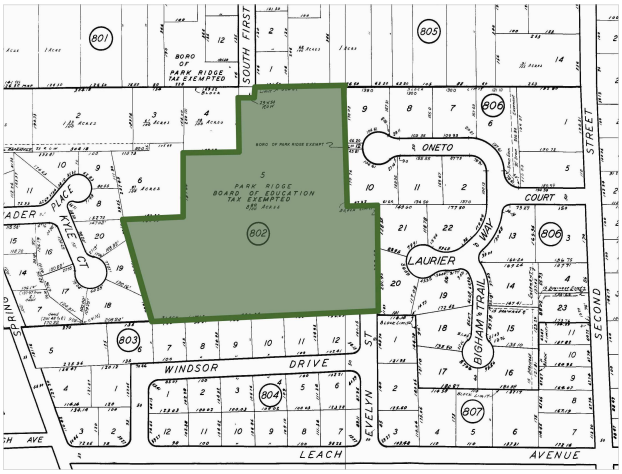


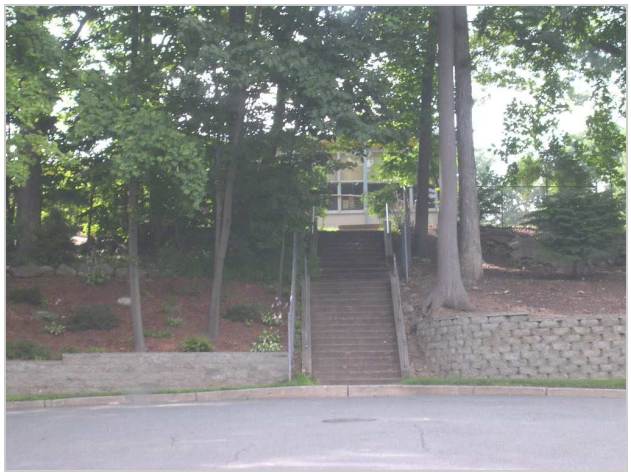
The north side of the site, includes the tennis courts are located directly south of some of the commercial parcels which front on Park Avenue. There is an existing path which extends south from Park Avenue to the east side of the tennis courts. An enhanced crosswalk that extends from Willet Street and Mill Road across Park Avenue to the tennis Courts should be designed to create a safer pedestrian crossing. The second section of the site, or the middle portion includes a football field with jogging track that extends around the exterior.

SITE 8: West Ridge Elementary School (Block 802 Lot 5)

This Elementary School has a large ball field, several basketball courts and a two playground facilities located on its 9.2 acre site. In addition, there are several access point to the school which assist in the creation of pedestrian links to this site. One of the access points is a staircase which extends from the school yard to a cul-de-sac in a residential neighborhood. This staircase is located on Block 806 Lot 12 which is owned by the Borough of Park Ridge.

There is an opportunity to connect this facility to the sidewalks along Spring Valley Road with the construction of green streets along Leach Avenue as well as Evelyn Street.

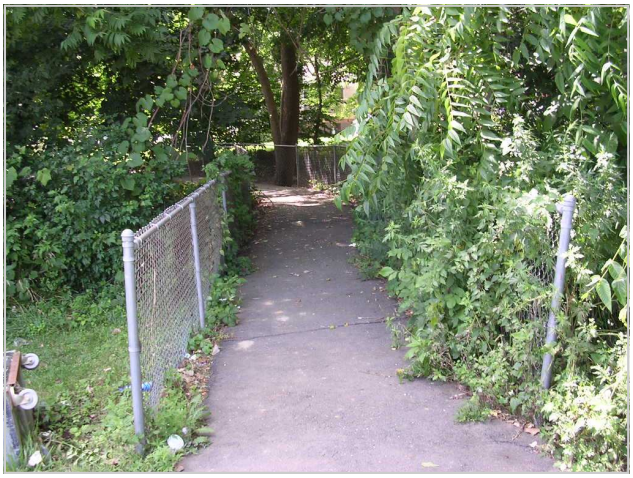




SITE 9: East Brook Elementary School (Block 2009 Lot 16)

This 7.6 acre school facility has a soccer field, baseball field and a playground. There are a number of opportunities for formal pedestrian connections between this school facility and the surrounding neighborhoods. Especially given the fact that the Borough owns several parcels of land immediately adjacent to the school property. This site is also in walking distance to the County owned Park detailed on the following page.

The design of the pedestrian connections has to be carefully thought out since parents utilize the surrounding streets as drop off areas for the school.

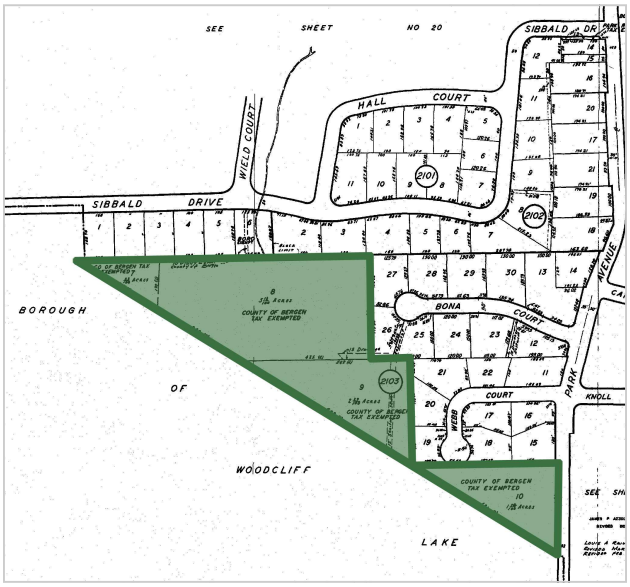


SITE 10: Wooddale County Park (Block 2103 Lots 7, 8,9, & 10)

There is one county owned recreation facility located within the Borough, Wood Dale County Park. While a majority of this facility is located in Woodcliff Lake the northern most portion, almost 10 acres of the park is within the municipal border of Park Ridge.

This facility includes a picnic pavilion with electricity and capacity for 160 people, a playground, bike path, tennis courts and fishing with a (NJ license).

Adjacent to the County owned park is a Borough owned parcel of land that connects Wooddale County Park to the adjacent residential neighborhood to the north and east by informal pedestrian pathways. There is an opportunity to create formal pathways that will connect the borough, not only to a larger County recreation facility by to an adjacent municipality.



B. EXISTING OPEN SPACE

1. Publicly Owned Vacant Land. There are 51 lots of publicly owned vacant land, that are currently not permanently preserved. The table below details these parcels and their approximate land area.

Table 3

Site #	Block	Lot	Land Area (approximate)	Description
1	205	3	6,650 square feet	Located on First Street.
2	403	10	20,330 square feet	Triangular parcel located on Brae Boulevard
3	503	10	41,818 square feet	There is an existing borough-owned utility shed located on this parcel.
4	601	13	87,120 square feet	Approx. 50 feet wide drainage easement
5	604	14	49,900 square feet	
6	604	51	16,500 square feet	Adjacent to a privately owned vacant parcel off of Forest Street. Site is characterized by wetlands.
7	605	11	4,375 square feet	25 foot wide drainage easement
8	606	15	1,395 square feet	This is a 15 foot wide parcel in the middle of two developed lots.
9	608	3	4,775 square feet	This 25 foot wide stripe of land is adjacent to a developed parcel of land.
10	701	6	2,500 square feet	This 25 foot wide strip of land is adjacent to a developed parcel of land and perpendicular to another 25 foot wide strip of borough owned vacant land.
11	701	8	7,920 square feet	This 25 foot wide strip of land extends in between residential developed parcels of land. It is approximately 2,500 feet long.
12	706	7	21,170 square feet	This parcel is adjacent to several large parcels which are also borough owned. This is an ideal parcel for a small park or trail way extending to Colony fields and the community pool
13	706	8	21,875 square feet	25 foot wide drainage way. It extends between residential developed lots.
14	710	1	54,450 square feet	Is located behind the large Colony Avenue Recreation facility. This parcel is appropriate parcel for a trail connection to the park or a playground area
15	717	1	2,500 square feet	This is a 25 foot wide strip of land adjacent to a developed parcel.
16	801	8 & 10	53,780 square feet	There is an existing borough-owned water tower and associated utilities are located on this site
17	802	3	7,700 square feet	This vacant parcel is adjacent to the borough owned facility noted above on Lots 8 & 10 on Block 801
18	902	12	6,600 square feet	This borough owned strip of land extends from Maple leaf Drive into a large 4 acre underutilized tract of land.
19	903	3	13,770 square feet	This is a 16 feet wide, 1,000 feet long lot which extends behind 14 residential lots and is noted on the tax records as a right of way for a cemetery. It is built over by adjacent residence.
20	905	5	2,360 square feet	This strip of land extends along the stream and has an informal pedestrian trail. This is an appropriate parcel for the inclusion in a borough wide trail system.
21	905	14	3,600 square feet	This 20 foot wide strip of land is between two residentially developed parcels.
22	905	29	15,700 square feet	This lot along with Lot 29 on Block 905 are across Laurel Hill Road from the borough owned property along the stream.
23	905	39	1,750 square feet	This strip of land extends along the stream and currently has a informal pedestrian path. It is located across the Laurel Hill Right of way from two other borough owned vacant parcels.
24	907	36	10,780 square feet	This lot along with Lot 29 on Block 905 are across Laurel hill Road from the borough owned property along the stream.

Parcels to be reviewed for preservation

Table 3 cont.

Site #	Block	Lot	Land Area	Description
25	1103	5	117,612 square feet	This large parcel extends along the stream and could be considered for the borough wide trail system. However the steep slope may make a pathway difficult to design.
26	1310	1	22,800 square feet	This parcel is locate across Bear Brook Right of way from the Atkins Glen recreation facility. This parcel my be appropriate for a small playground area.
27	1405	9	8,610 square feet	This narrow strip of land is located between two commercially developed parcels of land.
28	1505	1	26,220 square feet	This small strip of land extends along the west side Mill Road opposite the Memorial Field facility. This is an appropriate location to create a pedestrian crossway over the stream and connect Memorial fields with Willet Street.
29	1506	2	4,560 square feet	This 30 foot wide parcel of land extends from Memorial field to Linden Avenue. It is the ideal location to connect the residential neighborhood to the east to Memorial field.
30	1507	1	4,500 square feet	This 30 foot wide parcel is across the Right of Way of Linden Avenue from Lot 2 on Block 1506
31	1509	1	3,750 square feet	This 30 foot wide parcel extends from Maple Avenue to Hawthorne Avenue.
32	1601	3	58,793 square feet	This parcel is owned by the United States Postal Service. If the US postal service decides to sell the parcel, the borough should consider acquiring if for the development as a park.
33	1604	2	20,289 square feet	This borough owned parcel is developed as a pocket park. It is located in the center of the municipality across from the train station.
34	1701	5	1,446,192 square feet	This large parcel of land surrounds the Hackensack Water Company Reservoir. The northwestern most portion of this parcel may be an appropriate location for the extension of the ball fields on Sulak Lane.
35	1702	7	1,600 square feet	This small borough owned parcel is adjacent to the 33 acre parcel of land that is owned by the Hackensack Water Company.
36	1902	2	7,500 square feet	This borough owned site is located on Perryland Street
37	2001	4	684 square feet	This 1 foot wide strip of land is located in between two residentially developed parcels of land.
38	2006	7	74,760 square feet	This borough owned parcel connects the East Brook Elementary school to the residential neighborhood to the north.
39	2009	7	82,764 square feet	This borough owned parcel connects the East Brook Elementary school to the residential neighborhood to the west and south.
40	2009	8	69,696 square feet	This borough owned parcel connects the East Brook Elementary school to the residential neighborhood to the west and south.
41	2102	13	1,750 square feet	This 10 foot wide strip of land is extends along the right of way for Sibbald Drive
42	2103	6	19,250 square feet	This borough owned parcel connects the exiting county park land to the residential neighborhood to the north.
43	2201	12	22,500 square feet	This parcel is located between Oak Avenue and Humphrey Drive. It is an appropriate location for a mini park or playground area. In addition, it can create a formal pedestrian connection between the two streets
44	2205	11	11,291 square feet	This parcel extends from New Street to a large environmentally constrained piece of land to the north.
45	2206	7	43,560 square feet	This 50 foot wide parcel is adjacent to a larger borough owned parcel to the east.
46	2206	8	21,200 square feet	This parcel has a borough utility shed located on it. However this lot combined with Lot 7 above, may be an appropriate location for small playground area.
47	2208	1	3,710 square feet	This 10 foot wide strip of land is located between several residentially developed parcels.
48	2303	9	56,628 square feet	This 30 foot wide strip of land is part of a drainage easement, which extends behind 15 residentially developed lots
49	2304	4	21,780 square feet	This 50 foot wide strip of land is part of a drainage easement, which extends behind 6 residentially developed lots
50	2402	3	2,300 square feet	This 10 foot wide strip of land extends from Strums Place to Homestead Place.
51	2509	5	30,492 square feet	This parcel of land extends along a stream and the municipal boarder with the Township of River Vale.

Parcels to be reviewed for preservation

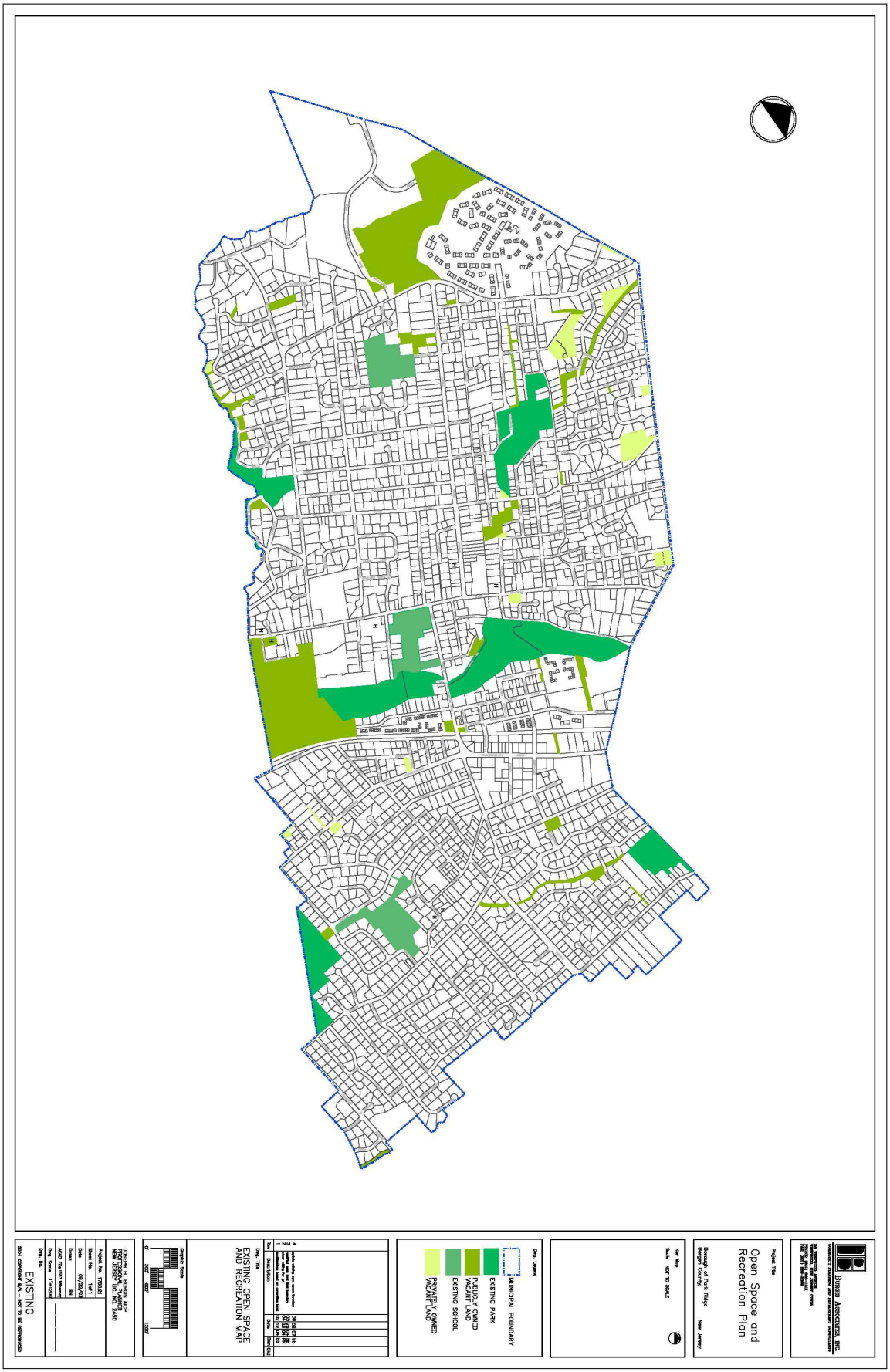
2. Privately Owned Vacant Land. There are 27 parcels of land that are designated as privately owned vacant land according to the borough tax records. Although these parcels are technically vacant, a majority of them are actually part of the adjacent development as detailed below.

Table 4

Site #	Block	Lot	Land Area	Description
1	604	52, 53, &54	148,356 square feet	This site is characterized by wetlands. It is located adjacent to a borough owned piece of property. It may be an appropriate site to be persevered and protected from development
2	605	22	15,776 square feet	This vacant parcel is 136 feet wide and 115 feet deep.
3	608	14, 15	1,650,924 square feet	This large parcel of land is characterized by steep slops and wetlands and therefore may be appropriate to consider for preservation. In addition, this may be an appropriate location for a small playground.
4	709	11	5,000 square feet	This parcel is owned by the adjacent property owner of lot 12, which is developed.
5	712	5	2,500 square feet	This parcel is owned by the adjacent property owner of lot 6, which is developed.
6	713	2	25,350 square feet	This parcel is owned by the adjacent property owner of lot 1, which is developed.
7	716	6 & 8	11,400 square feet	This parcel is owned by the adjacent property owner of lot 7, which is developed.
8	902	23	21,300 square feet	This parcel is currently vacant and an appropriate location to connect Pine Drive with the borough owned property which extends along the stream.
9	1001	8	14,200 square feet	This parcel is owned by the adjacent property owner of lot 9
10	1013	1 & 2	49,186 square feet	This site is located along the northern municipal border with the Borough of Montvale. It is an appropriate location for a neighborhood playground facility.
11	1103	7	750 square feet	This lot is owned by the adjacent property owner of lot 11, which is developed.
12	1106	3	9,416 square feet	This lot is owned by the adjacent property owner of lot 2, which is developed.
13	1202	11	14,200 square feet	This lot is owned by the adjacent property owner of lot 36, which is developed.
14	1203	3	13,167 square feet	This lot is owned by the adjacent property owner of lot 38, which is developed.
15	1501	6 &7	21,490 square feet	This vacant parcel is actually two tax lots.
16	1504	6	11,300 square feet	This vacant parcel is 100 X 113.
17	1602	4	10,700 square feet	This lot is owned by the adjacent property owner of lot 3, which is developed.
18	1701	6	8,925 square feet	This is a small triangular parcel on Pascack Road
19	1706	6	8,860 square feet	This site is located on Broadway near the southern municipal border with the Borough of Woodcliff Lake
20	1901	3	6,050 square feet	This site is located at the corner of Broadway and Perry land in the middle of the downtown.
21	1903	6	2,500 square feet	This lot is owned by the adjacent property owner of lot 5, which is developed.
22	1906	1 & 2	15,000 square feet	This vacant parcel is comprised of two tax lots. It has frontage on three streets.
23	1912	30	7,500 square feet	This lot is owned by the adjacent property owner of lot 7, which is developed.
24	2001	1 & 9	24,108 square feet	This vacant parcel is L shaped with approximately 35 feet of frontage on Cypress Avenue
25	2003	6	16,050 square feet	This vacant parcel I 150 feet wide and approximately 100 feet deep.
26	2102	15	3,750 square feet	This 25 foot wide strip of land is identified as a right of way for Park Avenue.
27	2201	1	1,575 square feet	This triangular parcel is located on the municipal border with the borough of Montvale

Parcels to be reviewed for plan

Parcel included in adjacent development


Open Space and Recreation Plan
Borough of Park Ridge
Bergen County, New Jersey
Key Map
Scale NOT TO SCALE
MUNICIPAL BOUNDARY
EXISTING PARK
PUBLICLY OWNED VACANT LAND
EXISTING SCHOOL
PRIVATELY OWNED VACANT LAND
EXISTING OPEN SPACE AND RECREATION MAP
EXISTING

C. Existing Recreation Programs

The Park Ridge Athletic Association is an umbrella organization which operates independently from the municipal government and the Board of Education in the borough of Park Ridge. Its mission is to provide sports and recreation activities for the children of the community emphasizing sportsmanship, teamwork, skills development and social skill development and de-emphasizing the competitive nature of sporting activities wherever possible.

The Recreation calendar year begin with baseball and softball. The program commences with kindergarten through first grade playing "T-ball" at the Atkins Glen field. This field is a small diamond and grass area. There are usually between 90 and 110 boys and girls in this group. Beginning in the second grade the boys and girls are separated with the boys playing baseball and the girls playing softball at the Colony field complex which consists of a baseball field and a softball field, the softball field being slightly substandard outfields depth. Also utilizing the Colony field are the third and fourth grade programs for both boys and girls. These fields are unlighted so practice times must be scheduled in the late afternoon and early evening to accommodate the ability of the parent/coach to get home from work. Finally, the fifth and sixth grade girls softball program primarily utilizes the Colony softball field for their games and practices. There are approximately 200 children using this facility.

The Sulak field complex also consists of two fields. The smaller field is utilized by the fifth and sixth grade boys program while the larger field is utilized by the men's baseball (over 40 league) the middle school and high school teams and a variety of private club teams on an as available basis. Our program has approximately 115 boys utilizing these fields, excluding the middle school and the high school use. The seventh and eighth grade girls softball program a well as the middle school and the high school teams practice at the Memorial field complex. There are approximately 50 girls in the softball program.

As a result of the demand on these fields there is a fields committee which coordinate the allocation among the various groups seeking access. The practice schedule for the baseball and softball programs began as soon as the fields are playable. Games are usually scheduled to begin the first or second Saturday in April. The fields committee must also allocate field time among other groups such as the men's softball league. The adult recreation schedule is detailed on the following page.

Soon after the return to school the outdoor soccer program which consists of approximately 550 children from kindergarten through eighth grade commences with the youngest children at Atkins Glen field and the rest of the program at Memorial Field. During this season the middle school and high school soccer programs also practice at Memorial Field. Simultaneously, the football program begins at Sulak Field utilizing the combined outfield of two baseball fields for practices and games. The football program consists of approximately 90 to 100 boys who begin play in flag football in the first and second grade. Beginning in third grade the players wear full football protective gear. Each of the teams for grades three through eight play four to five home games per season at Sulak field. Football practices are an additional three evening per week. In addition to the practices, each team tries to schedule several "B" games during the year. These are games at which the non starting players (usually the lower grade in the two grade age group) plays the majority of the game against a similarly constructed opponent. Concurrent with the football program is the cheerleading program which also practices at Sulak Field and utilizes the sidelines for their routines during the game. There are approximately 80 girls involved in the cheerleading program.

As the cold weather approaches the sports program move indoors. The wrestling program, includes approximately 60 children and is conducted entirely in a room constructed for that purpose in the basement of the West Ridge School. Boys and girls basketball is provided to about 300 children. The second grade clinic as well as the third and fourth grade programs utilizes the multipurpose rooms at West Ridge and East Brook schools. The 5/6 and 7/8 boys and girls programs utilize the high school main and mini gyms. Simultaneously there is an indoor soccer program with a second grade clinic, and teams at each of the grade levels that accommodates 240 children. Like basketball the younger grades utilize the multipurpose rooms at the grammar schools and fifth grade and older programs utilize the main gym at the high school. These programs compete for gym space with the boys and girls middle school, junior varsity and varsity basketball teams. In addition the Park Ridge Athletic Association sponsors a competitive cheerleading team, which is a more gymnastic form of cheerleading for approximately 35 girls utilizing the mini gym at the high school

In addition to the Park Ridge Athletic Association, there is the Borough Recreation program which is managed by the Park Ridge Recreation Committee consisting of 34 members, including 7 Park Ridge High school Liaisons and 1 Borough Council Liaison. The Borough's Board of Public Works maintains the parklands in the community. The Borough's Recreation Committee organizes and administers a wide variety of programs for children and adults throughout the year. The table below summarizes the available programs.

Table 5
Borough Recreational Activities

Month	Activities							
	Woman's Volleyball	Men's Basketball	Men's Volleyball	Step Aerobics	Tennis League	Miscellaneous Activities		
January	■	■	■	■				
February	■	■	■	■		Ski trip		
March	■	■	■	■		High school little theater		
April	■	■	■	■	■	and Easter Egg Hunt		
May	■	■	■	■	■	Tennis League		
June				■	League, Camp & Clinic	Town Picnic	Concert	Day Camp Begins
July					■	Movie at Colony Field	Yankees Old Timer Game	
August					■	Movie at Colony Field	Mets Hall of Fame Game	
September	■	■	■	■	■			
October	■	■	■	■		Ragamuffin Parade		
November	■	■	■	■				
December	■	■	■	■		Annual Tree Lighting		

■ = Scheduled Activity

Summer Day Camp The summer cam runs from June 3 to July 25th. There are approximately 375 children that attend the camp every year. In addition, there are 80 counselors and additional assistant counselors.

Given the significant number of indoor activities scheduled, in addition to the regular children's activities, there is a need a municipal indoor recreation facility. It is recommended that a detailed study evaluated the space needs for indoor recreation be completed. In addition, there is also a great need for additional outdoor facilities to accommodate all the activities.

5.7. Recreation and Open Space Guidelines

The National Park and Recreation Association (NRPA) promulgates nationally accepted standards for the provision of recreation facilities at the local and regional level. The NRPA standards suggest there is a need of 10 acres of passive and active recreation spaces per 1,000 residents. Of this, it is recommended that 6 acres per 1,000 population be provided at the local level and the remainder be provided by County, State or other regional authority. General planning standards for recreation are provided in Table 1 on the following page.

Based on the total acreage of approximately 1,765 acres, The NRPA guidelines suggest a need for 53 acres of preserved open space to accommodate the borough. Based on the borough's current population of 8,708 people, the imposition of the NRPA guidelines suggests a need for 88 acres of local active/passive recreation space to accommodate the Borough's existing population. The New Jersey Transportation Planning Authority, has published population forecasts for each municipality in Bergen County. Their forecast for the borough of Park Ridge is 9,140 residents by the year 2015. Based on this population forecast and NRPA guideline a need of 92 acres of local active/ passive recreation space would be needed to accommodate the future resident populations. It is necessary to plan now to preserve those 92 acres, therefore this plan reflects this goal.

However, the population ratio is only one means of assessing whether an appropriate amount of open space exists in the Borough. Using this as the only means of assessing the adequacy of existing recreation does not account for other issues such as accessibility and population density.

The distribution of recreational acreage and its allocation for active and passive use are more difficult to achieve than the establishment of the total acreage per 1,000 persons. It is desirable for every resident to have reasonable access to a variety of recreational uses. Generally, the types of facilities most commonly provided in a community are divided into the following categories:

1. Play lots. This is an active recreation facility for school age children. They generally range in size from ¼ to ½ acre, with a one acre lot considered the maximum size for such a use. They generally have miscellaneous play equipment for toddlers, benches and shaded areas. The lots can be combined with play equipment for older children if properly separated from the toddler area.

2. Neighborhood Playground. These are larger facilities and accommodate adults as well as school age children. They generally average about 6 acres in size to provide adequate separation of activities. They are generally developed with ball fields, courts, a children's playground and often, a small shelter. They are usually provided at a ratio of 1.25 acres per 1,000 population and each facility should be designed to serve a population of 4,000 to 5,000 people. This translates into approximately 11 facilities for the borough's current population.

3. Neighborhood Parks. These are passive facilities for all ages. They are designed for walking and sitting rather than active games and sports. The main features include walkways, benches and landscaping. They are often provided with a playground. The site size for neighborhood parks is comparable to that of a neighborhood playground. There should be about one acre of park space per 1,000 population, ranging in size from one to five acres. This translates into approximately 9 neighborhood parks, based on the current borough population.

4. Community Parks. These facilities accommodate both active and passive space and are considerably larger than the neighborhood type facility. They should be provided at a ratio of 1.25 acres per 1,000 populations, serving from 12,000 to 20,000 people living in a one mile radius. They are designed for field sports requiring large open areas and should contain from 12 to 20 acres of land. They should also include an indoor recreation center to accommodate a comprehensive active and passive recreation program.

Additional facilities should also be provided including areas maintained in their natural state, hiking and riding trails, shelters and special features such as gardens, a bird sanctuary or zoo. These parks generally encompass areas of 100 acres and are designed at a ratio of 2.5 acres per 1,000 population. The accompanying table summarizes general planning guidelines for recreation facilities in communities.

Table 6
General Open Space and Recreation Guidelines

Open Space System	Developed Open Space			Undeveloped Open Space
	Quantity of Open Space Recommended	Size of Parcels	Area Served	Quantity Recommended
Mini-Park	0.25 to 0.5 acres/1,000 population (*NRPA*) 2.5 acres/1,000 population expected to reside in development, at least 15% of which should be in tot lots unless less than 5% of residents are likely to be under age 12 (*Brough*)	1 acre or less (*NRPA*) 500 sf to 2 acres (*D&K)* Not less than 2,000 sf or more than 30,000 sf	Less than ¼ mile radius 100 yards to ¼ mile radius (*D&K*)	At least 5% of total area of every residential development in permanent useable open space (*Brough*) For all other authorities, amount of open space required will vary depending on the conditions.
Neighborhood Subdivision Level	1 to 2 acres/1,000 population (*NRPA)*	15+ acres (*NRPA*) 4 to 20 acres (*D & K)*	¼ to ½ mile radius to serve population up to 5,000 (*NRPA*) ¼ to ½ mile radius to serve population up to 5,000 (*D&K*)	
Community Level	5 to 8 acres/1,000 population (*NRPA)*	25+ acres	Several neighborhoods, 1 to 2 mile radius (*NRPA)* Several neighborhoods, 15,000 to 25,000 population *(D&K*)	

NRPA: National Park and Recreations Association, Recreation Parks and Open Space Standards and Guidelines, 1983
D & K: DeChiara and Koppelman, Time-Saver Standards for Site Planning, 1984
Brough: Michael Brough, A Unified Development Ordinance, 1985.

5.8 Needs Analysis

The needs analysis is based on two factors, the borough population and the distribution of existing open space and recreation facilities. The population data from the 1990 and 2000 census were utilized in the needs analysis. The table below details these figures as set forth in the United States census.

Table 7
Population Figures for the Borough of Park Ridge

1990			2000			2005 Estimate
	Number	Percent		Number	Percent	Number
Total population	**8,102**	100	**Total population**	**8,708**	**100**	**8,959**
Male	3,980	49	Male	4,178	48	
Female	4,122	51	Female	4,530	52	
Under 5 years	478	5.8	Under 5 years	599	6.9	
5 to 17 years	1,263	15.5	5 to 9 years	603	6.9	
			10 to 14 years	545	6.3	
18 to 20 years	256	3.2	15 to 19 years	425	4.9	
21 to 24 years	448	5.5	20 to 24 years	356	4.1	
25 to 44 years	2,677	33	25 to 44 years	2,489	28.6	
45 to 54 years	1,129	13.9	45 to 54 years	1,282	14.7	
55 to 59 years	515	6.4	55 to 59 years	557	6.4	
60 to 64 years	451	5.6	60 to 64 years	444	5.1	
65 to 74 years	511	6.3	65 to 74 years	712	8.2	
75 to 84 years	284	3.5	75 to 84 years	443	5.1	
			Median age (years)	40.9	(X)	
65 years and over	885	10.9	65 years and over	1408	16.2	
Under 18 years	1,741	21.4	Under 18 years	2,044	23.4	

Source: US Census of Population and Housing 2000 *www.census.gov*

A. Findings Regarding Existing Recreation Facilities

The NRAP guidelines set forth requirements for three types of recreation facilities, mini parks, Neighborhood parks, and Community Parks. The following table details how the existing municipal recreation facilities fulfill with the guidelines set forth in this report.

Table 8
Recreational Needs Analysis

Recreation System	Developed Open Space		
	Quantity of Open Space Recommended	**Size of Parcels**	**Area Served**
Mini-Park	According to guidelines, the borough should have between 3 and 5 miniparks through out the borough. **Currently there are no such facilities located in the borough.**	1 acre or less (*NRPA*) 500 sf to 2 acres (*D&K*) Not less than 2,000 sf or more than 30,000 sf	Less than ¼ mile radius 100 yards to ¼ mile radius (*D&K*)
Neighborhood Subdivision Level	According to guidelines, the borough should have 1 Neighborhood Park. The recreation facility on **Colony Avenue meets this requirement** however, a playground should be considered for this site. In addition, while Atkins Glen facility is only half the required size for a neighborhood park, it acts as a neighborhood park because of its accessibility and surrounding passive recreation trails.	15+ acres (*NRPA*) 4 to 20 acres (*D & K*)	¼ to ½ mile radius to serve population up to 5,000 (*NRPA*) ¼ to ½ mile radius to serve population up to 5,000 (*D&K*)
Community Level	According to guidelines, the borough should have between 2 Community Parks within the borough. **The Mill Pond Park/Davis Field and the facility located behind the High School fill this requirement.**	25+ acres	Several neighborhoods, 1 to 2 mile radius (*NRPA*) Several neighborhoods, 15,000 to 25,000 population (*D&K*)

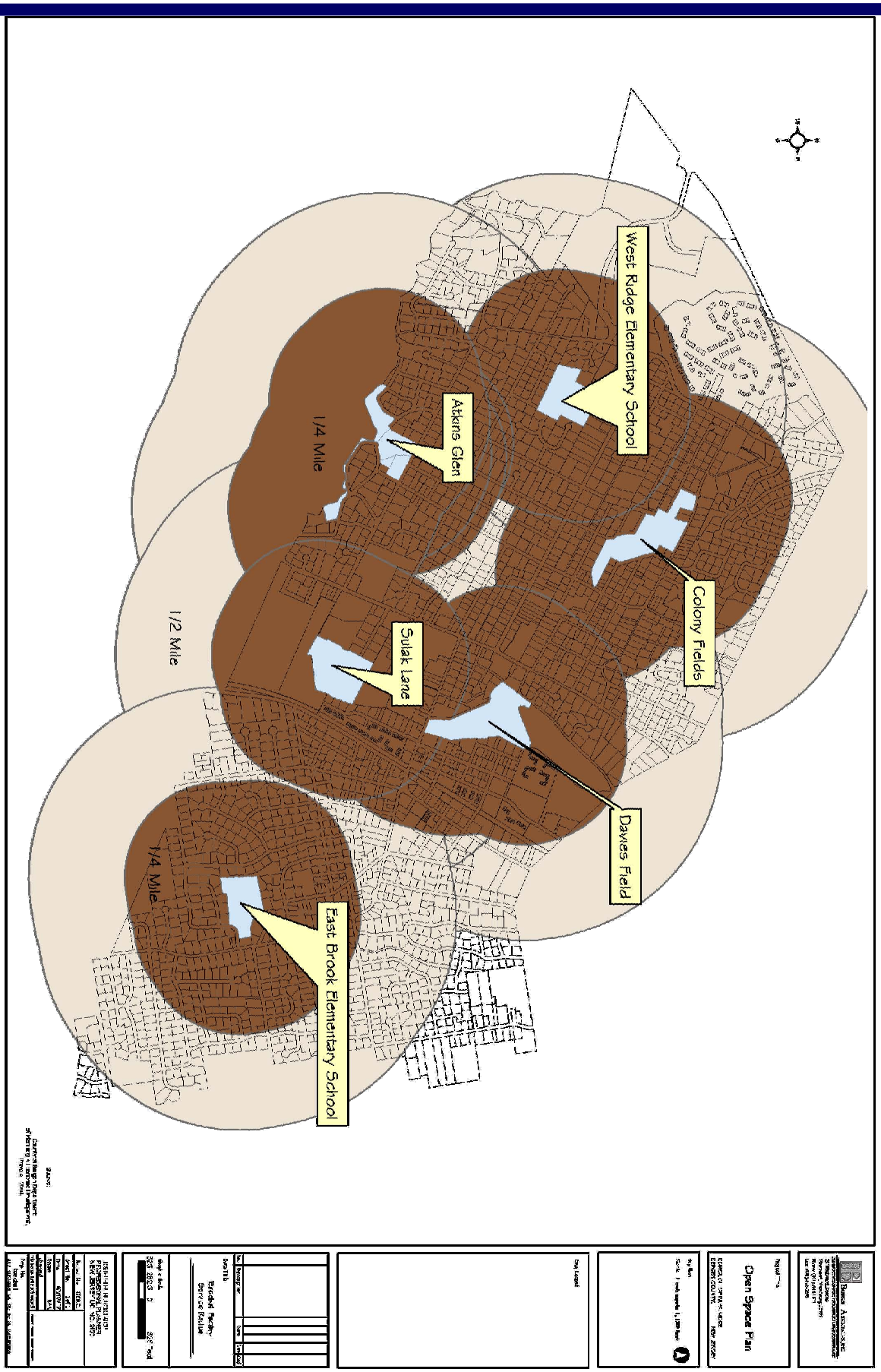
Table 9: Needs Analysis cont

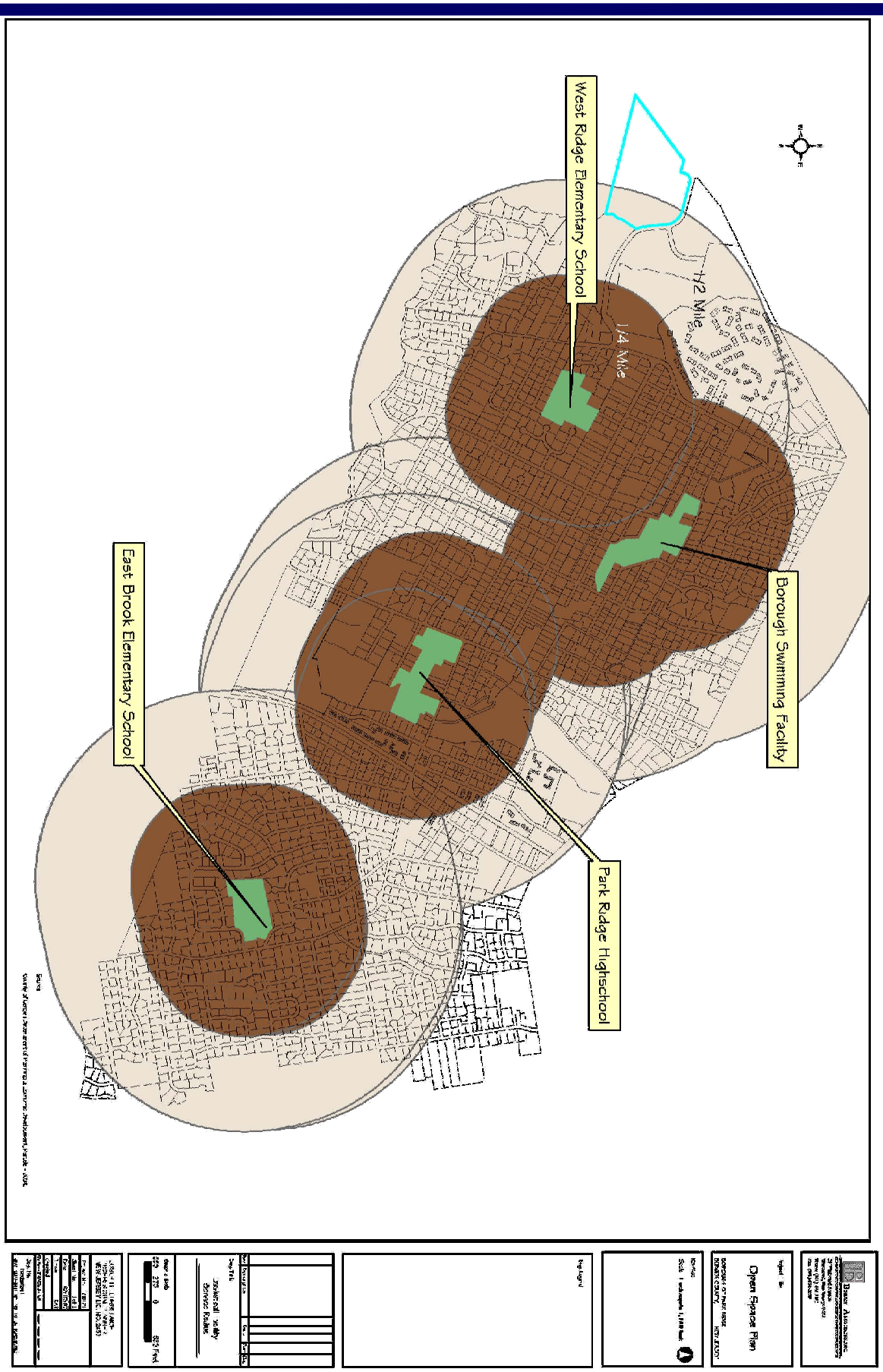
ACTIVITY/ FACILITY	RECOMMENDED SPACE REQUIREMENTS	RECOMMENDED SIZE AND DIMENSIONS	NO. OF UNITS PER POPULATION	NO. OF UNITS RECOMMENDED FOR PARK RIDGE	NO. OF UNITS IN PARK RIDGE	SERVICE RADIUS	LOCATION NOTES
Basketball **1. Youth** **2. High School** **3. Collegiate**	2400-3036 sq. ft. 5040-7280 sq. ft. 5600-7980 sq. ft.	46-50'x84' 50'x84' 50'x94' with 5' unobstructed space on all sides	1 per 5000	2	4	¼ - ½ mile	Same as badminton. Outdoor courts in neighborhood and community parks, plus active recreation areas in other park settings.
Tennis	Minimum of 7,200 sq. ft. single court (2 acres for complex)	36'x78'. 12' clearance on both sides; 21' clearance on both ends.	1 court per 2000	5	5	¼-1/2 mile	Best in batteries of 2-4. Located in neighborhood/ community park or adjacent to school
Volleyball	Minimum of 4,000 sq. ft.	30'X60'. Minimum 6' clearance on all sides	1 per 5000	2	1	¼ - ½ mile	Same as other court activities (e.g. badminton)
Baseball **1. Official** **2. Little League**	3.0-3.85 A minimum 1.2 A minimum	Baselines – 90' Pitching distance 60 ½' foul lines – min. 320' Center field – 400'+ Baselines – 60' Pitching distance – 46' Foul lines – 200' Center field – 200' – 250'	1 per 5000 Lighted 1 per 30,000	2	4	¼ - ½ mile	Part of neighborhood complex. Lighted fields part of community complex.
Football	Minimum 1.5 A	160' x 360' with a minimum of 6' clearance on all sides.	1 per 20,000	1	1 at the high school and 2 and Sulak	15-30 minutes travel time	Same as field hockey.
Soccer	1.7 – 2.1 A	195' to 225'x330' to 360' with a minimum 10' clearance all sides.	1 per 10,000	1	2	1-2 miles	Number of units depends on popularity. Youth soccer on smaller fields adjacent to schools or neighborhood parks.
¼ Mile Running Track	4.3 A	Overall width – 276' Length – 600.02' Track width for 8 to 4 lanes is 32'.	1 per 20,000	1	1	15-30 minutes travel time	Usually part of high school, or in community park complex in combination with football, soccer, etc.
Softball	1.5 to 2.0 A	Baselines – 60 ' Pitching distance- 46' min. 40'women Fast pitch field Radius from Plate – 225' Between foul Lines. Slow Pitch – 275' (men) 250'(women)	1 per 5,000 (if also used for youth baseball)	2	6	¼ - ½ mile	Slight differences in dimensions for 16" slow pitch. May also be used for youth baseball.
Multiple Recreation Court (basketball, volleyball, tennis)	9, 840 sq. ft.	120' x 80'	1 per 10,000	1	0	1-2 miles.	
Swimming Pools	Varies on size of pool and amenities. Usually ½ to 2 A site.	*Teaching- minimum of 25 yards x 45' even depth of 3 to 4 ft.* *Competitive – minimum of 25 m x 16 m. Minimum of 27 square feet of water surface per swimmer. Ratios of 2:1 deck vs. water.*	1 per 20,000 (Pools should accommodate 3 to 5% of total population at a time.)	1	1	15 to 30 minutes travel time	Pools for general community use should be planned for teaching, competitive and recreational purposes with enough depth (3.4m) to accommodate 1m and 3m diving boards. Located in community park or school site.

Source: Lancaster, R.A. (Ed.). (1990). Recreation, Park, and Open Space Standards and Guidelines. Ashburn, VA: National Recreation and Park Association.

Table 10: Facilities Analysis

Facility	Type of Activity/Fields	Number	Size	Remarks
High School				
	Baseball	1	90 feet	
	Softball	1	60 feet	
	Soccer	1	Full Size	
	Tennis	5	Courts	
	Football Field	1	Full Size	Used by age groups 7 yrs to High School.
East Brook School				
	Multipurpose Field	1	90 feet	Used for softball and baseball
	Soccer	1		
West Ridge School				
	Softball	1	60 feet	
	Soccer	1		
Atkins Glen				
	Softball	1	60 feet	Used by age groups 5 to 7 yrs
	Soccer Field	1		
	Football Field	1		Used by age groups 5 to 6 yrs
Colony Field				
	Multipurpose	1	60 feet	Used by Youth Baseball & Youth Softball
Sulak Field				
	Softball	1	60 feet	
	Baseball	1	90 feet	
	Soccer Field	1	Full size	
	Football Field	1		Used by all age groups
Davis Field				
	Multipurpose	1	90 feet	Used for softball and baseball
	Soccer Field	1		


West Ridge Elementary School
Atkins Glen
Colony Fields
Sulak Lane
Davies Field
East Brook Elementary School
1/4 Mile
1/2 Mile
1/4 Mile
Open Space Plan


West Ridge Elementary School
East Brook Elementary School
Borough Swimming Facility
Park Ridge Highschool
1/4 Mile
1/2 Mile
Open Space Plan

2 Miles
1 Mile
West Ridge Elementary School
East Brook Elementary School
Open Space Plan

Park Ridge High School
1/4 Mile
1/2 Mile
Woodcliff County Park
1/4 Mile
Open Space Plan

Based on field surveys of existing recreation facilities, a review of the national standards and a service radius analysis and discussions with the Open Space Committee, the following findings are set forth:

1. ***New Mini Parks and Playground Equipment.*** As stated in the original open space and recreation plan, the proposed location of the new mini parks were based on a location analysis. This analysis was completed utilizing the "Area Served" guidelines set forth in the NRAP guidelines. The Area Served map on the previous pages illustrates this analysis. Three potential locations for Mini Parks are Block 205 Lot 3 , Block 2206 Lot 8, and Block 2201 Lot 12. All three of these parcels are owned by the borough and could potential be developed with small playground areas for toddlers.

   In addition to the fact that the borough lacks the concept of mini parks, or smaller recreation areas, the existing recreation areas are isolated from many of the residential neighborhoods. For example, in close proximity to the residential neighborhood located northeast of Rock Avenue, is the East Brook Elementary school. While the walking distance is relatively short, traffic is heavy along Park Avenue which creates an impediment to pedestrian flow between this neighborhood and the existing park. In order to address this concern this plan includes the creation of a municipal wide pedestrian walkway which links all recreation facilities. This municipal wide circulation system is detailed in the third section of this needs analysis.

2. ***Borough Pool Facility:*** There are a number of upgrades needed at the existing borough pool facility located on Colony Avenue. The Park Ridge Pool Commission has provide a list of maintenance issues that need to be addressed. While the Open Space Committee understands that not all of these issues are strictly recreation related, they are all important to the continually operation of the facility and are therefore all detailed below. If the borough has any opportunity to fund any of these projects, the open space committee supports their pursuance.

   - New roofing for all three buildings--New gutters & repair of chimney
   - Redo all bathrooms
   - Repair concrete walkways in front of pool, around kiddie pool and offices.
   - Upgrade flagpole area
   - Install additional lighting to shine near rear gate, basketball court, and both sides for security
   - Rewire 2 lighting poles behind kiddie pool so that it can be controlled when to turn them on/off rather than by timer
   - Speed bumps in the parking lot, new lines painted
   - Landscape area on parking side of bridge
   - Waterproof main pump house
   - Construct a pavilion over snack bar area
   - A chlorine monitoring system for the main pool
   - Purchase new furniture—a list will be provided
   - New lane lines for swim team

3. **Existing Facility Upgrades:** Beside the deficiency of mini parks detailed above, there are sufficient facilities for active recreation and therefore any concentration of funds, planning, or work to be completed should be focused on the rehabilitation, upgrade and maintenance of those facilities as identified in the plan. Since the Open Space committee has placed emphasis on the creation of alternative types of recreation, and passive recreation, a majority of this plans goals and objectives are based on new facilities within exiting parks, new walking trails, new passive parks and the redesign or existing passive parks. The redesigns of existing parks should focus on making the existing site more user friendly, and ensuring their connection to the planned municipal wide passive recreation network.

B. *Findings regarding Open Space Needs*

Based on the borough's land area of approximately 1,765 acres, the amount of existing open space available is still slightly deficient based on NRPA guideline. The guidelines set forth a minimum of 5% of the total land area devoted to residential development be devoted to permanent open space. In order to address the open space needs of the municipality it is recommended that the following sites be reviewed for acquisition and preservation. It should be noted that the following table does not include smaller vacant parcels that are owned by the borough for stream protection or the smaller lots around 5,000 square feet in area. This table only includes the larger vacant parcels which significantly contribute to the character of the community. In addition, it is important to note that while all these sites are currently vacant or a significantly portion of them are vacant, they are not slated specifically for preservation. For a complete listing of all vacant land in the borough please refer to tables on pages 20-22.

Table 11
Existing and Proposed Open Space Sites

Existing Sites			
Site	**Block**	**Lot**	**Land Area**
United Water Company Land **	1701	5, 6	34 acres
Bears Nest Land*	206	1, 2	36 acres
Fairview Avenue Site	2207	16	16.64 acres
		Sub Total	***86.64 acres***
Proposed Sites			
Site	**Block**	**Lot**	**Land Area**
Fairview Avenue South	2207	Portion of Lot 7	Approximately 3 acres
		portion of Lot 8	
		portion of Lot 13	
Forest Street*	604	Portion of Lot 44	Approximately 1 acre
		45, 52, 53, 54	4.8 acres
Fifth Street	*Block 608*	14,15	3.8 acres
Spring Valley Road	902	5, 6	4.7 acres
Park Avenue	1505	2	1.4
		Sub total	**Approximately 18.7 acres**
		Total	**105.34 acres**

* While these lands are currently vacant because they are not owned by the borough nor are they slanted for permanent preservation therefore have an uncertain future.

**It should be noted that the land immediately surrounding the reservoir will typically remain as vacant watershed land, however the land further to the north may not be required for water supply protection since this land appears to be free of floodplain and wetland constraints. Please refer to the environmental constraints map located in the appendix of this document. The northern portion of the United Water land should be considered for acquisition and preservation.

5.9. PLAN RECOMMENDATIONS

Preliminary recommendations are set forth below regarding improvement to the distribution of open space, preservation of open space, additional recreation facilities and improvements to existing facilities. Potential sites are also identified on the accompanying map.

A. ENHANCEMENTS AND UPGRADES OF EXISTING FACILITIES

In addition to the findings identified on page 36 there are a number of specific projects that should be addressed as well. The following list details these projects.

1. *Dredging of Mill Pond:* The dredging of Mill Pond is part of a comprehensive upgrade to the pond's recreation area. Over the last several years a new walking path with benches were installed, a new landscape plan was completed and the electric pump station was renovated into a children's museum. One of the last steps in this comprehensive upgrade is the dredging of the pond itself. The dredging will help maintain and restore the health of the pond by eliminating, controlling and many sources of eutrophication. Eutrophication, a process whereby water bodies, such as ponds, or slow-moving streams receive excess nutrients that stimulate excessive plant growth, such as algae.
   Nutrients can come from many sources, such as fertilizers applied to agricultural fields, golf courses, and suburban lawns; deposition of nitrogen from the atmosphere; erosion of soil containing nutrients; and sewage treatment plant discharges.

   This enhanced plant growth, often called an algal bloom, reduces dissolved oxygen in the water when dead plant material decomposes and can cause other organisms to die. If left unmaintained the ecosystem will change and the excessive plant life will steal the oxygen required by the animal life, such as fish and other organisms and they will eventually suffocate. In order to maintain the natural ecosystem of the pond, and keep it as an active recreation fishing pond it is necessary to complete this dredging process.

2. *Construction of pedestrian bridge from Mill Pond to Memorial Field*

   As detailed above, the borough just completed its work on a renovation of the old pump house into a museum for children. This pump house is located at the southern most tip of the mill pond property, adjacent to the Memorial Field site, but across the stream. The site plan for the new museum and surrounding pathways are detailed below. There is an opportunity to connect the new children's museum and pathways surrounding Mill Pond with the recreational facilities located at Memorial Park. The plan below details where this possible connection can be located.

ROAD
New lanterns
New plantings
Blacktop Path
Fountain w/ pavers boarder
pond
dam
rail
pavers
pavers boarder
drain
retaining wall
electric
retaining wall
(2) parking spaces
existing trees
New pedestian bridge to connect to Memorial Field
stream

4. Redesign of the community swimming pool parking area

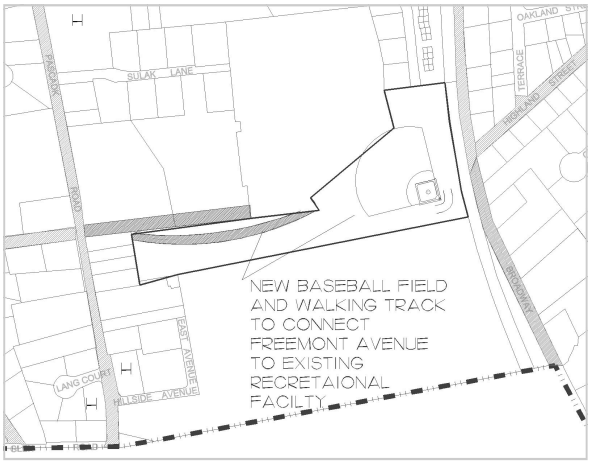
In addition to the items identified in the recreation section of this plan, the open space committee has identified plans to upgrade the parking area for the borough pool. Currently the parking area for the pool is completely asphalt with no landscaping. Given the fact that this site is located in the middle of a park and surrounding by residential neighborhoods, it is recommended that this parking area be redesigned with landscaping and decorative fixtures integrated into the parking area. This will increase the aesthetics of the parking area, decrease the storm water runoff and compliment the character of surrounding parkland. Illustrated below is the existing parking area and a parking area with landscaping integrated into the design.

The photograph to the left is of the existing parking area for the community pool

The photograph to the right is a parking area design which includes landscaping integrated with parking spaces .

B. *LAND ACQUISITION*

1. *Portion of Block 1701 Lot 5 (United Water Company Property)* It is recommended that the northern most two acres of the United Water Company property be considered for acquisition. It is an appropriate location for a new walking path to connect Freemont Avenue with the exiting park facility off of Sulak Lane. In addition there is the possibility of constructing an additional baseball field in the north eastern most section of this site as detailed in the drawing to the right. A significant portion of this area is constrained by flood plains and wetlands. Given this fact it is recommended that a conservation area be created for this constrained area.



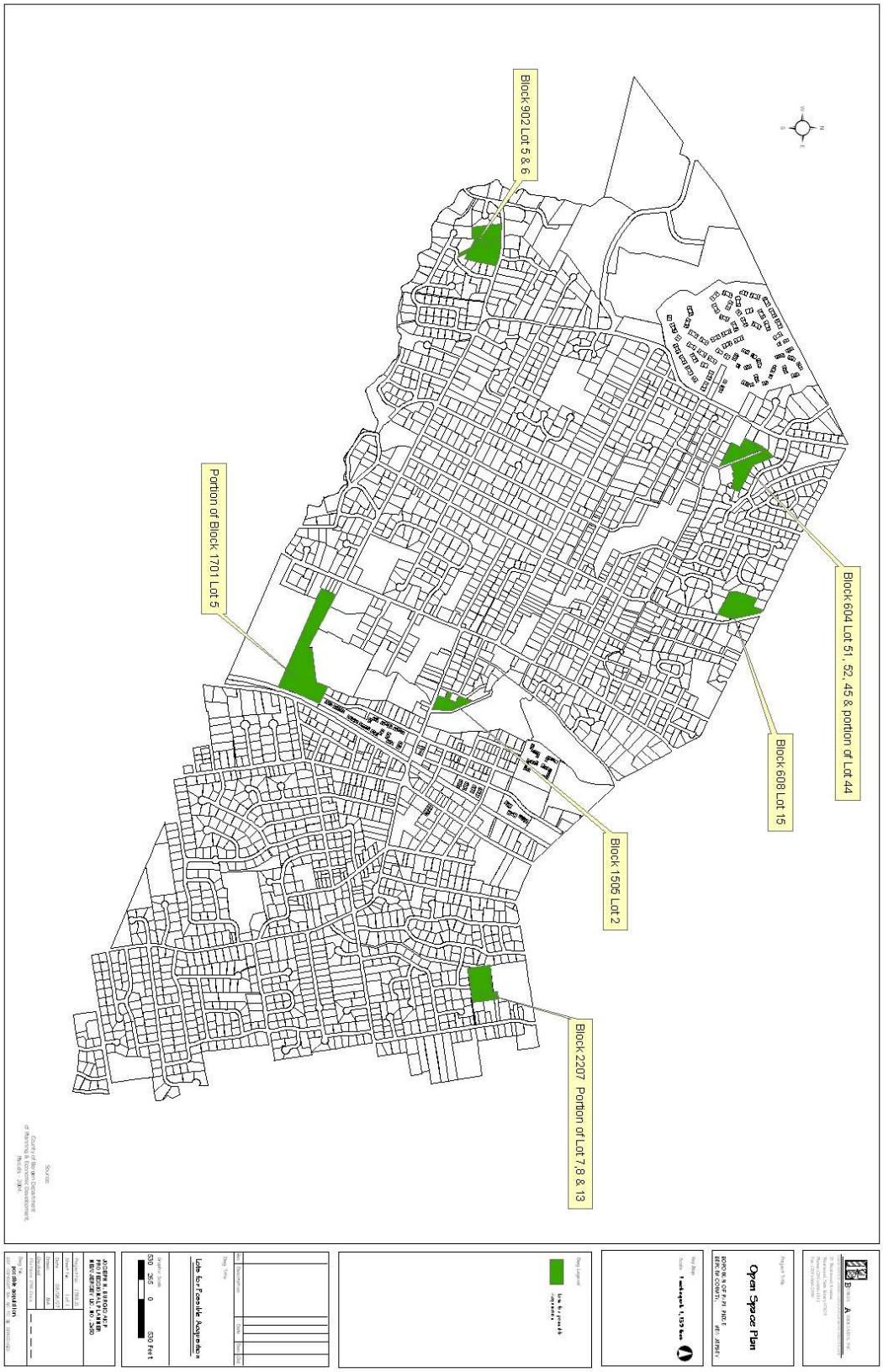
2. *Block 608 Lots 14, & 15 (Grand Avenue and Fifth Street)* This site is constrained by steep slopes and wetlands. Therefore it is an appropriate candidate for acquisition and preservation. In addition, the eastern most proportion of the site, adjacent to the Fifth Street is fairly flat and might be an appropriate location for a playground. This conclusion is also based on the facts that the site is significantly constrained by steep slopes and possible wetlands and the needs analysis identified this northern portion of the borough has an area that is underserved with recreation facilities.

3. *Portion of Block 2207 Lots 7,8, & 13 (Fairview Avenue South) This site has been identified in a number of the borough master plans document as an appropriate property to consider for preservation, due to the significant wetlands. The preservation of this 3 acre area would enhance and contribute to the exiting 6.5 acres preserved immediately to the north. In addition, it would provide for access to the borough owned site from the residential neighborhood to the south, in furtherance of the borough's trail system plan.*

4. *Block 604 Portion of Lot 44, Lot 45,52,53 and 54.* It is recommended that this entire site be considered for acquisition due to its existing environmental characteristics. While a portion of the site is environmentally constrained, it appears that it could possibly be developed further than it is currently. Given this possible scenario and the fact that it would provide for open space on the western side of the municipality and possible an opportunity for alternative recreation such as a walking path, including a connection to Spring Valley Road. It would be appropriate to consider for acquisition.

5. *Block 902 lots 5&6.* This 4.7 acre site is the perfect opportunity to provide for open space and/or additional recreation amenities on the western side of the borough. In addition this parcel can easily be connected with the walking paths of Atkins Glen area through a number of borough owned parcels. The acquisition of this parcel would not only assist in the preservation of additional lands but also further the concept plan for a municipal wide path system.

6. *Block 1505 Lot 2. This 1.4 acre parcel is immediately adjacent to the borough's municipal recreation complex, Davies Field, and Mill Pond. Its acquisition would eventually allow for a complete park connection from the borough's northern border with Montvale, through mill Pond, Davies field, through this parcel, and then across Park Avenue to the Sulak fields and eventually extending to the municipal boarder with Woodcliff Lake.*


Block 902 Lot 5 & 6
Portion of Block 1701 Lot 5
Block 604 Lot 51, 52, 45 & portion of Lot 44
Block 608 Lot 15
Block 1505 Lot 2
Block 2207 Portion of Lot 7,8 & 13
Open Space Plan
Lots for Possible Acquisition

C. CREATION OF PEDESTRIAN PATH SYSTEM

1. *Paths on Existing Borough Owned Property* There are a number of borough owned parcels of land that currently have informal pathways located on them, and they are therefore appropriate for consideration into this municipal wide trail system. In addition many of these parcels are adjacent to existing parks and open space parcels which are also borough owned. These two characteristics make them perfect design opportunities. One of the most important elements of this comprehensive trail system is located on the borough owned property in the center of the borough. The Borough's vision plan details a green trail from north to south from Mill Pond to Sulak Land fields, which is an integral part of this greenways system and its implementation is key to this comprehensive plan. The photographs on the right illustrates an existing informal pathway on borough owned property.

2. *Green Streets. In order to connect these dirt paths on borough owned property to each other and to adjacent recreational facilities, the concept of green streets can be utilized. Green streets can be designed to create a safer walking environment for pedestrians and create a more aesthetically pleasing street.* In addition to the aesthetic and recreational opportunities with green streets, they can also enhance the water quality. A green street can be defined as a street designed to:

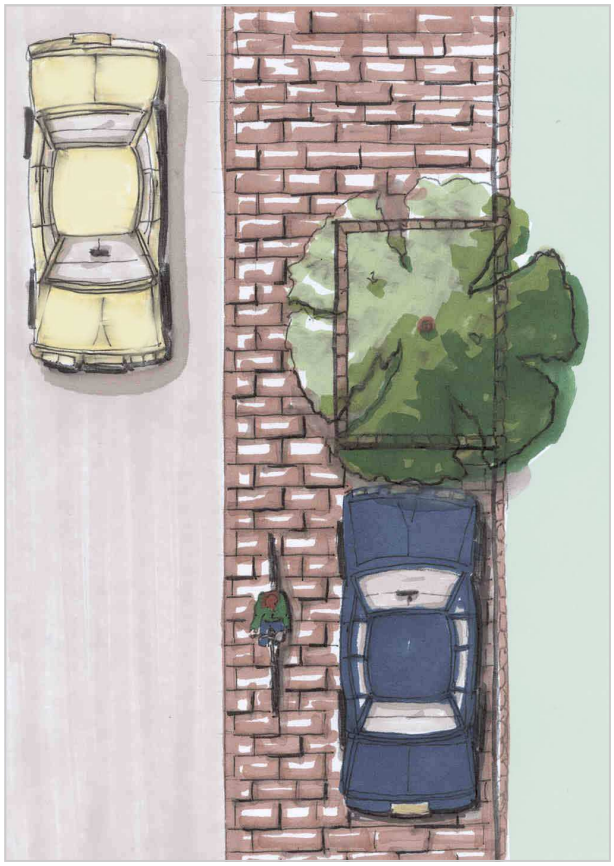
- integrate a system of stormwater management within its right of way
- reduce the amount of water that is piped directly to streams and rivers
- be a visible component of a system of "green infrastructure" that is incorporated into the aesthetics of the community
- make the best use of the street tree canopy for stormwater interception as well as temperature mitigation and air quality improvement
- ensure the street has the least impact on its surroundings, particularly at locations where it crosses a stream or other sensitive area.

Not only can green streets improve the aesthetics of a community, the design and construction of green streets is one component of a larger watershed approach to improving the region's water quality, and requires a more broad-based alliance for its planning, funding, maintenance and monitoring. It is recommended that a tree fund be created to establish funds for the design, planting and implementation of Green Streets.

There are a number of streets that have been identified as appropriate for the green street design concept. The identification of these streets was based on several factors including, their location, their current paved width, the right of way width, and if there were existing sidewalks. The characteristics of the street determines the final green street design. The level or intensity of the new design will depend on the nature of the street. For example, on a less traveled road such as Third Avenue the design can be slightly more aggressive, while on the more traveled roadways, the plan designs include sidewalk widening and maybe some additional landscaping but not total reconstruction.

EXISTING THIRD AVENUE WITH 23 FOOT PAVED WIDTH

PROPOSED PLAN AND SECTION OF THIRD AVENUE WITH 12 FOOT TRAVEL LANE, AND A COMBINED 5 FOOT BIKE LANE, & 7 FOOT PARKING AREA FOR A TOTAL OF 24 FEET



As noted above this plan has identified all the streets that are appropriate for the green street design concept to be applied to at this time. However, the plan only includes detailed conceptual plans for the design of third Avenue and Fremont Avenue, since these were the streets that were identified by the Open Space committee as the most important to the overall plan to complete. The drawings on this page is for Third Avenue

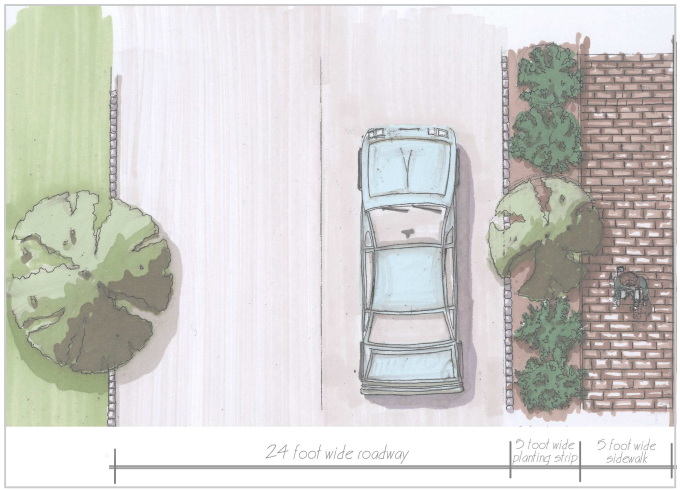
Currently Fremont Avenue has an oversized paved roadway width of 29 feet. This makes it feel more like a highway atmosphere than a local roadway. Therefore even though there is an existing sidewalk which extends the entire length of Fremont Avenue, it is rarely utilized.

As you can see from the sketch to the right, there is very little separation between the vehicles and a pedestrian walking on the sidewalk.

EXISTING FREMONT AVENUE WITH 29 FOOT PAVED WIDTH WITH A 5 FOOT SIDEWALK FOR A TOTAL WIDTH OF 34 FEET

As part of the Green Streets designs, this plan recommends a slight revision to Fremont Avenue. As illustrated in the sketches below, within the existing paved area, a new design can be created which includes a 5 foot planting strip. This new landscaping will further separate the pedestrians from the vehicles and therefore crate a safer more inviting environment for walking. In addition to the modification along the sidewalk on Fremont, it is recommended that an enhanced pedestrian crosswalk be constructed across Fremont Avenue and connect third Avenue with Atkins Glen. These small improvements would be the beginning of the municipal wide walking trail.

As the remaining streets come to the forefront, the design of Third Avenue and Fremont should be reviewed and the new streets should be designed based on conditions at that time.



PROPOSED PLAN AND SECTION OF FREMONT AVENUE WITH TWO 12 FOOT TRAVEL LANES AND A COMBINED 5 FOOT LANDSCAPING STRIP AND A 5 FOOT SIDEWALK FOR A TOTAL OF 34 FEET.

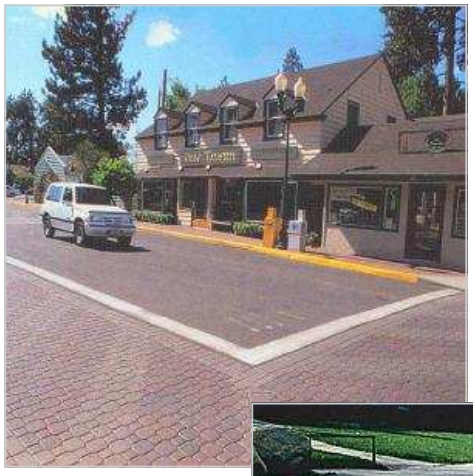
Table 12
Streets Identified as Appropriate for Green Street Design

#	Street Name	Right of Way Width	Paved Width	Notes
1	Bear Brook Road	50'	15'-16'	
2	Berthoud Street	50'	29'	
3	Capri Terrace	60'	29'	
4	Clifford Drive	50'	30'	
5	Crossley Place	50'	30'	
6	Degroff Place (portion of)	50'	29'	
7	Ellin Drive	50'	30'	
8	Evelyn Street	50'	29'	direct access to the rear of west ridge elementary school
9	Fairview	50'	27'	sidewalks up to first dead-end
10	Fremont	50'	29'	3' sidewalks on north side
11	Glendale Road	50'	16'6"-18'	
12	Grobel Place	50'	26'6'	sidewalks on both sides; east side stops before 1 lot before homestead
13	Highland Street	50'	22'	
14	Highview Avenue	50'	19'	
15	Henry Avenue	50'	29'	
16	Humphrey Drive	50'	29’	cul-de-sac connects a parcel of borough owned property to Degroff Pl.
17	Knoll Drive (portion of)	50'	29'6"	
18	Lake View Avenue	50'	29'	
19	Lawn Street (portion of)	50'	20'	
20	Leach Avenue	50'	29'	
21	Lillian Street	50'	22'	
22	Lockwood Place	50'	29'	
23	Mapleleaf Drive	50'	29'	
24	Mayo Drive	50'	29'	
25	Midland Avenue	50'	20'	
26	Mill Lane	33'	24'-29'	
27	Morningside Avenue	60'-22'	22'	
28	Neer Drive	50'	29'	
29	New Street	50'	30'	
30	Park Avenue	50'	37'	4' sidewalk (on both sides for some part) mainly on east side
31	Pascack Road	54'-44'	29'	sidewalks on both sides from northern to southern municipal border
32	Pine Drive	50'	29'	
33	Randolph Street (portion of)	35'	29'	
34	Ridge Avenue	50'	33'	3' sidewalks on both sides
35	River Vale Road	33'	22'	
36	Rock Avenue	50'	22'	*5' sidewalk on north side*
37	Spring Valley	40'-60'	29'	3' sidewalk on the east side extends from Fremont to Alberon Dr.
38	Third Avenue	50'	29'- 20'	small portion of Third (north of Ridge Ave) is 20 feet wide
39	Tuxedo Avenue (portion of)	50'	20'	
40	Wield Court	50'	29'	
41	Willet Street	30'	29'	

There are several intersections along some of the main corridors in the borough which are included in the green street design. In order to promote pedestrian safety at these intersections, it is recommended as part of the green street design these intersections, which are detailed in the following table, be designed with enhance crosswalks, additional lighting and possible additional landscaping on the sidewalks were permitted.

Table 13
Intersections to be Designed as Green Streets

#	INTERSECTION
1	Kinderkamack Road and Berthoud Street
2	Kinderkamack Road and Morningside Avenue
3	Kinderkamack Road and Park Avenue
4	Park Avenue and Highview Avenue
5	Park Avenue and Rock Avenue
6	Park Avenue and Lillian Street
7	Park Avenue and Willet Street
8	Park Avenue and Pascack Road
9	Pascack Road and Mill Lane
10	Pascack Road and Fremont Avenue
11	Park Avenue and Broadway
12	Broadway and Highland Street
13	Fremont Avenue and Spring Valley Road
14	Fremont Avenue and Third Street
15	Third Street and Ridge Avenue
16	Ridge Avenue and Pascack Road



The three photographs on this page illustrate some of the paver and landscaping designs that can be completed to enhance the aesthetics and safety of street intersections.

The New Jersey Department of Transportation (NJDOT) has created planning and design guidelines for accommodating pedestrians on roadways. These guidelines recommend a 5 foot minimum clearance width for safe and convenient pedestrian and handicapped travel along for sidewalks and crosswalks. They further state that the installation of sidewalks immediately adjacent to the curb is both uncomfortable and undesirable to pedestrians. These guidelines are important to the green streets designs since several of the existing roadways in the borough are designed with undersized sidewalks that are immediately adjacent to the curb and roadway.

The guidelines further recommend that when traffic conditions permit, roads should be constructed with narrower travel lands to provide enough space for sidewalks. AASHTO requires that sidewalks placed against curbs be a minimum of 6 feet wide. NJDOT suggest that one way to provide enough room for sidewalks on street parking or single side parking should be prohibited. These guidelines should be utilized when the final designs for the green streets are completed.

3. *Connection to Adjacent Municipalities. There are several opportunities to connect this proposed municipal wide trail system with adjacent municipalities. The list below details some of the design opportunities that exist.*

   a. *River Vale Trail System. Currently the adjacent municipality, the Township of River Vale has a bike trail which extends to the Park Ridge border on Ridge Avenue. This plan recommends extending this existing bike trail down Ridge Road and eventually connect it into the Park Ridge Park System.*

   b. *Borough of Woodcliff Lake.* There are a couple of opportunities to connect this proposed trail system to the borough of Woodcliff Lake. The first and most prominent one is through the existing county Park Wood Dale which is located on the municipal border of Park ridge and Woodcliff Lake. This plan recommends that the trail system connect to Wood Dale Park through two existing borough owned parcels that are adjacent to the park. Currently these parcels have informal pathways that connect the park, so their inclusion into the proposed pathway is fairly simple. The photograph on the previous page is a picture of a borough owned strip of land that extends from Park Avenue west to Wood Dale Park.

   c. *Borough of Montvale.* There are two opportunities to connect to recreation facilities in the borough of Montvale. While these opportunities are not as prominent as those detailed above for River Vale and Woodcliff Lake, they are still an important part of this overall plan. Both connections are along grand Avenue with the first design opportunity pertaining to the Mill Pond pathway. As detailed on the plan map, there is an opportunity to extend this pathway across Grand Avenue to the recreation facilities adjacent to the Montvale Municipal building. The second opportunity is to connect the municipal wide trial system to the Pascack Valley High school recreation facilities.

4. *Inclusion of Historic Sites into path system.* There is a strong planning connection between the preservation of historic structures and sites and the preservation of open space. The municipal wide trail system has been designed to incorporate all the historic sites that area located in the borough. The borough is currently preparing a comprehensive Historic Preservation Element to the master plan. The draft plan recommends several historic district overlay zones to be created. These zones correspond to a number of significant street corridors in the borough, a number of which have been identified as potential "green Streets" the map on the following page illustrates the recommended historic corridors and its compatibility with the historic districts. The draft Historic Preservation Plan further recommends that if a preservation ordinance is created that the concept and design of green streets be incorporated. Some of the samples of historic structures located on these corridors are detailed below:

The Park Avenue Streetscape/ Historic Corridor

The Ridge Avenue/Fifth Street Historic Corridor

Legend
Green Streets
Sidewalks
Intersections To Be Redeisgned
Colony Avenue Streetscape
Ridge Ave/4th & 5th Streetscape
Pascack Rd Streetscape
Ridge Avenue between Pascack Road & Sixth Street
Park Avenue Streetscape selection
Single Historic Sites
Source 1: New Jersey Department of Environmental Protection
Source 2: Historic Sites Survey Borough of Park Ridge
Revisions & update, prepared by Department of Parks
Division of Cultural & Historic Affairs, Bergen County,
New Jersey
Project Title
Borough of Park Ridge
Open Space Plan Element
Key Map
Scale NOT TO SCALE
Dwg Legend
Dwg Title
Green Streets Plan with
Recommended Municipal
Sites/Streetscapes for
Historic District
Graphic Scale
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2007 CONVERT 8A NO TO BE REPRODUCED

In addition, while the draft plan includes an extensive survey of historic structures located in the borough, the following pages identify some of the historic structures that were included in a previous master plan document that has already been adopted. For the full survey please refer to the draft plan that was created in 2007.

The Historic American Buildings Survey (HABS) of New Jersey is a compilation of historic buildings in cooperation with the National Park Service and the National Trust for Historic Preservation. The survey, published by the New Jersey Historical Society, lists two historic sites in Park Ridge. One is the Ackerson-Demerest Trading Post demolished in approximately 1940. The other is the Wortendyke Barn, which is described as follows: "Frame with clapboards, one story, formerly thatched roof (as recently as 1916), replaced by shingles. Built in 1803." The barn is one of approximately 700 recorded structures on the HABS survey in New Jersey.

The New Jersey and National Register of Historic Places is a publication prepared by the Office of Cultural and Environmental Services. The historic preservation section lists four additional sites in Park Ridge. All four facilities are classified as "Early Stone Houses of Bergen County" and are listed on the state registry as of October 3, 1990. These four sites are identified as follows:

- *Frederick Wortendyke at 12 Pascack Road. Listed as site #26.*
- *John G. Ackerson House at 142 Pascack Road. Listed as site #127.*
- *Peter D. Perry House at 107 River vale Road. Listed as site #128.*
- *Isaac Debaun House at 124 Rivervale Road. Listed as site #129.*

The Bergen County Historical Society has also designated historic sites in the County, including five designated marker sites in Park Ridge. The description for each marker is indicated as follows:

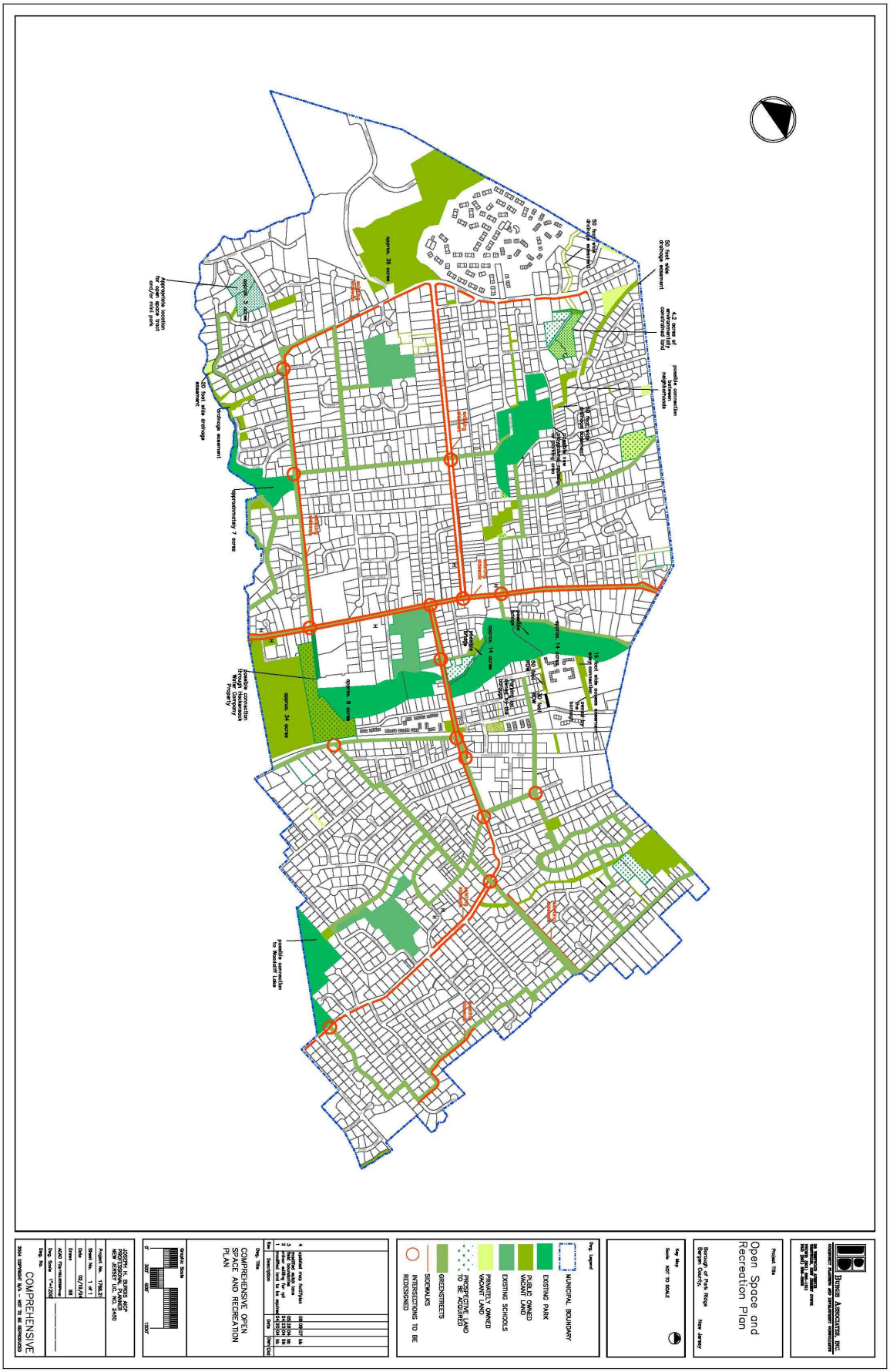
a. *Atkins Glen*. The Glen is a deep ravine cut through sandstone rock by Bear Brook. Glen Road to the south follows an old Indian path up the hill called "Spook Bergh" (Ghost Hill) by the early Dutch. Tradition says that a cave in the sandstone rock, now almost filled, was used as an Indian hiding place and later by outlaws. For many years, former owners James Leach and later, Daniel H. Atkins, preserved the Glen in its natural state against threatened development. The park was given to the Boroughs of Park Ridge and Woodcliff Lake in 1956 as a memorial to Daniel H. and Virginia L. Atkins.

b. *Wortendyke Homestead.* Located at 12 Pascack Road and is currently a private residence. Frederick Wortendyke, Jr. built the original sandstone section of this farmhouse in the 1750's. Located at "Pascack" on land purchased by his father in 1735, the tract included nearly a third of present day park Ridge. The homestead was enlarged before 1775 and was further expanded and remodeled over the years. it remained in the Wortendyke family until 1851.

c. *Pascack Historical Society Museum*. At 19 Ridge Avenue, this building was dedicated December 8, 1873 by Rev. Henry Ward Beecher, was built through the efforts of James Leach, James Hall and Jacob, his son, for use as a Sunday school and mission chapel. In 1875 it became a Congressional Church. The first local library was founded here. The building was acquired by the Pascack historical Society in 1952 for its headquarters and a museum founded by John C. Storms.

d. *Pascack Reformed Church*. At Pascack Avenue, erected in 1813 on farmland purchased from the Cambell and Wortendyke families, the Church had 36 original members. Dedicated in the fall of that year by Dominie Stephen Goltschius, the first paster, who called it "beautiful and well-portioned" House of God. Built of local sandstone and timber, the labor was performed by members from Pascack and Saddle River where a joint pastorate existed until 1854.

e. *Wampum Factory*. Located on Pascack Avenue close to Park Ridge High School. The site of a factory for making wampum in the years 1869 to 1899. The Cambell family is said to have made "Indian Money" as early as 1775.


Open Space and Recreation Plan
Borough of Park Ridge
Bergen County, New Jersey
Project Title
Key Map
Scale NOT TO SCALE
Dwg. Legend
MUNICIPAL BOUNDARY
EXISTING PARK
PUBLIC OWNED VACANT LAND
EXISTING SCHOOLS
PRIVATELY OWNED VACANT LAND
PROSPECTIVE LAND TO BE ACQUIRED
GREENSTREETS
SIDEWALKS
INTERSECTIONS TO BE REDESIGNED
COMPREHENSIVE OPEN SPACE AND RECREATION PLAN
COMPREHENSIVE

5.10 ACTION PLAN

The open space plan recommendations are prioritized below as short term, immediate action and long term, future action. The following section of this document details funding sources that can be utilized to completed the following tasks:

A. Short term, Immediate Action. There are several elements of the plan that have been identified as elements to be completed in the short term. The following projects are recommended for consideration as immediate action. It should be noted that these items are listed in order of priority.

1. Redesign of Third Street for Greenway;
2. Acquisition of Fairview Avenue South Parcels
3. Construction of Pedestrian Bridge and path from Mill Pond to Davis Field.
4. Acquisition of Forest Street Properties
5. Acquisition of United Water Company Property, including the construction of recreational facilities

B. Long Term, Future Action. There are several elements of the plan that have been identified as elements to be completed in the long term. These are projects which will assist in the completion of the borough wide pedestrian trail system, but do not need to be completed immediately in order to have a functioning recreation system. following projects are recommended for consideration as immediate action. It should be noted that these items are listed in order of priority.

1. Acquisition of Fifth Street and Grand Avenue Property;
2. Upgrade to other recreation facilities as deemed necessary;
3. Redesign of Park Avenue ;
4. Redesign of Fremont Avenue
5. Creation of mini park facilities, locations to be determined;
6. Redesign of Berthoud Street and Connection to Davis Field;
7. Redesign of Pascack Avenue;
8. Construct connection through borough owned property to Humphrey Court.

C. Next Planning Steps. In addition to the projects detailed above, there are some additional planning items that should be completed. The list below details these items:

1. The land use plan that was included in the 2003 reexamination report should be amended to include the sites that are identified as appropriate for acquisition for either permanent open space or for recreation.
2. The zoning ordinance should be amended to include a new Parks and Recreation zone district. The zoning map should also be amended to reflect this new district.

5.11 APPENDIX:

A. FUNDING SOURCES

1. Bergen County Open Space Trust Fund http://www.co.bergen.nj.us/planning/OS.htm

a. The County Program

This program is targeted to projects which qualify for green acre funding or federal aid programs. It can be utilized for the Acquisition or redevelopment of land for conservation and recreation purposes.

b. The Municipal Program

This program targets the acquisition of land for outdoor recreational active and passive activities, the development and redevelopment of land for outdoor active and passive recreational activities. Municipalities are encouraged to develop multi-source projects that contain matching funds, such as NJDEP green acres, municipal matching funds, and other appropriate sources.

2. State Funding Programs

a. Green Acres. The State of New Jersey offers assistance to communities for the preservation of open space. These programs originated with the Green Acres Program in 1961. The growing need to preserve the state's open space resulted in a referendum which passed and became legislation entitled the Garden State Preservation Trust Act. This bill created for the first time, a stable source of funding for preservation of open space. Other programs, such as the Farmland Preservation Trust Act and Historic Preservation Trust Fund, also enhance the ability to preserve land for open space and recreation uses.

For a municipality to participate in the Green Trust Planning Incentive (PI) funding category the local government must have adopted a recreation and open space plan, and also have established and be collecting an open space tax, pursuant to P.L. 1997, Chapter 24. Under this law, counties and municipalities may assess a tax, approved by voter referendum, for the following purposes, or any combination of these purposes, as determined by the local government:

1. Acquisition of lands for recreation and conservation purposes;
2. Development of lands acquired for recreation and conservation purposes;
3. Maintenance of lands acquired for recreation and conservation purposes;
4. Acquisition of farmland for farmland preservation purposes;
5. Preservation of historic properties, including the acquisition of such properties for historic preservation purposes; or
6. Payment of debt service on indebtedness issued or incurred by a local government for any of the purposes listed above, except for number 3.

Green Acres funding includes long term low interest loans as well as grants for up to 25 percent of the acquisition cost for environmentally sensitive land. Additionally, the Garden State Preservation Trust Act provides funding for local governments that have adopted an alternate means of funding for the purposes listed above. The law requires that the funding mechanism be stable and reasonably equivalent to an open space tax.

b. *Green Acres Communities Challenge Grants*

The grant program was established to assist municipalities in developing a community forestry program. This management plan helps local government agencies implement urban and community forestry projects. These projects are provided under four themes: Program Development, Implementation, Tree Maintenance and Research Projects.

c. *National Recreational Trails Program*
To provide financial assistance for developing and maintaining trails and trail facilities. Trails can be for non-motorized, multi-use and motorized purposes. This programs is administered through the DEP Natural Land Management Department and is targeted to government and non-profit land owners. The contact person is Celeste Tracy at 609-984-1339

d New Jersey Tree Planting Grant
To positively impact, local areas by planting trees and land owned or controlled by state, county or local governments. This is achieved by supporting and encouraging the development of Community Forestry Programs that will raise awareness of the benefits of trees and tree cover in the local community or county. This grant is administered by the Community Forestry Program of the DEP, which can be contacted by 609-292-2532. This grant is targeted to volunteers, municipalities, county or state agencies.

e. *Recreation and Park Department Assistance*
This grant which is administered by the DCA Office of Recreation is set up to assist communities and park departments with the initiation, development, administration and management of recreation sites, resources and programming. Operates as a clearinghouse for service requests for technical assistance to local governments.

f. *Bikeways*
This program includes addressing bicycles travel needs through the development of bicycle improvements on state and county systems. It is administered through the DOT Local Aid and Economic Development Department and is targeted towards municipalities.

g. *Livable Communities Pilot*
This program is also administered through the DOT Local Aid and Economic Development Department and is targeted towards municipalities. This pilot program will be used for the planning, design, and implementation of municipal projects to further investments in our transportation infrastructure and to support non-traditional projects developed at the local level to advance community-based needs and goals.

h. *Community Stewardship Incentive Grant*
This grant is directed to municipalities with approved Forestry plans and is designated to assist municipalities in implementing management goals and practices as outline in their community forestry management plan. It is administered by the DEP NJ Forest Service which can be contacted by calling 609-292-2532.

i. *Funders Network for Smart Growth*
This is a website which offers a searchable database of approximately 52 private foundations that support various elements of smart growth, including, but not limited to: infill development, infrastructure investment; land use planning, Brownfield's redevelopment, historic preservation, habitat protection, and environmental education, supporting neighborhoods, transportation and promoting regional collaboration.

3. Federal Programs

a. Eastman Kodak American Greenways Grant *www.conservationfund.org*
This grant is administered by the Conservation Fund through a unique partnership. Funding is available for small grants to stimulate the planning and design of greenways in communities.

B. Environmental Analysis from 1997 Master Plan

Environmental factors which affect land use decisions include soil conditions, wetland areas, flood hazard areas and topographic characteristics, particularly steep sloping lands. Each of these issues are addressed in this section of the report. Maps depicting these environmental factors are set forth at the end of the section.

Soil Conditions

A detailed soil survey of Bergen County was published in 1995 by the National Cooperative Soil Survey, a joint effort between the United States Department of Agriculture and other Federal Agencies. The U.S. Soil Conservation Service was active in the compilation of information and oversaw the Federal government's involvement in the National Cooperative Soil Survey.

Soil characteristics were mapped based upon aerial surveys, soil boring and engineering tests. The analysis and publication of these surveys by the Soil Conservation Service represents the first comprehensive soils study in Bergen County in approximately thirty years. The survey indicates nine types of soils in Park Ridge. These soils are described as follows:

1. Adrian Muck. The Adrian series consists of very deep and very poorly drained organic soils that form in non-acid organic sediments. This nearly level soil series has a permanent high water table and is ponded or flooded in winter and in early spring. Included with this soil for mapping purposes are parts of the poorly drained Hasbrouck and Preakness Soils series, the very poorly drained Carlisle soils, and the somewhat to very poorly drained Fluvaquent soils. This soil type is concentrated in the Bear Swamp.

   Adrian soils, designated as Ad, are severely limited for most community development. Even though permeability is rapid, surface runoff is slow if the soil is improperly drained. Frequent flooding, seasonal high water table, and low strength are major limitations affecting community and recreational development. Areas with Adrian Muck soils are often best suited for wetland wildlife habitats.

2. Boonton Gravelly Loam. The Boonton series consists of gently sloping to strongly sloping and well drained to moderately well drained soils. These soils are located on long, narrow ridges and in areas of slightly convex, broad plains. Boonton soils have a strongly developed fragipan which generally contains gravel throughout the profile. On some steeper slopes, the fragipan contains as much as 15 percent stones and cobbles, in addition to gravel. These soils are usually formed in glacial till dominated by red sandstone, shale, basalt, or diabase. This soil series is primarily found on the west side of the municipality.

   Boonton Series soils are labeled on the accompanying map as BoB to BoE, BrB to BrD, and BsB to BsE. The variants contain varying conditions of slope and stone. The soil series can contain steep slopes with the surface layer 25 to 30 percent coarse fragments. If areas where water seeps to the surface are used for building construction, erosion and unstable slopes limit its use for development.

3. Boonton Urban Land Complex. This series includes slopes that vary from undulating to very steep with moderately well drained Boonton soils and areas of Urban land. This variant of the Boonton series occurs in areas so intricately mixed with urban soil conditions or so small in size that it is not practical to map them separately. The series also consists of areas where man has altered the soil with small inclusions of Holyoke or Haledon soils. Urban land makes up to 40 to 80 percent of such a designated area with Booton soils making up the remaining 20 to 60 percent. An example of such a labeling would be an extensive area paved over with asphalt or mined for fill.

   The series is abbreviated as BuB through BUE, ranging in undulating (BuB) to very hilly (BUE) and is generally found in the west side of the Borough. The soil materials and the Booton soils are mostly stony and gravelly glacial deposits derived from shale, sandstone, basalt, and granite materials. Depth to shale, sandstone, or basalt bedrock ranges from 3 to 10 feet but is generally more than six feet. Stones, cobblestones, and gravel are common throughout the materials, and boulders are common in some areas.

The restricted permeability in the fragipan and the seasonal high water table are the major limitations affecting community development.

4. Dunellen Urban Land complex. These soils are designated DVA through DVD and range in topography from level to very steep. Such soils are typical on broad outwash plains or stream terraces, and are found along the brooks which bisect the municipality. The rapid permeability and moderate potential for frost action are the major limitations affecting community and recreational development.

   This soil's slope and rapid permeability in the substratum are the major limitations affecting community and recreational development. Downslope movement of water is a hazard on sites for dwellings with basements and for sewage disposal systems.

5. Haledon Variant - Very Stony Soil. The Haledon series consists of very deep, somewhat poorly drained soils that formed in glacial till. The Haledon variant found in Park Ridge consists of poorly drained, loamy soils that have a fragipan in the lower part of the subsoil. These nearly level to gently sloping soils are in the waterways and depressions. The soils formed in glacial till derived mainly from basalt, granitic gneiss, red sandstone, and shale. They are mostly wooded with dominant hardwood trees of maple, ash, birch, and oak. This soil is generally located in the easterly portion of the Borough.

   These soils generally have severe limitations for use in community development. Limitations are caused mainly by seasonal high water, high stone content and surface seepage during periods of heavy precipitation.

6. Haledon Urban Land Complex. These soils are designated as HuB and are commonly found in slight depressions on broad glacial till ridges and plains in the east portion of the Borough. Individual areas range from five to 80 acres in size. Permeability is moderate above the glacial till fragipan with medium surface runoff and light erosion hazard.

   The slow permeability of the fragipan, the seasonal high water table and potential for heavy frost are the major limitations on possible community development.

7. Preakness Silt Loam. The Preakness series consists of very deep, nearly level, poorly drained, loamy soils that formed in sand and gravel deposits from glacial outwash. The series soils are usually capped with finer textured material from local alluvial deposits. In most places, these soils are subject to annual flooding due to the typical condition of a high water table at the surface late in winter and early in spring. They are in low positions on the landscape and receive much runoff from the surrounding higher areas.

   Preakness silt loan soils, designated as Pr, commonly have a surface of silt loam, but some areas included fine sandy loam. Permeability is moderately rapid with a slight hazard of erosion, causing potential for heavy frost action. A high water table is a severe limitation for building foundations, septic filter fields, and for several other uses.

8. Udorthonts. Udorthents consist of deep to very deep, well drained and moderately drained soils that formed in material transported by human activity. The loamy variant, Ua, is on uplands in areas covered by glacial till or outwash and on steam terraces. Soils designated Ub to Ue are similar, but vary from organic substratum to wet substratum. Ue soils represent a part of upland filled tidal marsh areas. The last variant,Uf, represents wet substratum as part of an urban land complex.

9. Urban Land. Urban land consists of areas that have been developed for residential, commercial or residential use. During development these areas were leveled or cut and filled to such an extent that 40 to 80 percent of the original soil has been altered.

Wetland Areas

The National Wetlands Inventory, prepared by the United States Department of the Interior, Fish and Wildlife Service, provides an inventory of all wetland areas for Park Ridge as well as other municipalities in New Jersey. These wetland areas were prepared primarily by stereoscopic analysis of high altitude aerial photographs and were identified on the photographs based upon vegetation, visible hydrology and geography in accordance with classification of wetlands and deep-water habitats. In general, there are five types of wetland soils in Park Ridge, classified as follows:

POW: Palustrine; open water areas.
PFOI: Palustrine Forested; areas primarily of broad-leaf deciduous trees.
L10W: Lacustrine System; wetlands and deepwater habitats.
R2OW: Riverine System; Riverine, Lower Perennial, Open Water.
U: Upland Areas; unclassified wetlands such as man-made modified areas.

They are described as follows:

1. The Palustrine System. The Palustrine System was developed to group the vegetated wetlands traditionally called by such names as marsh, swamp, bog, fen, and prairie. The system includes all non-tidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 percent. Also included are small, shallow, permanent or intermittent water bodies often called ponds. Palustrine wetlands are also situated shoreward of lakes, river channels, or estuaries and on river floodplains. This type of wetlands may also be found in isolated catchments, on slopes, and may also occur as islands in lakes or rivers.

   The Palustrine System in Park Ridge contains two sub-categories; POW - Palustrine open water areas and PFO1 - Palustrine Forested areas with primary broad leafed deciduous trees. The POW areas include a number of small ponds in the Borough, the largest of which is the Mill Road Pond. In all, approximately 14 acres in the community are denoted as POW designated areas. PFO1 forested areas are the most numerous wetland areas in the community and include the Bear Swamp and the northern most sections of the Woodcliff Lake Reservoir. These forested wetlands consist primarily of broad leafed deciduous trees and total 89 acres of land.

2. The Lacustrine System. The Lacustrine System includes wetlands and deepwater habitats with the characteristics of being situated in a topographic depression or damned river channel. A Lacustrine System wetland also is characterized by the lack of trees, shrubs, persistent emergents, emergent mosses or lichens with greater than 30 percent coverage on a total area of 20 acres or more.

   Lacustrine systems formed by damming a river channel are bounded by a contour approximately the normal spillway elevation or normal pool elevation, except where Palustrine wetlands extend lakeward to that boundary. Where a river enters a lake, the extension of the Lacustrine shoreline forms the Riverine-Lacustrine boundary.

   The only area of Lacustrine wetland area in Park Ridge is the northerly section of Woodcliff Lake Reservoir. This area is seven acres in size and is classified as Lacustrine-Limnetic open water.

3. The Riverine System. The Riverine System includes all wetlands and deepwater habitats contained within a channel with two exceptions: (1) Wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, and lichens, and (2) Habitats with water containing ocean derived salts in excess of 0.5 percent.

A Riverine System is bounded on the landward side by upland, a channel bank (including natural and man-made levees), and/or by a wetland area dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens. In braided streams, the system is bounded by the banks forming the outer limits of the depression within which the braiding occurs.

A Riverine System wetland will terminate downstream where the concentration of ocean-derived salts in the water exceeds 0.5 percent during the period of annual average low flow. The wetland will also terminate where the channel enters a lake or other large body of water. The Riverine System terminates upstream where tributary streams originate, or where the channel leaves a lake. Springs discharging into a channel are considered part of the Riverine System. Water is usually, but not always, flowing in the Riverine System. Upland islands or palustrine wetlands may occur in the channel, but they are not included in the Riverine System.

The only area designated as a Riverine woodland in Park Ridge is the stream joining Mill Road Pond to the Woodcliff Lake Reservoir.

4. Upland Area. Upland Areas may include unclassified wetlands such as man-made modified areas, non-photo identifiable areas, and/or unintentional areas of omissions. The only area within Park Ridge noted with an upland designation is the southerly portion of Mill Road Pond. This wetland area is five acres in size.

Flood Hazard Area

In April of 1980, the Federal Insurance Administration in the Department of Housing and Urban Development published its preliminary Flood Insurance Rate Map as part of the National Flood Insurance program. This map indicates areas of 100-year flood. The map denotes flood hazard areas and base flood elevations in feet for Bear Brook, the Mill Brook, Echo Glen Brook, Pascack Brook, Hillsdale Brook and the Holdrum Brook. The areas are noted on the environmental factors map.