



BOROUGH OF TENAFLY

2008 OPEN SPACE AND RECREATION PLAN



Roosevelt Common

Source: Borough of Tenafly

Burgis Associates, Inc.
Community Planning and Development Consultants
25 Westwood Avenue Westwood, NJ 07675





BURGIS ASSOCIATES, INC.

COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS

PRINCIPALS:

Joseph H. Burgis PP, AICP

Brigitte Bogart PP, AICP

Edward Snieckus PP, CLA, ASLA

Community Planning

Land Development and Design

Landscape Architecture

OPEN SPACE AND RECREATION PLAN BOROUGH OF TENAFLY BERGEN COUNTY, NEW JERSEY

PREPARED FOR:

**TENAFLY ENVIRONMENTAL COMMISSION AND
BOROUGH OF TENAFLY PLANNING BOARD
BA# 1772.01**

The original document was appropriately signed and sealed in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

Steve Lydon, PP, AICP
Professional Planner # 3972

Malvika Apte
Project Planner

ACKNOWLEDGEMENTS**Mayor**

Peter Rustin

Council

Patrick J. Rouse
Jon Warms
Nadia LaMastra

Michael Lattif
Carol Hoernlein
Joseph McDermott

Project Team

Joseph Di Giacomo, Borough Administrator
Byron "Gus" Allen, Jr.
Steve Lydon, Planner

Louise Kelly
Joseph McDermott, Councilman
David Hals, Borough Engineer

Environmental Commission

Byron "Gus" Allen, Jr.
Eileen Biondi Pleva
Don Suess
Robert Beutel
Joseph McDermott, Councilman

Susan Gordon
Nina Seiden
Sandy Divack Moss
Jeff Toonkel
David Cavilla

Planning Board

James-Robert Sellinger
William Kelly
Kevin Tremble
Byron "Gus" Allen, Jr.
Edward Nevins
Peter Rustin, Mayor

Louise Kelly
James Sowlakis
Herb Galant
Mary Beth Wilmit
Joseph McDermott, Councilman

Special Thanks to the Following Groups and Individuals

Anthony Favorito, Recreation Director
Tim Roetman, Assistant Recreation Director
Robert Beutel, Director of DPW
Dee Lorberbaum, Municipal Land Use Officer

Carol Byrne, Tax Assessor
Tenafly Recreation Commission
Tenafly Lions Little League
Tenafly Junior Soccer League

The Association of New Jersey Environmental Commissions (ANJEC)
has contributed a Smart Growth Planning Grant to help fund the development of this Open
Space and Recreation Plan.

TABLE OF CONTENTS

I. Executive Summary 1

II. Municipal Land Use Law Requirements 2

III. Introduction of Plan..... 3

 A. Statement of Purpose 4

 B. Goals and Policies..... 4

IV. Rationale for Preserving Open Space 5

 A. Definitions of Open Space..... 5

 B. Benefits of Open Space 6

 C. Overview of Tenafly’s Development Pattern..... 6

 D. Environmental Features 7

 E. Open Space Needs Identified in Previous Plans and Reexamination Reports 9

 F. Consistency with Bergen County Open Space Plan11

 G. Consistency with NJ State Plan 12

 H. Public Opinion 13

V. Standards for Recreation and Open Space Guidelines 15

 A. Balanced Land Use Method..... 15

 B. Population Ratio Method..... 15

 C. Accessibility Method..... 17

 D. Conclusions Regarding Needs Analysis 19

VI. Plan Recommendations 20

 A. Parcels to Consider for Acquisition 20

 B. Proposed Zoning Strategies 24

 C. Potential Development Ideas 28

VII. Action Plan..... 30

 A. Recreation Commission Initiatives..... 30

 B. Planning Goals 30

 C. Recent Accomplishments 31

 D. Next Planning Steps 31

VIII. Appendix..... 33

 A. Existing Open Space and Recreation Facilities Inventory..... 34

 1. Existing Recreation Sites 35

 2. Board of Education Sites 54

 3. Recreation Facilities..... 58

 B. Table D: Properties for Conservation Overlay 62

 C. Table E: Properties Adjacent to Open Space and Conservation Holdings..... 65

 D. Potential Funding Sources 67

LIST OF MAPS

1. Environmental Features Map 8

2. Properties for Conservation Overlay Map (Table D)..... 26

3. Properties Adjacent to Open Space and Conservation Holdings Map (Table E)..... 27

4. Existing Open Space and Recreation Sites Map.....36

LIST OF TABLES

1. Table A: Population Growth in the Borough of Tenafly 1900-2020..... 16

2. Table B: Population Growth in the Borough of Tenafly by Age 16

3. Table C: Classification of Existing Sites Based on NRPA Guidelines 18

4. Table D: Properties for Conservation Overlay62

5. Table E: Properties Adjacent to Open Space and Conservation Holdings 65

I. EXECUTIVE SUMMARY

The Borough of Tenafly is committed to protecting open space and providing a full range of recreational activities within an ever expanding metropolitan region. This document seeks to assist the Borough in achieving that goal and other applicable goals as outlined in the Borough's Master Plan. The document contains an assessment of the Borough's existing open space and recreation facilities, its environmental characteristics, establishes goals and policies, and sets forth findings and recommendations.

Currently, Tenafly has a noteworthy amount of open space which is a tremendous asset to the community and region as a whole. Preserved open space permits the continued operation of natural processes such as the filtering and processing of stormwater runoff, mitigation of flood peaks, moderate climate modifications and maximization bio-diversity. Borough residents realizing the importance of open space and the need to maintain these spaces agreed in 2005 to an open space trust tax. This important recognition provides the Borough with a stable, and dedicated funding source to pursue and implement open space and recreational opportunities.

While there is a significant amount of preserved lands located in the municipality, a majority of these open space sites are located in the eastern half of the Borough. The Borough is lacking in open space and recreation facilities oriented at a more local need, particularly in the western half of the Borough. This plan provides the detailed analysis of the existing needs of the Borough, its current open space facilities and its existing vacant land, and ultimately provides several recommendations for enhancements to existing recreation facilities and identifies the potential acquisition of several sites for open space and recreation uses.

In addition to the numerous planning recommendations for facility enhancements, there are three significant recommendations contained in the plan, which are detailed below.

1. The first is for the Borough of Tenafly to acquire additional lands for open space and recreational purposes in order to meet the needs of a growing population. More specifically, this plan recommends that the Borough seek to consider the acquisition of all multi-acre properties when development of these sites is proposed.
2. The second significant recommendation is for the construction or acquisition of an accessible, multi-purpose community center. Ideally this community center should be designed to address in an age appropriate manner the recreational, cultural, social and educational needs of the entire community.
3. The third major recommendation details the proposed preservation of potential linkages among historic sites and the need to enhance various scenic sites and viewsheds.

Additional details concerning these recommendations and the factual background data that lead to and support these recommendations are included in the body of the report.

II. MUNICIPAL LAND USE LAW REQUIREMENTS

All municipal planning activities in New Jersey are directed by the Municipal Land Use Law (MLUL). Various components of this extensive law detail the authority of the local Planning Board, the power to zone and the requirement to adopt a housing element and land use element if a community is going to implement a zoning ordinance. A municipal master plan is intended to be a comprehensive review of various land use issues facing a community. It sets forth 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 of 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 MLUL defines Open Space 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.”

Additional optional master plan elements that can be adopted by a municipality are identified within the MLUL in Section 40:55D-28. Among the elements identified are a conservation plan element and a recreation plan element as identified below:

“A recreation plan element showing a comprehensive system of areas and public sites for recreation.”

The Borough of Tenafly seeks to create and adopt an open space and recreation element in accordance with the MLUL which requires that a recreation plan depict a comprehensive system of areas and public sites for recreation. In creating this open space and recreation element, the Planning Board will be guided by the description of a conservation plan element as set forth below:

“A conservation plan element providing for the preservation, conservation, and utilization of natural resources, including to the extent appropriate, energy, open space, water supply, forest, soils, 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.”

The Tenafly Open Space and Recreation Plan presented herein contains each of the required components set forth in the MLUL. More importantly, it offers the Borough and its residents a plan for increasing and enhancing the open space resources of the community. In addition, it recommends the establishment of a community wide multi-purpose community center designed to appeal to all age groups.

III. INTRODUCTION OF PLAN

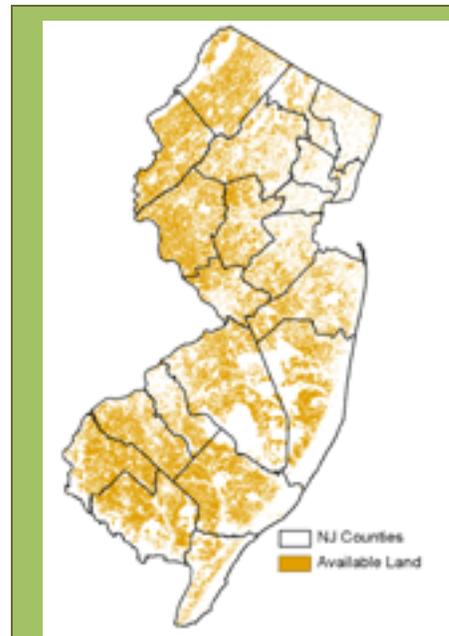
A research study prepared by Rutgers University in 2001, determined that every year New Jersey adds nearly 16,000 acres of new development while more than 9,600 acres of farmland, 4,200 acres of forest and 2,600 acres of wetland are diverted to other more intensive land uses. Especially troubling in a developed community such as Tenafly is the loss of freshwater wetlands, a valuable natural resource that many people think is completely protected from alteration by both state and federal law and regulation. If the conversion of less intense underdeveloped land to more intensive land uses continues at the rate as disclosed by recent trends, within 40 years New Jersey will be the first state in the nation to reach a complete state of “build-out”.

Similar to the State of New Jersey, the Borough of Tenafly faces an ever diminishing supply of open space and land for active and passive recreation. Tenafly has not managed to completely avoid development pressure. Like New Jersey, the Borough has witnessed a conversion of land from less intensive land usage to more intensive usage. Although the acreage of recently developed land in Tenafly at first glance might not appear high enough to generate alarm, given the small percentage of remaining open and undeveloped land the implications for the Borough are significant.

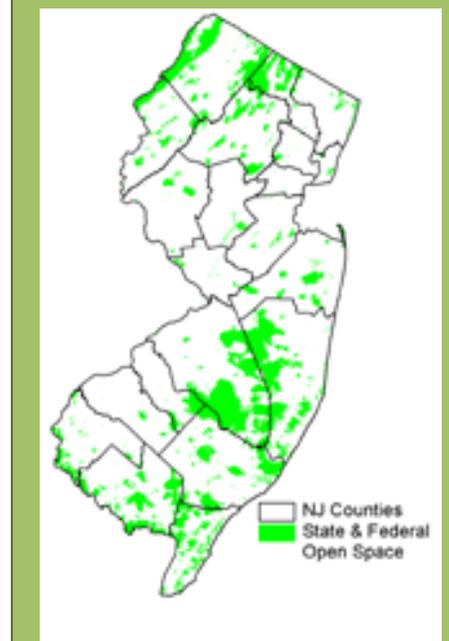
Given these facts the Borough has undertaken the challenge to identify and preserve its remaining vital open space resources. Open space preservation fulfills many worthwhile goals such as preserving environmentally critical areas, retaining the natural beauty of the landscape and providing active and passive recreational opportunities in close proximity to residential areas. The goal of providing adequate open space for an increasing population is a worthy and recognized public purpose, one identified and encouraged in the Municipal Land Use Law (MLUL).

As the pressure to accommodate more incremental development continues and grows, especially in communities like Tenafly which are located in the densely developed metropolitan region, it is imperative that the Borough establish and then implement a plan to ensure the preservation of this ever dwindling resource.

This plan sets forth goals and objectives regarding 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 the residents. This document includes a number of items for informational purposes including an inventory of public land and privately owned vacant land for reference purposes and a photographic inventory of existing recreation sites.



Total Available Developable Land
Source Rutgers CRSSA



Remaining Open Space Land
Source Rutgers CRSSA

A. STATEMENT OF PURPOSE

The purpose of the Open Space and Recreation Plan (OSRP) is to establish a guiding document by which the Borough can achieve its mission to provide sufficient open space and recreational facilities which meet the varied and changing needs of the public. This is to be achieved within the context of the land use and housing elements of the master plan. Open space is essential in creating a balanced, diverse and healthy community. It greatly contributes to a high quality of life that we all strive to achieve while simultaneously providing necessary sustenance for all living things. As stated by the Association of New Jersey Environmental Commissions (ANJEC), there are many reasons to preserve open space, including:

- to preserve a connection with the natural world;
- to provide a tranquil, noise free island amid the hustle and bustle of life;
- to ensure health and diversity among populations of various animal and plant species;
- to help lessen pollution;
- to provide outdoor tourism and recreational facilities; and,
- to provide for healthy living.

The Borough recognizes each of these reasons and the need for open space and recreational facilities in Tenafly for its residents and their present and future needs. Therefore, with the assistance of ANJEC and in collaboration with Burgis Associates, Inc. and various contributing Tenafly committees and officials, this document has been drafted with the following main purpose:

To provide for open space and recreational facilities throughout the Borough which addresses the needs of the current residents and visitors and future populations. And to establish and enhance active and passive recreation programs that will service all residents through public and/or private partnerships

B. GOALS AND POLICIES

This Open Space and Recreation Plan sets forth the following goals and objectives for the Borough of Tenafly. They are designed to complement the goals and policy statements set forth in the 2005 Master Plan Reexamination Report:

1. To maintain and enhance existing public open spaces so they will continue to maintain Tenafly's character.
2. To support conservation efforts in order to preserve environmentally sensitive land, groundwater, natural features, open space and protect the character of residential neighborhoods.
3. To upgrade existing recreation facilities with the addition of new equipment and replacement of older equipment that does not meet current safety standards as well as creation of new facilities in appropriate locations.
4. To provide a variety of recreational uses, both passive and active, 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.
5. To preserve and protect various historic sites located throughout the Borough and to develop greenway links to them.
6. To provide and enhance various scenic sites throughout the Borough.

IV. RATIONALE FOR PRESERVING OPEN SPACE

A. DEFINITIONS OF OPEN SPACE

Open Space is defined as property in its undeveloped and natural state and not developed for residential, industrial or commercial purposes. Open space may include vast conservation areas, waterfronts, undeveloped scenic lands, agriculture and forest land, public parks, vacant land, a children's park or just a small green island of undeveloped land amidst a residential neighborhood.

In Northern New Jersey, open space benefits a community in diverse ways such as adding natural beauty, creating recreational opportunities and enhancing a circulation system for the community. Any type of open space, be it vast expanses of preserved land or just a small pocket of neighborhood green, offers an oasis in today's environment. Open spaces can be categorized in various forms depending on their functional contribution to the Borough's quality of life. Listed below are the categories and their contribution to the Borough.

1. Open undisturbed sites/conservation and preservation areas: Large areas of contiguous or nearly contiguous land and water are protected and kept in a mostly undeveloped state for preservation and conservation purposes. It should be recognized that within large conservation and preservation areas there may be found scattered park and recreation sites which are more intensely developed and utilized. Oftentimes the opportunity exists to place one particular open space holding (or a portion thereof) into more than one functional heading.
2. Parks and recreation sites: These sites comprise land and water in and between developed neighborhoods which provide active and passive recreation for residents of the area and community. The primary focus of this plan is to enhance and provide recreation sites and parks in Tenafly's residential neighborhoods.
3. Working lands: Working lands, including agricultural land and community gardens, provide direct economic and financial benefits. At the present time Tenafly does not contain any working land.
4. Lands with scenic value: These are lands and water bodies that provide aesthetic value to the Borough. They include both view points and viewsheds as well as natural paths, bikeways, roadways and scenic overlooks. Greenbrook Sanctuary in the Borough is an example of lands with scenic value.
5. Lands with recreational and educational value: Tenafly offers a system of public parks, tracts with active and passive recreational values and a nature center where educational outreach concerning various flora and fauna is one of its central operations.
6. Lands with historic, cultural or archeological value: These include archeological, historic, cultural and historic sites. Tenafly has tremendous resources of historic and religious sites located throughout the Borough. Many of these sites are incorporated into a Historic Preservation Plan Element.

B. BENEFITS OF OPEN SPACE

Open space provides dramatic and measurable benefits to a community. These include social, economic, environmental, direct and indirect, both short-term and long term.

Socially, open space often provides community gathering places for family and friends, a place for local groups to hold organized activities, a playground for young and the old, and together with historic and cultural sites, contributes to creating local heritage and shared experiences of the community.

Conserving natural spaces allows important biological resources and natural habitats to remain intact and ecologically healthy. Freshwater wetland areas filter and process polluted water and buffer developed areas from flooding. Forested areas help in purifying the air, assist in climate control and offer various other environmental benefits such as providing habitat and nesting sites. Economically, open spaces together with historic and cultural sites contribute to the desirable fabric of a well-balanced community in which to live and do business.

Another important factor of preserving open space are its potential to mitigate the effects of climate change. Extremes in heat and increased air pollution are affecting human health. Changing regional climates and rising temperatures may impact many types of ecosystems, upsetting a balance established over millennia, with unknown consequences. Faced with the prospect of global warming and its direct ecological and economic impacts it is incumbent upon every community to take necessary steps to mitigate its effects. Preserving open space provides for preservation of resources that can help mitigate these effects.

Another important local benefit of preserving open space is its impact on storm water run-off. When natural conditions change because of development or land use alterations, the water cycle changes dramatically. As land is covered with more impervious surface, larger quantities of run-off, traveling faster, carry more pollutants from the pavement to our waterways. With urban development, less than 15 percent of stormwater runoff infiltrates the soil and over 85 percent runs off. The amount of impervious surface increases the total amount of pollutants in streams, lakes and rivers. These are our natural sources of water. Open space increases the amount of water infiltrating into the land. Infiltration helps reduce runoff rates for smaller storm events; reduces runoff volumes for all storm events; increases ground water recharge; helps to sustain stream base flows; and, significantly improves water quality.

C. OVERVIEW OF TENAFLY'S DEVELOPMENT PATTERN

The Borough of Tenafly is located in the highly developed tri-state metropolitan area consisting of parts of New Jersey, New York and Connecticut. It is situated along the eastern edge of Bergen County and contains approximately 4.6 square miles of land and 0.57 square miles of water. The Hudson River borders the Borough on its eastern edge.

Due to its close proximity to New York City, Tenafly has experienced heightened development pressures and therefore despite the limited amount of vacant land available, Tenafly is continuing to experience significant development and renovation activity such as multifamily and commercial construction.

Amongst the lands that are ripe for development, there are a significant amount of lands devoted to preserved open space. There are approximately 665 acres of park lands and approximately 65 acres of school sites in Tenafly including a substantial amount of natural parkland in the eastern portion of the community. (Including, 250 acres of Palisades Interstate Park that contains the Greenbrook Sanctuary.) This park has been designated as a National Natural Landmark (NNL) for geology and a National Historic Landmark (NHL) for conservation. The Greenbrook Sanctuary, which encompasses an area of approximately 120 acres in Tenafly, has been managed by the Palisades Nature Association (PNA) since 1946.

In addition to the Greenbrook Sanctuary, the municipal landholdings include lands on the East Hill consisting of 251 acres in “Lost Brook Preserve”, which was a 1975 Green Acres funded acquisition, the 65 acre Tenafly Nature Center which adjoins the Preserve, and 31 acres in a 200 foot deep strip of land which extends the full length of the westerly side of Route 9W. Additionally along the East Hill exists the 15 acre East Hill playground and a portion of the Palisades Interstate Park, approximately 17 acres in size.



Location of Borough of Tenafly in Bergen County
Source: NJDEP GIS Data, 2003

D. ENVIRONMENTAL FEATURES

Tenafly lies in the Piedmont Plateau and is part of the Appalachian Highlands. The Piedmont presents a low, hilly surface broken by occasional ridges of which one of the most prominent is the Palisades paralleling and adjacent to the Hudson River. Most of the Borough is characterized with slight to moderate sloping terrain, with some steep slopes found on the East Hill. Higher elevations on the Palisades average about 400 feet and represent the highest land form in the Borough. Proceeding west to Tenafly center, the elevation declines to where the railroad tracks traverse the community.

With regard to water bodies, there are three notable ponds in the Borough. The largest, Greenbrook, is located in Greenbrook Sanctuary in the northeast sector of the Borough. The second is Pfister’s Pond, located in the Tenafly Nature Center at the top of Hudson Avenue. The third and the smallest is located in Roosevelt Common near the Middle School. Several smaller ponds are located in the Lost Brook Preserve.

There are a number of streams in the borough, the most important being the Tenakill Brook, that drains the south west area of the Borough and runs north through the center of Tenafly. The Tenakill Brook has been classified a Category One stream by the New Jersey Department of Environmental Protection. East Brook starts at Pfister’s Pond flowing southwest down the East Hill and through the Old Smith Village section. North Brook flows west from Pfister’s Pond into the Tenakill, South Brook also flows west from Woodland Street into Tenakill Brook.

The adjacent page includes an environmental constraints map with details.

E. OPEN SPACE NEEDS IDENTIFIED IN PREVIOUS PLANS & REEXAMINATION REPORTS

Over the years, Borough Master Plans and periodic reexamination reports have identified and expressed the need to preserve and maintain open space throughout Tenafly. Detailed below are the relevant narratives for the last three plans and reports that were prepared by the Borough.

1. 1992 Master Plan: The most recent master plan adopted by the Planning Board dates back to 1992 and has been amended through 2004. Tenafly is described in the Master Plan as a fully developed community. The 1992 Master Plan noted that the Borough has a stable population, despite the increase in the number of dwellings. The 1992 Master Plan report did not provide any goals and policies concerning the status of open space in the Borough. However the following goals did provide a vision for future development of these lands and facilities in the Borough:

Goal # 7- The Borough should continue to improve existing public lands and facilities and encourage the maintenance of quasi-public facilities which are a major part of the desirability and livability of Tenafly

Goal # 8- The Borough should continue to foster the preservation of its historic and cultural heritage by positive action to protect its many structures of historic significance and neighborhoods of unique character.

The 1992 plan does not provide a separate open space element, however it does provide a community facilities plan that lists the various active and passive recreation sites and programs offered in the community. This plan discusses the important issues related to conservation of these public lands. It clearly identified the diversion of vacant land to more intensive land uses in the Borough as a principal land use issue and proposed that small vacant land tracts located throughout the Borough should be protected from such diversion. The following goal was provided in the Community Facilities plan element:

The Borough should seek to expand community facility properties where needed if opportunities present themselves. Although development throughout the Borough has depleted vacant land, additional open space, small though it may be, can be instrumental in helping maintain the local ambiance that is characteristic throughout Tenafly.

It is apparent that the Borough recognized the importance of providing and preserving these small pocket parks and recreation facilities distributed throughout the Borough.

2. 1999 Master Plan Reexamination Report: The 1999 Master Plan Reexamination Report identified several land use problems that are typical of a nearly developed borough like Tenafly. One was one of rising demand for residential development and the elimination of vacant lands. It was identified that larger tracts were being subdivided into smaller lots due to the ever increasing demand for housing. This raised concerns regarding the deterioration of and overtaxing of recreational and community facilities. In addition, the report stressed the importance of providing additional recreational land and opportunities as important land use objectives. The report recommended the following change to the Tenafly Master Plan:

“Explore the possibility of Developing a Year Round Recreational Facility in the North Central Portion of the Borough.”

3. **2005 Master Plan Reexamination Report:** The most recent reexamination report drafted in 2005 reaffirmed Borough goals to *continue to improve existing public lands and facilities and continue efforts to preserve and protect all parkland and develop new open space wherever possible*. The plan identifies the residential character of the community which is significantly dominated by single-family dwellings on individual lots. It is believed that the single-family character of the Borough is defined by the “openness,” that is, lesser impervious coverage, greater setbacks and allowing greater tree coverage and green space. However, the report outlines concern about potential developments such as construction of additions onto existing single family homes or the even more drastic phenomenon of teardown of existing homes and their replacement with much larger and typically out of scale single family dwellings which reduces these open spaces. Further, several multifamily residential developments and commercial properties seeking to expand and enlarge may be a threat to the openness of the community. The plan suggests that the Borough consider several options, but not limited to, overlay zoning for scenic corridors to create open space opportunities, reviewing the Zoning Ordinance requirements, and the establishment of a transfer of development rights program.

The relevant goals and accompanying policy statements supportive of Planning Board efforts to preserve the additional open space within the Borough are reproduced below:

Goal #1 : To maintain and enhance the existing areas of stability in the community; to encourage a land use pattern that establishes areas which have their own unique development characteristics. A principal goal of this plan is to preserve and protect that residential character and existing density of the community, and reinforce the Borough’s commercial and business areas, by restricting incompatible land uses from established neighborhoods, and limiting intensities of use to the levels prescribed herein.

Policy Statement:*The Borough of Tenafly recognizes that one of its most significant attributes is its unique land use arrangement. This land use pattern is characterized by attractive detached single-family residential neighborhoods with a distinctive suburban flavor, with distinct commercial areas. The plan’s land use recommendations are designed to protect and reinforce this prevailing residential development pattern by recognizing the established densities within the community and preclude any introduction of incompatible non-residential use or intensities of use in these neighborhoods.*

Goal #2 To ensure that any prospective development and/or redevelopment is responsive to Tenafly’s environmental features.

Policy Statement: *The Borough seeks to limit development to that which is sensitive to the community’s particular physical characteristics, and preserves the Borough’s sensitive environmental elements. In particular, the Borough seeks to limit development to that which preserves steeply sloped areas, wetlands, and flood plains, and retain existing vegetation. Additionally, there are numerous sites in the Borough that are typified by extensive environmentally sensitive features and therefore may not be able to accommodate their fully zoned development potential.*

Goal #3: To encourage residential zone bulk requirements, such as setbacks and coverage as well as regulations regarding lighting, noise, etc., to permit development consistent with established community character.

Policy Statement:*The Borough wishes to encourage single-family detached housing that permits more creative design while minimizing impacts that would detract from the neighborhood character prevalent in Tenafly.*

Goal #4:To consider environmentally sensitive features and extensive woodland vegetation as a means of preserving steep slopes, wetlands, wooded areas, scenic qualities, historic facilities, retaining open space and reducing infrastructure costs.

Policy Statement:*The Borough wishes to encourage single-family detached housing development that preserves and protects environmentally sensitive features, wooded acreage and open space. Such development would permit more creative design for potential development of the sites.*

Goal #5: To preserve and enhance the Borough's existing community facilities, ensuring that the Borough addresses public safety, recreational and other needs.

Policy Statement:*The Borough seeks to enhance existing community facilities and add additional facilities where possible. In particular, the Borough should pursue opportunities to meet open space and recreation needs. Major residential and non-residential development should address how their proposals would affect the provision of community services and what additional burdens, if any, would be placed on the Borough because of said development.*

Goal # 6: To support the overall philosophy of the State Development and Redevelopment Plan (SDRP) as a means of providing growth management on a statewide basis while retaining the principles of home-rule.

Policy Statement: *The Borough maintains that the general intent of the State Development and Redevelopment Plan, to manage growth within the framework of an assessment of needs and infrastructure capabilities and a municipality's environmental constraints, and the State Development and Redevelopment Plan's specific tier designations for Tenafly, represents a reasonable approach to growth management.*

F. CONSISTENCY WITH BERGEN COUNTY OPEN SPACE PLAN

The Bergen County Open Space and Recreation Plan (BCOSRP) 2004, prepared by the Bergen County Department of Planning and Economic Development, is intended to provide a countywide policy direction on open space and recreation issues. One of the main concerns expressed by the BCOSRP is the decline in the amount of open space countywide accompanied by an increasing demand for high quality open spaces to serve various functions. Some of the main goals listed in the BCOSRP which are applicable to the Borough of Tenafly, are listed below:

- Improve the quantity, quality and availability of parks and open space, including active and passive recreational facilities, parks and environmentally sensitive areas.
- Preserve the environment, including freshwater wetlands areas, streams and wetland corridors.

Further, the plan identified in relation to "people" and "plant and animal", several distinct goals:

- Maximize the amount of green permeable open space within developed areas.
- Provide areas for relaxation, contemplation, social and economic interchange.
- Enhance the appearance of neighborhoods through preservation of green spaces.
- Provide space for active and passive recreation.
- Conserve and enhance significant natural, cultural, historical and aesthetically significant areas and resources.
- Protect flora and fauna from suburban encroachment and habitat destruction.
- Preserve and protect environmentally sensitive areas in a largely undeveloped state.

Since the goals of this plan are consistent with the County Plan, the County provides means to accomplish these goals. Bergen County's Open Space, Recreation, Farmland and Historic Preservation Trust Fund financially supports municipalities throughout the county in achieving these goals. To help achieve these goals the county offers the following guidance:

- Encourage innovative financial mechanisms to enhance and maximize the limited funds available through the Bergen County Open Space, Recreation, Farmland and Historic Preservation Trust Fund.
- Supplement Trust Fund monies with other funding sources, such as State Green Acres acquisition, non-profit acquisition and Green Trust's loan/grant municipal and county programs, federal programs, local municipal trust fund programs and private donations.
- Explore protecting land via conservation easements, transfer of development rights (TDR) and other means.

G. CONSISTENCY WITH NJ STATE PLAN

As with all planning documents in New Jersey, Tenafly's Open Space and Recreation Plan should be consistent with the NJ State Development and Redevelopment Plan. 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.

Strategy: Enhance, preserve and use historic, cultural, scenic, open space and recreational assets by collaborative planning, design, investment and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the performing and cultural arts in contributing to community life and civic beauty.

In addition to the goal stated above, the State Development and Redevelopment Plan (SDRP) has statewide policies that are designed to improve both planning and coordination of public policy among all levels of government through flexible application of the policies. These policies provide guidance for municipal, county, regional and state planning initiatives. The statewide policies corresponding to open space and natural lands are noted below:

“Protect biological diversity through preservation and restoration of contiguous open spaces and connecting corridors; manage public land and provide incentives for private land management to protect scenic qualities, forests and water resources; and manage the character and nature of development for the protection of wildlife habitat, critical slope areas, water resources, and for the provision of adequate public access to a variety of recreational opportunities.”

1. Funds for acquisition of open space and farmland retention should be used for the following features: critical environmental sites, land containing areas of significant agricultural value, recreational value, scenic value or with environmentally sensitive features, land in agricultural production that achieves other open space goals, land needed to meet existing and future needs for active recreation; parks, plaza and public spaces in urban areas that enhance community character and support redevelopment efforts.

2. Prepare and maintain a detailed open space and outdoor recreation plan, including appropriate maps for existing and needed recreational open space land in New Jersey.
3. Coordinate regional, county and municipal plans with the state Open Space and Outdoor Recreation Plan to ensure there are adequate lands available to meet the needs of future generations and to ensure that the character, location and magnitude of development is compatible with the recreational and open space value of existing and needed recreational and open space facilities.
4. Ensure that adequate indoor and outdoor recreational facilities exist in appropriate locations for the year round enjoyment and health of residents and tourists.
5. Ensure that the character, location, magnitude and timing of development and redevelopment are linked to availability of adequate recreational facilities and open space land needed to serve the resultant growth.
6. Locate recreational facilities and open space as close as possible to the populations they serve, taking into account the nature of the recreational facility or open space.
7. Encourage and provide incentive programs to property owners who are willing to allow public use of private recreational or open space lands and facilities.

Source: New Jersey State Development and Redevelopment Plan Page 7,87,151-154. The plan was prepared by New Jersey State Planning Commission, adopted March 1, 2001.

H. PUBLIC OPINION

1. **From Vision to Plan:** Open space is a community resource for both current residents as well as future populations of Tenafly. It is therefore good public policy to receive input from residents who should influence and shape the vision of open space throughout the Borough. To achieve this critical public policy goal, public participation has been an integral element and component in the development of the Tenafly Open Space and Recreation Plan.

There were several ways in which public input was acquired. There were public input sessions to collect citizen feedback. Several articles regarding the conditions of open space were posted in the Borough’s newsletter and the website to draw the public’s attention regarding the status of open space issues in the Borough. Informal and formal polls were conducted to gauge and quantify the level of support for open space initiative in Tenafly as well as to determine public priority regarding recreational areas and the public’s vision of the future of open space in Tenafly.

2. **Public Input Session:** The first public input session began on October 30, 2006 and was conducted in the Tenafly Middle School auditorium. Residents, as well as Borough officials, came to discuss and voice their concerns for open space and their ideas relating to the budding plan. Residents cited several concerns including the importance of public parks and recreation spaces to be distributed throughout



various residential neighborhoods, the deteriorating conditions of existing recreational facilities and the importance of public access to these open spaces. Residents discussed diverse values that open space has for them, from wildlife habitat to recreation, to visual aesthetics. Also cited by participants was the need to balance conservation with development considering Tenafly is already highly developed due to its close proximity to New York City and other relevant factors.

3. **The Survey:** 126 residents responded to the survey contained in the Winter 2007 issue of the Borough Newsletter and posted on the Borough’s website. Overwhelmingly respondents have been supportive of the creation of an open space protection initiative in Tenafly. Survey respondents were asked to prioritize the importance among preservation of natural resources, open space and providing recreational opportunities. Responses varied greatly from preservation to enhancement of existing recreational facilities. Preservation of land to shape growth and maintain the character of Tenafly and preservation of land for ground water were among the highest importance open space initiatives highlighted by the survey (see rankings below).

OPEN SPACE INITIATIVE	LOW IMPORTANCE	MEDIUM IMPORTANCE	HIGH IMPORTANCE
Preservation of land to shape growth and/or maintain character of Tenafly	9	22	92
Preservation of land for protection of ground water	14	22	86
Preservation of additional land for passive recreation	19	24	81
Preservation of land for the protection of access to surface water	14	32	78
Preservation of land with historic value	25	39	59
Preservation of land to create greenways	25	41	58
Preservation of additional land for active recreation	42	31	51

In addition to these rankings, residents provided several additional priorities for consideration including: establishment of bike, roller-blading or walking paths, dog parks or dog runs, community garden, ice rink, the preservation of scenic vistas, the clean-up and restoration of the Tenakill Brook, the preservation of the greenway adjacent to the railroad tracks on Dean Drive, the preservation of downtown/small town character and others.

Based on the ranking they received, these initiatives were utilized in the creation of the goals and objectives of this plan. In addition, many of the priorities for consideration were incorporated into the final plan recommendations.

V. STANDARDS FOR OPEN SPACE AND RECREATION GUIDELINES

To determine the standards and need for additional open space in a community, various methodologies can be used. The NRPA (National Recreation and Park Association) provides the nationally accepted standards for the provision of recreation facilities at the local and regional level. Although there are several methodologies that can be used to determine the required amount of open space, there are three commonly used and accepted.

A. Balanced Land Use Method: The NJ Green Acres Program provides for this method in its 1999 recommendation that individual municipalities should set aside no less than 3% of developed and developable area for recreation. Tenafly has approximately 2,950 acres of land area, therefore in accordance with this standard, 88.5 acres of land should be devoted to recreation uses. There are currently 666 acres devoted to recreation. However this includes the Green Brook Sanctuary, which is a private facility and requires membership, and is therefore not open to the general public.

B. Population Ratio Method: A second method used to estimate open space and recreational requirements is based on the National Recreation and Park Association (NRPA) criteria outlined in the publication entitled *Recreation, Park and Open Space Standards and Guidelines*. These criteria are based on the existing and projected population for the municipality. The guidelines suggest that there should be no less than ten acres of open space for every 1,000 population. Of this, it recommends 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.

1. The population trends over the past decades show a gradual increase in the Borough. Recent statistics show an emerging increase. The 2000 census shows the population of the Borough to be 13,806 persons. The 2005 estimation projects the population to 14,362 persons. This translates into a population increase of 556 persons. Tenafly's close proximity to New York City and its community character makes it a viable place to live. Although the Borough is mostly developed and does not expect a significant increase in resident population, it does anticipate a certain amount of infill development of vacant and so called underutilized properties. In addition, based on recent development trends in the Borough and region, the Borough anticipates a certain level of redevelopment and conversion of existing properties.
2. It is noted in the 2006 Housing & Enrollment Update for the Tenafly School District that average enrollments for grades K-12 increased by 3.7% per year from 2002 to 2006. The forecast in this report shows that growth will continue, though at a slightly lower rate. During the 2005-2006 school year, enrollment was 3,370. This figure is expected to be between 3,633 to 3,933 students by the 2011-2012 school year. This growth impacts the type of recreation and open space facilities needed for the community.

Following this page are two detailed population statistical tables for the Borough. The first table shows population growth since 1900, which estimates contemporary and future population levels. The second table provides a more detailed look at population distribution based on ages for the most recent ten year period for which full data is available.

Table A:
Population Growth in the Borough of Tenafly 1900-2030

Year	Population	Change(#)	Change (%)
1900	1,746	--	--
1910	2,756	1,010	57.8
1920	3,585	829	30.0
1930	5,669	2,111	58.8
1940	7,413	1,744	30.8
1950	9,651	2,238	30.1
1960	14,264	5,000	51.8
1970	14,827	563	3.9
1980	13,552	-1,275	-8.5
1990	13,326	-326	-1.6
2000	13,806	480	3.6
2005 (est.)	14,220	414	2.9
2010 (est.)	14,310	90	0.6
2015(est.)	14,400	90	0.62
2020(proj)	14,710	310	2.1
2025(proj)	14,890	180	1.2
2030(proj)	15,140	250	1.6

Source: New Jersey Transportation Authority & Bergen County Data book

Table B:
Population Growth in the Borough of Tenafly by Age

	1990 Population		2000 Population	
	Number	Percent	Number	Percent
Under 5	681	5.11%	872	6.3%
5 to 17 years	2580	19.3%	3042	22.0%
18 to 20 years	377	2.8%	358	2.5%
21 to 24 years	489	3.6%	361	2.6%
25 to 44 years	3503	26.2%	3485	25.2%
45 to 54 years	1869	14.0%	2164	15.6%
55 to 59 years	718	5.3%	815	5.9%
60 to 64 years	860	6.4%	582	4.2%
65 to 74 years	1216	9.1%	1044	7.5%
75 to 84 years	801	6.0%	709	5.1%
85 and above	232	1.7%	374	2.7%
Total	13,326	100%	13,806	100%

Source: Census Data

C. **Accessibility Method:** Using these two methods as described above as the only means of assessing the adequacy of existing recreation land holding does not account for other issues such as accessibility and population density. Thus, the third method used for estimating open space and recreational needs is based on a more logical reliance on local experience, knowledge of the local population, and recognition of the unique desires and character of the individual community. This is known as the Accessibility Method. The distribution of recreational acreage and its allocation for active and passive use are more difficult to achieve than the establishment of total acreage per 1,000 persons. It is desirable for every resident to have reasonable access to a variety of recreational uses. The NRPA divides the various types of open space and recreational facilities into the following categories:

- **Mini-Parks:** This includes active recreation facilities that serve a concentrated or limited population specific group such as tots or senior citizens. These are located within neighborhoods and in close proximity to apartment complexes, townhouse development or housing for the elderly.
- **Neighborhood Park/Playground:** This is also part of an active recreation facility suited for intense development. These include recreational activities such as soccer fields, basketball courts, playgrounds, skating, pools and other such activities. These are intended to be easily accessible to neighborhood population geographically centered with safe walking or biking access. These may also be part of school recreation facilities.
- **Community Park:** These parks are prime examples of active/passive recreation. These may include areas suited for intense recreational facilities, such as athletic complexes, field games and also include areas of natural beauty for outdoor recreation such as gardening, walking, viewing, sitting, picnicking. They may include natural features such as water bodies, wetlands, unusual and rare plant life and steep slopes.
- **Regional Park Reserve:** These are basically passive recreation areas with generally 80% of land reserved for conservation and natural resource management with less than 20% used for recreational development. This is an area of natural beauty for nature oriented outdoor recreation, such as viewing and studying nature, wildlife habitat, conservation, swimming, picnicking, hiking, fishing, boating, camping and trail uses.
- **Special Use:** These are areas for specialized or single purpose recreational activities, such as golf courses, nature centers, marinas, zoos, conservatories, arboreta, display gardens, arenas, outdoor theaters and other such activities. These types of open space typically serve various communities and may be located to take advantage of regional transportation opportunities.
- **Conservancy:** Protect and manage the natural/cultural environment with recreational use as a secondary objective.

Based on the above noted classifications, the accompanying Table “C” divides the existing sites in the Borough into the various types based on its characteristics.

Based on the NRPA guidelines, the Borough of Tenafly's inventory can be broken down into neighborhood parks, community parks and special facilities. At the regional level the Borough of Tenafly has the Palisades Interstate Park located in the eastern portion of the Borough which provides various nature trails. There are other nature preserves located in Tenafly, including: Lost Brook Preserve, Tenafly Nature Center, Churchill Nature Preserve and Greenbrook Sanctuary.

***Table C:
Classification of Existing Sites based on NRPA guidelines***

Park/Facility	Acreage	Facilities Available	Type
Greenbrook Sanctuary (Palisades Interstate Park)	233.19	Trails, view sheds, waterfalls, nature preserve and bird sanctuary	Conservancy
Tenafly Nature Center <ul style="list-style-type: none"> • Center • Lost Brook Preserve • East Hill Playground • Buffer along 9W • Section of Palisades Interstate Park West of 9W 	65.26 250.86 14.8 31.12 16.72 =378.76	This preserve offers seven miles of trails, all surrounded by a mixed hardwood oak forest. Provides live animal display and history exhibits, various educational programs held	Special Use
Churchill Nature Preserve	8.00	Provides various flora and fauna types, natural trails	Special Use
Davis-Johnson Park	7+ac.	Park contains a greenhouse, maintenance facility and meeting room, gazebo, brick patio, walking paths and landscaping flower beds.	Community Park / Special Use
Huyler Park (includes Veterans' Memorial)	0.63	Next to historic railway station, used as a passive park	Community Park
Walnut Park	2.05	Children's playground area & open space. Also used by Tenafly Junior Soccer League	Mini-Park
Dean Park	2.64	Strip of land along the railroad tracks	Community Park
Tenakill Park	0.24	Opposite Sunnyside Park, neighborhood accessible	Community Park
Sunnyside Park	5.50	Walking path, 2 play areas, storage facility & restroom, 1 softball/baseball, 2 soccer fields	Community Park
Swim Clubs	4.24	2 swimming pools	Neighborhood Park / Playground
Municipal Center including athletic field	13.85	Soccer field, basketball courts, McCandless Room	Neighborhood Park / Playground
Roosevelt Common (Includes memorial sculpture)	10.00	7 Tennis Courts, children's play area, walking path, skate park	Community Park
Froggy Park		Playground for age groups 2-5 yrs	Mini-Park
Griffin Park		Playground for age-group 2-5 yrs	Mini-Park

D. Conclusions Regarding Needs Analysis:

Based on the discussion with the Tenaflly Open Space Committee, public opinion, and the recommendations of the National Recreation and Park Association (NRPA) guidelines, the following findings are noted:

- The existing facilities map and inventory demonstrates the lack of mini-parks serving Tenaflly neighborhoods. Mini-parks, although small in acreage, fill an important function within a community's open space programming needs. The NRPA describes mini-parks as an essential element contributing to the character and desirability of a community. Typically these parks are extensively used to serve recurring informal recreational needs of local residents ranging in age from toddlers to grandparents. Establishment of a few such mini-parks throughout the more developed western and central portion of the Borough is warranted.
- NRPA guidelines suggest an indoor recreational center as an integral element of the open space and recreational offerings of a full service community. In Tenaflly there are few indoor recreational centers such as the Senior Center, McCandless Room, and Davis-Johnson Garden Room, however due to space and programming limitations, the Borough is currently experiencing the need for an indoor public recreation facility to provide year round space for activities. With the recent and anticipated future growth in population, this need is expected to intensify. A study should be undertaken to identify if any existing establishments or facilities located in the Borough could be acquired and converted to such use.
- Another conclusion which can be drawn from the analysis is the need for upgrading several existing recreational facilities. In consideration of the number of children and programs that utilize these fields, repairing and enhancing several of the facilities is desirable. Detailed within the inventory of existing facilities are the recommended upgrades to each facility.

VI PLAN RECOMMENDATIONS

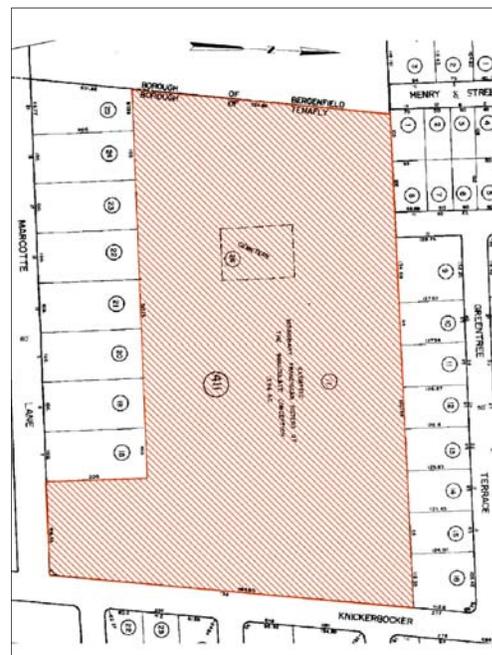
A. Parcels to Consider for Acquisition:

Despite the generally developed nature of the community, there are parcels which remain underdeveloped for one reason or another. In a developed community these parcels represent an opportunity for open space preservation. The Borough should be diligent when these larger or strategically located parcels are offered for sale to evaluate them for potential acquisition for either recreation or open space purposes. This report details two such noteworthy sites that could be acquired for future open space.

1. **Block 411 Lot 17 & 26:** This site, known as the Knickerbocker Tract, is comprised of two lots containing a total of 13.66 acres. It is located on the west side of Knickerbocker Road between Marcotte Lane to the south and Greentree Terrace to the north. Lot 17 contains a convent, chapel, and accessory off street parking. Lot 26 contains a cemetery and has no street frontage. It is occupied by the Franciscan Missionary Sisters. A portion of the site physically extends into the Borough of Bergenfield (Block 279, Lot 15, according to Bergenfield’s tax records). This Bergenfield lot is 1.84 acres in size, making the site’s total size 15.5 acres.

Much of the site is characterized by open lawn area, and a tree line boundary. It is surrounded by residential development and does not appear to be environmentally constrained. The Knickerbocker Country Club and Golf Course is located south of the residences on Marcotte Lane.

The Borough’s 1992 Master Plan Land Use map classifies the site as a “community facility”. The tract is surrounded by “one-family residential—high density” areas to the north and east. The area to the south is classified as “one-family residential-medium density”. The Community Facilities Plan Element encourages the Borough to “expand community facility properties where needed if opportunities present themselves.” It goes on to note “large properties such as the subject site, with future development potential offers an opportunity to increase the open space inventory in the more densely developed sections of the Borough.”



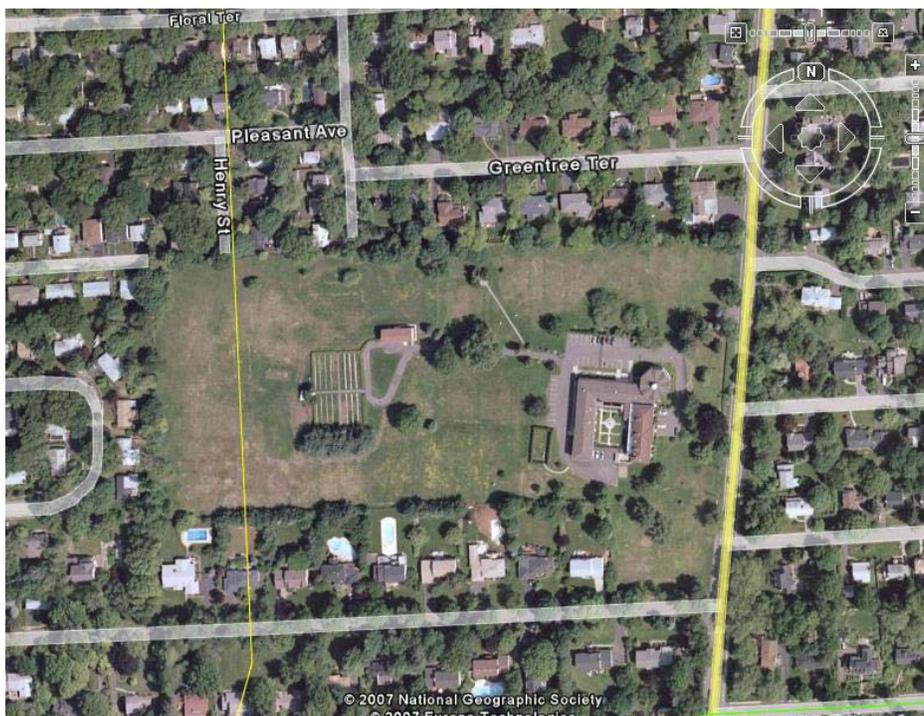
Block 411 Lot 17
 Source: Municipal Tax Records, Tenafly, NJ

The 2005 Periodic Reexamination Report of the Master Plan raises the concern for the development potential of larger tracts. The concern in particular is in regard to community facilities such as schools, recreation areas, traffic and infrastructure. The report suggests a review of the zoning ordinances, consideration of overlay zoning to create open space opportunities, or the transfer of development rights in order to address the issue. Similarly, the issue of community facilities suggested a review of the capacity of existing community facilities given the need for parks and open space. A policy of the reexamination report includes the following: “to enhance existing community facilities and add additional facilities where possible. In particular, the Borough should pursue opportunities to meet open space and recreation needs.”

The site is located within the R-20 Zone, which permits one family dwellings, agricultural and horticultural uses on a non-commercial basis, not including the keeping of farm animals, public uses and buildings not including storage, maintenance and repair, and garages and facilities.

Current conditions could potentially allow for the property to be developed with 24 single-family dwellings within the Tenafly portion of the site. It must be acknowledged the potential number of dwellings referenced in this report is an estimate based primarily on the size of the property and current zoning. The actual development potential of the tract would be determined by the Planning Board upon receipt and review of a preliminary subdivision application. An actual board approved development may contain fewer dwellings than the number contained herein.

Although the land is currently developed, this parcel may be kept in mind for future acquisition. The site could be developed as a neighborhood/community park, serving the surrounding neighborhoods that are currently deficient of these amenities, as per NRPA. Further, the existing buildings on site could be studied for conversion to a multi-purpose community/recreation center.



Aerial Photograph of the Knickerbocker Tract .
Source: Google Earth, 2002.

2. Block 2007 Lot 35

This site, known as the Bliss Tract, occupies 7.088 acres, and is developed with residences and a chapel for the Society of African Missions. It is located on the north side of Bliss Avenue between Engle Street to the west, Mission Way to the east, and Elm Street to the north. East Brook flows along or near the eastern property line. The New Jersey Department of Environmental Protection has not identified this stream as a Category One (C1) water body. Approximately one-fifth of the site contains slopes in excess of 15%. Much of the site is characterized by tree cover with the exception of the previously mentioned development and a parking lot. Further, the site contains an important historic site, the Carriage House of General Thomas L. James Estate. This has been identified as an important historic site in the Historic Preservation Plan element of the Master Plan.



Block 2007, Lot 35
 Source: Municipal Tax Records, Tenafly, NJ

The site is surrounded by single-family dwellings to the north, east and south. The East Hill multi-family garden apartment complex is also located south of the site. Immediately west of the site is the Stonegarth multi-family garden apartment complex. Single-family homes are found along Elm Street west of the site as well.



Aerial Photograph of the Bliss Tract .
 Source: Google Earth, 2002.

The Borough’s 1992 Master Plan Land Use Plan map classifies the site as a “community facility”. Most of the parcels surrounding the site are classified as one-family residential—high density, but the parcel immediately to the west is classified multi-family residential. The Community Facilities Plan Element encourages the Borough to “expand community facility properties where needed if opportunities present themselves.”

Given the similar existing character and land use designation, the master plan comments provided for the Knickerbocker Tract apply here as well.

Current conditions and the zoning designation could potentially allow for the site to be developed with 17 single family dwellings. This estimate of the potential number of dwellings is based primarily on the size of the property and current zoning . The actual development potential of the tract would be determined by the Planning Board upon receipt and review of a preliminary subdivision application.

Alternatively, this site, though currently developed, may be acquired for an open space use such as a neighborhood park serving surrounding areas that lack access to such a place. The existing facilities may also be suitable for adaptive reuse as a multi-purpose community/recreation center.

3. Block 501 Lot 14 and Block 503 Lot 11

One of the largest, mostly undeveloped tracts in the Borough is the tract known as the Knickerbocker Country Club. The site comprised of two properties identified as Block 502 Lot 14 and Block 503 Lot 11. Together these lots total 38.95 acres in area. These properties are located on Knickerbocker Road opposite each other. The property extends into the Borough of Bergenfield (Block 268 Lot 1, according to Bergenfield's tax records). This Bergenfield lot is 158 acres, thereby making the properties total size 196.95 acres.

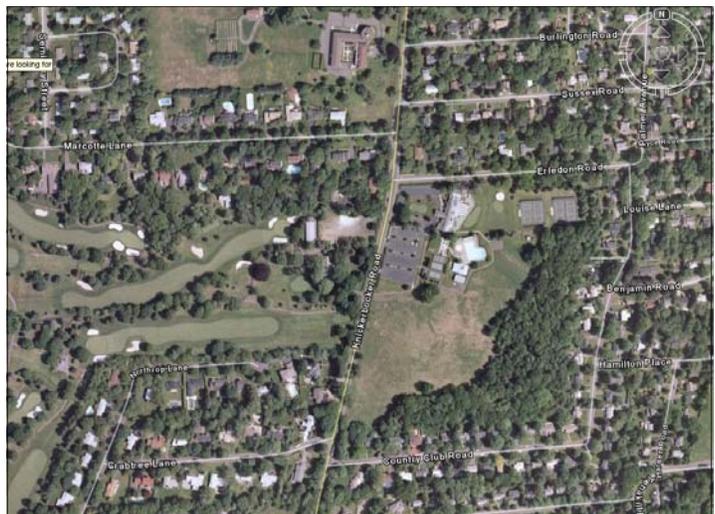
The Tenafly portion of the property is located in the R-20 Residential zone. The zone permits one family dwellings, agricultural and horticultural uses on a non-commercial basis, not including the keeping of farm animals, and public uses and buildings, not including storage, maintenance and repair, and garages and facilities.

The site is predominantly surrounded by single family residential dwellings. A cursory environmental study of the site shows that the site is not environmentally constrained, except for a small portion of Block 503, Lot 11, which is constrained by steep slopes and wetlands along the south eastern property line.

Given the overall favorable development potential of the site, the opportunities for scenic viewsheds of the NYC skyline from this parcel and the supportive land uses in the area, the Knickerbocker Country Club is a viable site for potential development. In order to preserve the site as an open space asset for residents of the Borough, this tract is included among the conservation overlay properties.



Block 501, Lot 14 and Block 503, Lot 1
Source: Municipal Tax Records, Tenafly, NJ



Aerial Photograph of the Country Club Tract .
Source: Google Earth, 2002.

B. Proposed Zoning Strategies.

1. *Creation of Conservation District.* Tenafly has a long history of undertaking progressive land use measures in order to protect the health, safety and welfare of the community while also making the municipality a desirable community in which to live, work and raise a family. With this heritage of progressive action as a guide, this open space and recreation plan proposes the creation and establishment of a new conservation land use classification. Each of the properties to be included in this classification are found in Table “D” located in the Appendix of this document (each are 1.5 acres of property or more). The entirety of each property is to be included in the conservation classification.

Tenafly’s Planning Board has made a determination that all properties over 1.5 acres in area were to be included within Table “D” as potential open space and/or as community facilities. Several of the existing on-site buildings can be efficiently, effectively and adaptively reused as community facilities and thereby contribute to the improvement of the community’s general welfare. In other instances, the opportunity to acquire vacant land may make the acquisition of some properties desirable. Tenafly allows the continued use of each property by their current owners. But, if the current owners desire to alter or intensify the manner in which the properties are utilized, then the Borough may seek to preserve said properties for the benefit of the public. As detailed herein, this strategy is consistent with and supported by both local and state planning documents.

The drafters of the Municipal Land Use Law (MLUL) understand the on-going need to preserve properties containing natural resources for the benefit and enrichment of the general public. This recognition has been reflected in several purposes of the MLUL, including:

- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals and general welfare.
- b. To provide adequate light, air and open space.
- c. To establish appropriate densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment.
- d. To promote a desirable visual environment through creative development techniques and good civic design and arrangement.
- e. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land.

The preservation of the identified parcels will further each of the goals listed above. Thus placing the properties noted in Table “D” within the conservation land use classification is consistent with the purposes of the MLUL and enhances the public welfare.

2. Proposed Amendments to Land Development Regulations

Pursuant to N.J.S.A.40:55D-44, it is the Tenafly Planning Board’s intention that upon the filing of any site plan, subdivision or use variance application which includes any property identified on the accompanying Table “D”, the Planning Board or the Board of Adjustment (in case of use variance) will require that the entirety of the affected parcel will be shown on the development plat as a public area for conservation and natural and/or historic and cultural resource protection together with community facility

needs. This is consistent with the Planning Board determination above that the entirety of such parcels is required for community facilities or as open space. Within 30 days after the development application involving a property identified on Table "D", is deemed complete or at any time thereafter, the Borough of Tenafly shall issue a Notice of Release to the developer if it does not wish to acquire the parcel or a portion thereof.

The area so designated on the development plans as public area for conservation and natural and/or historic and cultural resource protection together with community facility needs, shall be reserved with the Period of Reservation being 1 year after the approval of final plat or within such further time as may be agreed between the Borough and the developer. Unless during such period or extension thereof the municipality shall have entered into a contract to purchase or institute condemnation proceedings according to law for the fee or a lesser interest in the land comprising such open and conservation area, the developer shall not be bound by such reservations shown on the plat and may proceed to use such land in accordance with applicable development regulations.

The developer/owner of lands designated for conservation and natural or historic and cultural preservation shall be entitled to just compensation for actual loss found to be caused by any temporary reservation and deprivation of use. Just compensation shall be deemed to be the fair market value of an option to purchase the land or a lesser interest, reserved for the period of the reservation. At the conclusion of the Period of Reservation and any time extension that may be agreed to between the Borough of Tenafly and the developer, the developer may seek approval from the Planning Board to develop the property for single-family dwellings. For such development application filed, the developer will be required to utilize a cluster option and preserve no less than half of the tract as deed restricted open space.

The purpose of a mandatory cluster development is to provide standards, pursuant to N.J.S.A.40:55D-39 (b), which encourages flexibility and economy in design and layout in order to conserve open space and natural resources. Overall tract density shall be determined by the underlying zoning.

In order to insure the necessary internal consistency among the various elements of the Tenafly Master Plan, the existing Land Use Element is hereby amended to the degree necessary to include the above section. Thus the Land Use Element hereby also contains a Conservation Classification. Furthermore, the Land Use Plan of the Tenafly Master Plan is to include and depict the properties comprising Table "D" as being in the Conservation classification.

The Borough has in the past been opportunistic in seeking to enlarge existing conservation and recreational properties, most notably Davis-Johnson Park when conditions proved favorable. Believing that favorable conditions will continue to exist again and wishing not to squander any opportunity to enlarge and improve existing open space resources, this plan lists in table form and in map form those properties which surround existing open space assets. Although at this time it is not contemplated that any of these lots adjacent to open space assets will be acquired, the Borough seeks to remain alert to the potential expansion of existing open space properties as included in Table "E" and reflected on the accompanying map.



Notes: This map was prepared using the most current data available. The Borough of Tenafly is not responsible for any errors or omissions. The Borough of Tenafly is not responsible for any errors or omissions. The Borough of Tenafly is not responsible for any errors or omissions.

<p>OPEN SPACE PLAN</p> <p>DATE: 09/08/08</p> <p>BY: [Signature]</p>	<p>CONVEYANCE ORDER</p> <p>DATE: 09/08/08</p> <p>BY: [Signature]</p>	<p>LEGEND</p> <p>Green Hatching: Properties Acres and more (89)</p>	<p>PROJECT TITLE</p> <p>OPEN SPACE PLAN</p> <p>DATE: 09/08/08</p> <p>BY: [Signature]</p>	<p>SCALE</p> <p>SCALE: NOT TO SCALE</p>	<p>DATE</p> <p>DATE: 09/08/08</p>
--	---	--	---	--	--



C. Potential Development Ideas

In addition to the sites identified for potential acquisition, the following recommendations are identified for upgrades to existing facilities. These recommendations are in addition to those identified in the existing facilities inventory, located in the appendix of this document.

1. **Creation of Community Center:** As described by NRPA's guidelines, a community park consists of outdoor as well as indoor activities. Although the Borough currently has outdoor municipal fields and yards, it does not have a full service community center

With an ever increasing need for gathering and other such indoor activities, it is recommended that a community center for the benefit of the entire community should be pursued. This center should contain various amenities such as a gymnasium, common gathering rooms, storage, multi-purpose rooms, offices, kitchen, auditorium and other such spaces. A location easily accessible to the entire community would be most desirable.

Community centers are facilities used for recreational, social, educational and recreational activities.

Source: The Latest Illustrated Book of Development Definitions, 2004

2. **ADA compliant parks:** Under the American Disabilities Act, each proposed structure has to be an accessible design. This is also true for parks and playgrounds. Providing accessibility to all existing and proposed parks is recommended. The United States Access Board has developed guidelines for play areas and recreational facilities. These design guidelines should be adopted by the community and implemented in all future playground upgrades. It is highly recommended that playgrounds should include areas with play equipment designed to support an accessible design approach.



Example of an accessible playground design
 Source: Playworld Systems



Example of an accessible playground design
 Source: Playworld Systems

3. Proposed Recreational Activities:

- a. The Borough is the owner of Block 1302, Lot 2 located along Piermont Road. This vacant 3.5 acre tract has been operated as a leaf compost facility. This lot should be considered by the Borough for recreational use if its current use were to be extinguished.
- b. An interesting concept derived during the process of preparing this plan was a suggestion submitted by a resident to construct an ice hockey rink as a winter recreational sport. If the Borough decides to further investigate this proposal, it will need to determine whether any of the existing recreation sites are suitable for this use.



Block 1303, Lot 2

4. Creation of Mini Parks: Tenafly lacks small neighborhood parks for the convenience of all residents, but especially pre-school children and senior citizens. To address this shortfall, small pocket parks or mini-parks are recommended for Tenafly's various neighborhoods. Such parks not only provide a basic recreational need, but may also assist in environmental and visual enhancement of the neighborhood. These facilities can be located on but not limited to the parcels identified in Table "E", potential acquisition sites or other feasible or available sites.

5. Creation of More Passive Recreation Facilities: Tenafly is blessed with breathtaking views of the Hudson River from the Greenbrook Sanctuary and the Palisades Interstate Parkway. Further, most of the eastern half in the Borough is occupied by preserved parkland, with Lost Brook Preserve west of the Palisades Interstate Parkway and Greenbrook Sanctuary east of the Parkway. It should be noted that Palisades Interstate Parkway and U.S Route 9W run parallel to each other across Tenafly, dividing the Palisades Interstate Park and the Lost Brook Preserve.

It should be noted that Greenbrook Sanctuary makes up most of the part of Palisades Interstate Park within Tenafly's corporate boundary. This sanctuary requires a paid membership for entry and is therefore not open to the general public. There are walking/hiking trails located in the Sanctuary, but due to paid membership, the sanctuary is not accessible to all. However, the balance of the Palisades Interstate Park is open to everyone without a fee.

Currently biking trails are provided along Henry Hudson Drive and also along the old 9W route, which is closed to traffic. Due to the membership requirement of Greenbrook Sanctuary, the approach to biking trails and hiking trails for many residents of Tenafly is difficult. Better biking and walking paths should be created to link the Lost Brook Preserve to Henry Hudson Drive and old 9W for it to be accessible to all.

6. Acquire lands for additional athletic fields: Due to the growth in recent years of the Borough's recreation programs and co-sponsored activities, it has become increasingly difficult to schedule the use of existing athletic fields described in this plan for practices and games as well as provide such facilities for free-play. The Borough sponsors or co-sponsors more than fifty team sports with over 3,000 participants. It is recommended that the Borough investigate the acquisition of lands that may be suitable for conversion to active recreation, multi-use playing field purposes.

VII. ACTION PLAN

The Open Space and Recreation Plan is categorized into short term and long term action plans. These are basically planning recommendations provided in the earlier chapter but categorized into priorities.

A. Recreation Commission Initiatives: Based on an increasing number of program participants and anticipated future demands for recreation and leisure services; a full range of recreational facilities must be provided to meet the needs of Tenafly's residents. Specific goals are outlined in the Recreation Department's 5-Year Capital Plan, which was submitted as part of the 2007 Municipal Budget. These goals should be pursued as outlined below:

- During 2008 a line of trees should be added adjacent to and running parallel with Ivy Lane at Sunnyside Park. The net gain would be an enhancement to the scenic quality of the park in addition to providing a buffer between soccer balls and baseballs entering the roadway during play.
- During 2008 a restroom/storage facility should be designed for and built adjacent to the Municipal Center Field. A restroom facility would alleviate traffic in and out of the library's restroom facilities at nights and on weekends. Additional storage for recreation supplies is also necessary to house future equipment purchases and field maintenance supplies.
- During 2009 an all-abilities ADA compliant playground should be constructed. This new ADA compliant playground should include pieces of equipment that will enable children with visual impairment, sensory and physical disabilities to play freely. ADA compliant wheelchair access should be the primary concern surrounding playground additions which require vertical access.
- During 2009 resurfacing and/or color coating of the Municipal Basketball Courts is anticipated to be required to repair cracks and maintain playability.
- During 2010 a parcel of land large enough to house a community center should be acquired or cleared for future use. Key parcels identified in this plan should be considered as primary options.

B. Planning Goals:

- Creation of better connecting bike and walking paths from Lost Brook Preserve to Henry Hudson Drive and old 9W to be accessible for all residents of Tenafly.
- Prepare and budget for the acquisition of certain key parcels of land as identified in this plan for development of active and passive recreation including pocket parks.
- Preserve open space lands along the Tenakill Brook and railroad.
- Continue to maintain and improve recreation facilities.
- Investigate and establish scenic corridor overlays as suggested in the 1992 Master Plan and 2005 Master Plan Re-examination.
- Investigate the re-establishment of the outdoor theatre area at the Roosevelt Common which was removed by the Board of Education in connection with the Middle School expansion project.
- Develop programs for acquisition of land through easement and donation programs.
- Continue to participate in the Green Acres Program by applying for funding.
- Continue to participate in the County Open Space Trust Fund program by applying for funding.

C. Recent Accomplishments:

- Implement a shoreline restoration program proposed by Rutgers University at the Roosevelt Common pond during 2008 in order to improve water quality and manage the resident geese population.
- Installed synthetic surface at Municipal Center Field 2004.
- Completed the design and construction of a Skate Park at the Roosevelt Common 2005.
- Added additional fencing at Sunnyside Park and Municipal Center Field in ball field areas to improve safety 2006.
- Installed field lighting at Municipal Center field 2007.
- Replaced lights and visors at Municipal Basketball Courts 2007.
- Acquired additional land at Davis-Johnson Park and Gardens (1996).
- Completed construction of Alliene S.D. Johnson Garden Room (2004).
- Expanded recreation programming to include additional youth activities such as golf and skateboarding lessons.
- Established online registration system with the assistance of Capture Point to enable residents quick and easy registration to recreational programming.
- Resurfaced 4 tennis courts with funding from private donation in 2007.
- Installed ADA playground equipment at the playground adjacent to Griffin Park in Roosevelt Common.
- Completed the restoration of the Theodore Roosevelt monument in Roosevelt Common in 2005.

D. **Next Planning Steps:** In order for a municipality to preserve open space and upgrade its recreation facilities, the Borough is required initially to prepare and adopt an Open Space Element of the Master Plan. In response to this obligation, the Borough prepared a draft Plan.

The next logical step is for the Tenafly Planning Board to amend the Master Plan to include this Open Space Recreation Plan as an Element, and to amend the Land Use Element of the Master Plan to ensure consistency between the plans. Once the Planning Board has amended its Master Plan, the process of preserving open space and upgrading recreation facilities is underway.

The next step in this process is to implement the plan's recommendations. The Planning Board sent their recommendations to the Mayor and Council regarding the Conservation Overlay Zone Ordinance on March 3, 2008. It is recommended the Planning Board forward these recommendations to the Mayor and Council again for their further review. The Conservation Overlay District will create the means by which the Borough can begin to preserve sites. As detailed in this plan, the Borough lacks "mini-parks" to serve individual neighborhoods. The Conservation Overlay District will assist the Borough in the development of mini-parks that will contribute to the character of the already established residential neighborhoods.

In addition to the lands that should be acquired for mini-parks, the preceding pages identify larger parcels to be considered for acquisition. The acquisition of these larger parcels is important to the preserving the character of the borough and should be actively pursued. In order to fund their acquisition, the Borough should take advantage of the numerous grants identified in the appendix of this document. Lastly, in addition to land acquisition, the Borough has one other task to complete. Based on the existing facilities inventory, (detailed in the appendix of this document), there are a number of existing facilities that warrant upgrade and rehabilitation. In order to pursue these rehabilitation projects an engineer should provide detailed cost estimates and plans for each of the park upgrades, and the Borough should pursue grant monies to assist in their funding. All of the necessary information for

Lastly, in addition to land acquisition, the Borough has one other task to complete. Based on the existing facilities inventory, (detailed in the appendix of this document), there are a number of existing projects. An engineer should provide detailed cost estimates and plans for each of the park upgrades, and the Borough should pursue grant monies to assist in their funding. All of the necessary information for planning these projects is detailed in the appendix of this document on the following pages.

VIII. Appendix

A. Existing Open Space and Recreation Facilities Inventory..... 34

 1. Existing Recreation Sites 35

 2. Board Of Education Sites..... 54

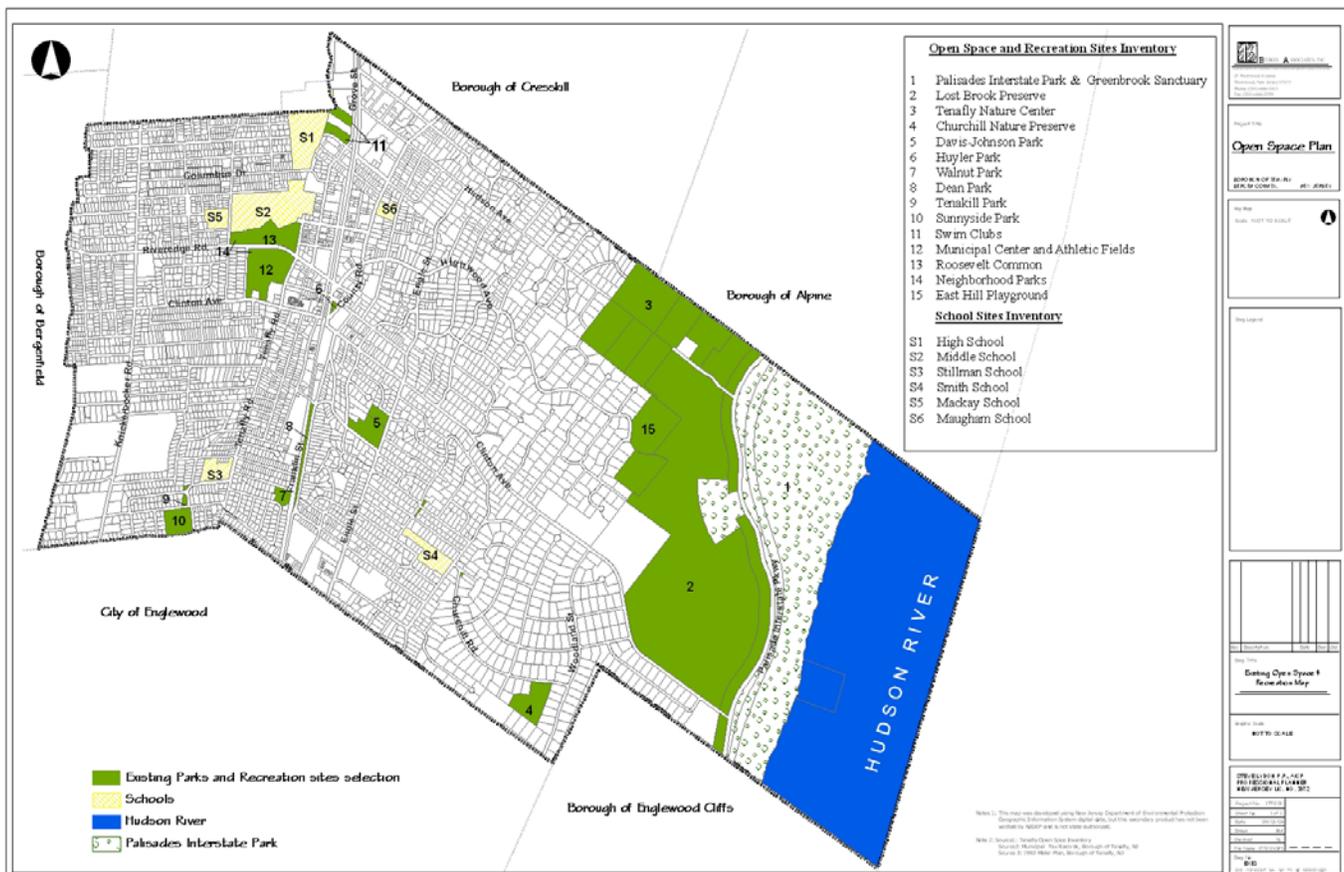
 3. Recreation Facilities..... 58

B. Table D: Parcels to be located in Conservation District..... 62

C. Table E: Parcels Adjacent to Open Space and Conservation Holdings..... 65

D. Funding Sources..... 67

A.. Existing Open Space and Recreation Facilities Inventory



1. EXISTING RECREATION SITES

Existing recreation space in Tenafly consists of publicly and privately owned land. Recreation 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, requiring equipment and taking place at prescribed times, places, sites or fields. It can include activities such 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 include and mean open space nature walks and observation.

Active and passive recreation activities are distinguished in a land use perspective based on their potential impacts on surrounding land uses. Located within the Borough of Tenafly are a total of approximately 424 acres of various municipal parks, open space lands and the municipal center. Dominating the municipal lands are the lands on the East Hill consisting of Lost Brook Preserve, the Tenafly Nature Center which adjoins the Preserve, Greenbrook Sanctuary and the Palisades Interstate Park which extends the full length of the Borough on the easterly side of US 9W.

A brief description of each recreation site located in the Borough is provided as follows:

Park uses are often divided between two classifications: Active & Passive

Active recreation includes a number of leisure activities, usually of a formal nature and often performed with others, requiring equipment and taking place at prescribed places, sites and fields. Active recreation refers to a mix of uses in a neighborhood park that may include the following facilities or facility types: athletic fields, buildings or structures for recreational activities, concession, community garden, courses or courts, children's play area, dog play area, or a bike path.

Passive recreation includes activities that involve relatively inactive or less energetic pursuits, such as walking, sitting, picnicking, board and table games. A passive recreation area refers to a mix of uses in a neighborhood park, undeveloped land or minimally improved lands which includes the following: landscaped areas, natural areas, ornamental gardens, non-landscaped green spaces, stairways, decorative fountains, picnic areas, water bodies, or trails without recreational staffing.

Source: The Latest Illustrated book of Development Definition, 2004 and Glossary of Forestry Terms, National Park Association.



a. Palisades Interstate Park (Greenbrook Sanctuary)

Dominating along the eastern section of the Borough are the State owned lands of Palisades Interstate Park. Palisades Interstate Park is located within the northeastern portion of Bergen County and consists of approximately 100,000 acres of parklands and historic sites maintained by the Palisades Interstate Park Commission, with 2,400 acres in New Jersey. This commission was created in 1900 to preserve the land along the Hudson River, which was threatened to be drastically altered due to relentless quarrying. The idea was to turn this scenic 13-mile stretch of the Hudson River waterfront into a unique public “playground”.

The Palisades Interstate Park occupies approximately 250 acres of land in the Borough of Tenafly. Most of the land is located east of US 9W with a small portion of land west of 9W. The western portion is approximately 17 acres. The Palisades Interstate Park is open to the public and consists of bike and hiking trails along the Henry Hudson Drive. It provides breathtaking views of the Hudson River and New York City. The Palisades Interstate Park has been identified as a Natural Historic Landmark for Conservation and National Natural Landmark for Geology.

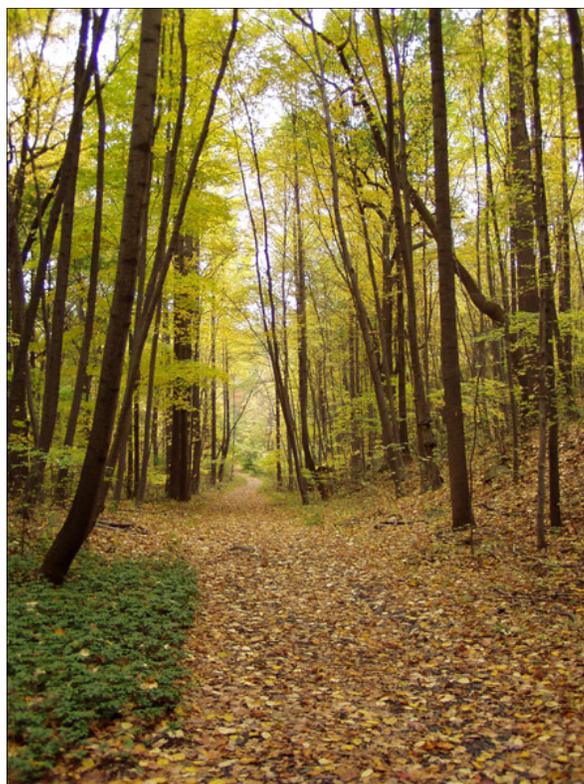
The eastern portion is approximately 233 acres. A portion of the eastern side is occupied by Greenbrook Sanctuary. Greenbrook Sanctuary is a heavily wooded nature preserve at the top of the Palisades cliffs and extends over the municipal boundary into Alpine. The sanctuary totals 165 acres with approximately 2/3 of this located in Tenafly. It is administered by the Palisades Nature Association (PNA).

Greenbrook Sanctuary is home at least part of the year to over 250 species of birds, offers magnificent river views, waterfalls, and numerous species of various plants and animals and thereby offers an important and abundant supply of natural features. Since this is a nature preserve, it is not open to the public and can only be accessed by members. Greenbrook Sanctuary does not offer any biking trails and does not permit any pets into the sanctuary.

A five-acre pond, with a small adjoining bog, increases the great ecological diversity of this sanctuary. The 250-foot Greenbrook Falls is a water feature of one of the three major streams which drain the area and tumble down into the Hudson River.



Greenbrook Area on top of the cliffs, Tenafly –1933
 Source: Palisades Interstate Park (NJ), *A Pictorial History: 1900-1950*



Greenbrook Road to the Pond
 Source: Palisades Interstate Park (NJ), *Sept 25, 2006*

Greenbrook Sanctuary

TRAILS

(letters denote specifically marked trails)

- A** Picture Point Loop
- B** Big Loop
- C** Cliff Edge Trail
- D** Dead End Trail
- E** Lambier Gulch Trail
- F** Old Powder Magazine Trail
- G** Rock Glen Trail
- H** Federation Entrance Trail
- J** Swampland Trail
- K** Kelders Trail
- L** Link Trail
- M** Butternut Trail
- N** Lowland Fern Trail
- O** Horned Owl Trail
- P** Bald Eagle Point Trail
- S** South End Trail
- W** Tarvin Wildflower Trail
- ① Caroline A. Dunham Sphagnum Bog Trail
- ② Old Lambier Road
- ③ Native Plant Project Trail
- ④ Fair Field
- ⑤ Wherry Fern Trail

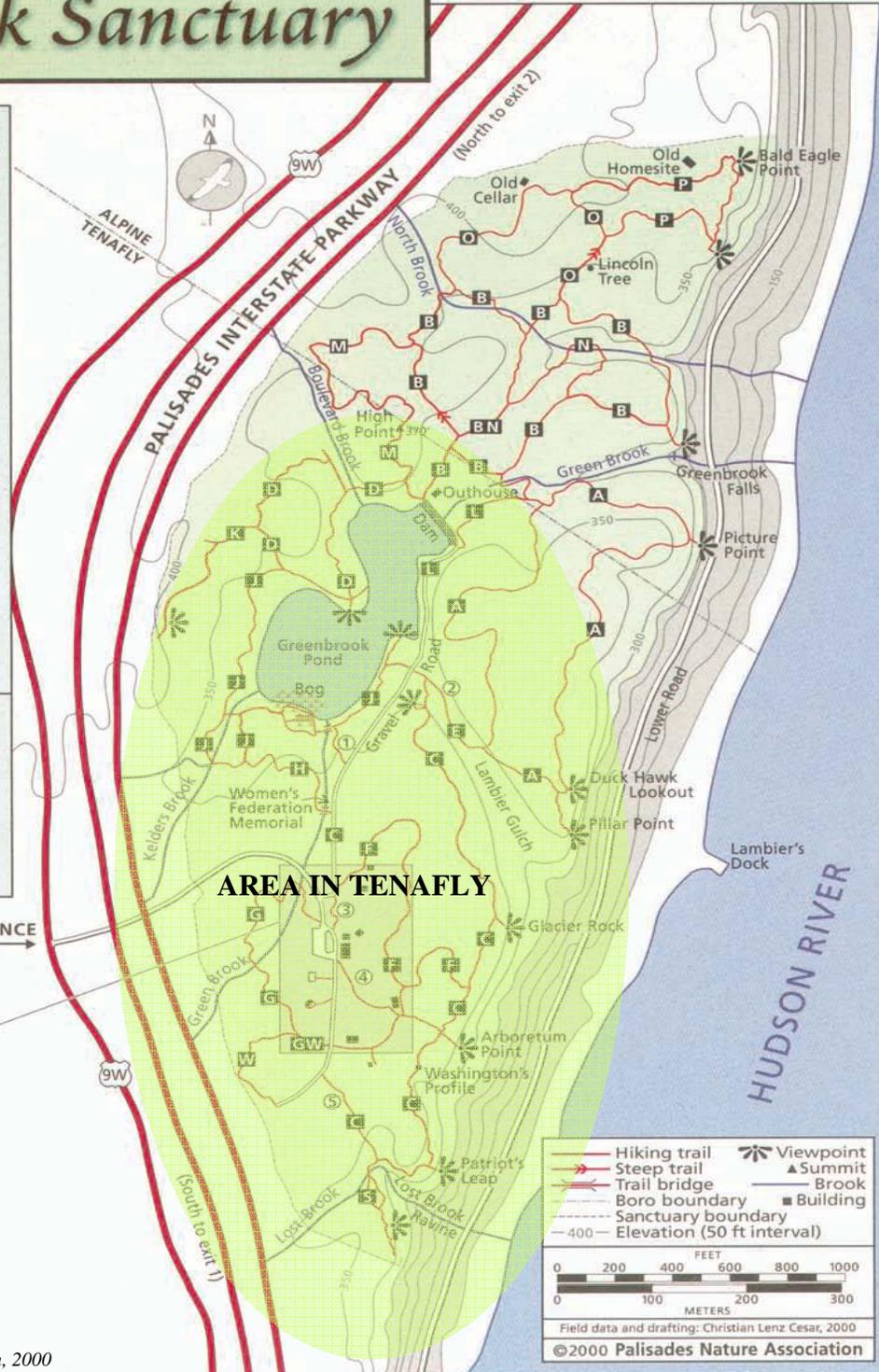
TRAVEL DIRECTIONS

By Car: Entrance on Route 9W, Tenafly, NJ, 0.8 mile north of East Clinton Ave., 0.5 mile south of Tamcrest Estates (Formerly Montammy Country Club).

Bus from NYC: From Port Authority Bus Terminal at 42nd Street. Coach USA Bus C9, Red & Tan Lines, Bus Stop adjacent to entrance road.



Source: Palisades Nature Association, 2000



AREA IN TENAFLY

	Hiking trail		Viewpoint
	Steep trail		Summit
	Trail bridge		Brook
	Boro boundary		Building
	Sanctuary boundary		
	-400-		Elevation (50 ft interval)

0 200 400 600 800 1000
0 100 200 300
FEET
METERS

Field data and drafting: Christian Lenz Cesar, 2000
©2000 Palisades Nature Association

“the sanctuary is an oasis of solitude and natural beauty, minutes away from one of the noisiest, most densely populated areas in the world. In the wildest, most secluded acres, trees rise 100 to 130 feet and are often over 200 years old. Awed hikers feel hundreds of miles and years away from the cities in such primeval forests...”

Source: Palisades Nature Association, Alpine, NJ

b. Lost Brook Preserve

The Lost Brook Preserve was created from 250.86 acres of a 330 acre woodland lot acquired for preservation by the Borough in 1975. Acquisition was made possible by the largest Green Acres grant ever awarded at that time by the State of New Jersey and by other public and private funds, including substantial pledges by local residents. The site borders East Clinton Avenue and Route 9W and is densely wooded in nature.

The preserve is open to the public year round and offers seven miles of hiking trails and is surrounded by a mixed hardwood oak forest. Adjoining this preserve is the 65.26 acre Tenafly Nature Center. Together these preserved properties offer a significantly large, relatively intact holding of preserved land.

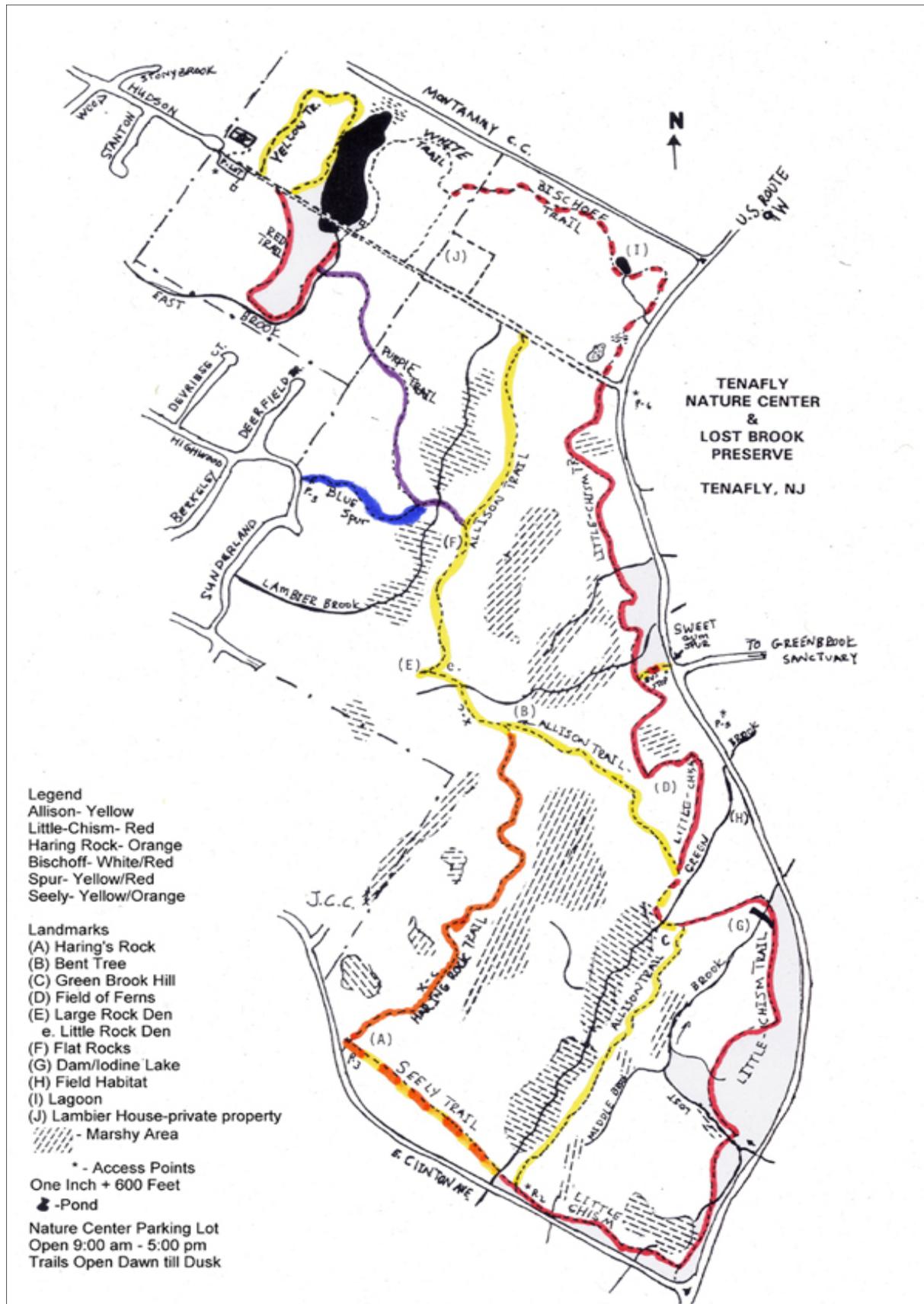
In 2005, the Borough leased the Lost Brook Preserve to the Tenafly Nature Center to maintain and manage the Preserve and to sponsor, organize and supervise appropriate events, such as hiking and nature walks open to the public.



Aerial view of Lost Brook Preserve
 Source: Google Earth, 2002

“The Lost Brook Preserve is one of the factors that has allowed Tenafly to maintain a country-like setting, despite being only six miles north of the George Washington Bridge. Deer, hawks and even coyote use the preserve as their home.

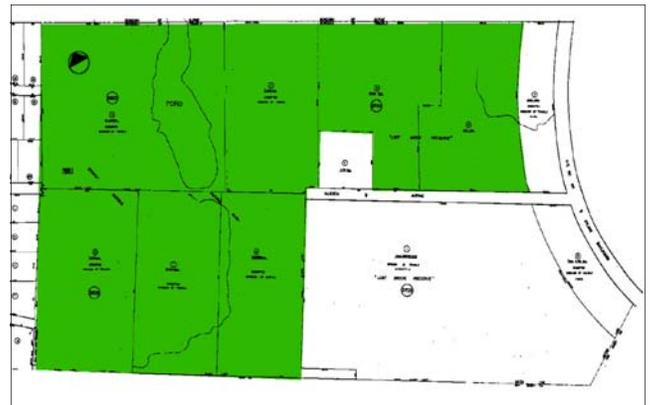
Source: Ian O’ Connor “If you are thinking of living in: Tenafly”- The New York Times, April 24,1988



Source: Tenafly Nature Center, Tenafly, NJ

c. Tenafly Nature Center

Tenafly Nature Center (TNC) was originally a 65.26 acre haven that provides year round environmental educational programs. It is operated by the Tenafly Nature Center Association, which is a member supported, non-profit organization dedicated to preservation and education. Recently Tenafly Nature Center signed a lease to maintain and manage the Lost Brook Preserve. The Center now stewards a total area of 378.76 acres that includes the Lost Brook Preserve (250.86 acres), the buffer along 9W (31.12 acres), a portion of Palisades Interstate Park on the west side (16.72 acres), East Hill Playground (14.8 acres) and the Center area of 65.26 acres.



Tenafly Nature Center– Block 2603, Lot 17, Block 2701, Lots 1,2,5 & 6, Block 2606, Lot 5, Block 2702, Lot 2, and Block 2806, Lot 1
 Source: Municipal Tax Records, Tenafly , NJ

Atop the Palisades, the Tenafly Nature Center consists of wooded forest, wetlands, streams and a 3-acre pond. Visitors take advantage of over seven miles of maintained hiking trails with several bridges and boardwalks. Environmental education programs are held in the Redfield Building (Visitors Center), Education Pavilion, and a bird-watching shelter. An aviary houses rehabilitated hawks and owls.



John A. Redfield Building 2,646 s. f.– Visitors Center
 Source: Tenafly Nature Center, Tenafly , NJ

The Center is a place to relax and study the flora and fauna. The Nature Center supports abundant wildlife, including over 50 species of nesting birds, 23 mammals and 24 types of amphibians and reptiles.

The John A. Redfield building houses natural history exhibits and live animal displays. Professional naturalists offer a wide range of programs to school children, scouts, families and birthday parties with over 700 groups and 20,000 program participants annually.

Tenafly Nature Center offers a variety of environmental education programs year-round in Tenafly and surrounding communities. Program topics include: endangered species, pond ecology, apple cider making, trees of Tenafly and many more. TNC also offers public programming for families, adults, and children of all ages, including after-school programs, Summer Nature Day Camp, and natural history field trips. The staff also provides the community with answers to questions about local wildlife and plants.

“Tenafly Nature Center is a wildflower watcher’s dream, especially the Red Trail in spring. The delicate spring beauty has grass-like leaves and white, pink-lined petals and may be found alongside the tiny white umbels of the dwarf ginseng. The trout lily and purple violet are scattered throughout the forest. As these flowers begin to fade, Canada mayflower, may apple, Solomon’s-seal and wild geranium emerge, along with the show-stopping pink lady’s-slipper”.

Source: New Jersey Birding & Wildlife Trails

d. Churchill Nature Preserve

This 8 acre site was acquired by the Borough in the 1960's. The primary purpose for which this preserve was acquired was to provide an abundant supply of space for various types of flora and fauna preserved in their natural state for visitors to observe. It is located on Churchill Road and joins the list of recreation sites available in the Borough today. Local Scout Troop 86 has provided trail maintenance and constructed new bridges within the preserve.



Churchill Nature Preserve– Block 3102, Lot 4
 Source: Municipal Tax Records, Tenafly, NJ



Churchill Nature Preserve Entrance from Churchill Road
 Source: Burgis Associates, 2007



e. Davis-Johnson Park & Gardens

Located at the corner of Engle Street and Westervelt Avenue, this 7+ acre site contains beautiful gardens and paths including a rose garden that has become a significant attraction for visitors to the park. It is part of locally designated Atwood Highwood Park Historic District.

The original tract of 5.26 acres was bequeathed to the town in 1974 from the Estate of Alliene S.D. Johnson. In 1993, Tenafly acquired an additional 1.97 acres to protect the park from the impact of proposed development on an adjacent property. Today the park contains a greenhouse, maintenance facility, meeting room, gazebo, brick patio, walking paths, landscaping and flowerbeds, and the stabilized ruins of the Johnson House Foundation.



Davis-Johnson Park –Block 1804, Lots 13 and 14
Source: Municipal Tax Records, Tenafly, NJ



Davis-Johnson Gazebo– Weddings are held here
Source: The Women’s Club of Englewood



Davis– Johnson Park
Source: The Women’s Club of Englewood

f. Huyler Park

Huyler Park is located in the center of Tenafly’s downtown next to the historic railroad station. This passive park is the site of a summer concert series hosted by the Tenafly Business Development Committee. It is also the site for the annual Memorial Day ceremonies. The park also contains memorials to Tenafly veterans, a reused platform, memorial evergreens and significant specimen plantings of weeping beech. The railroad station is on the National and State Register of Historic Places.



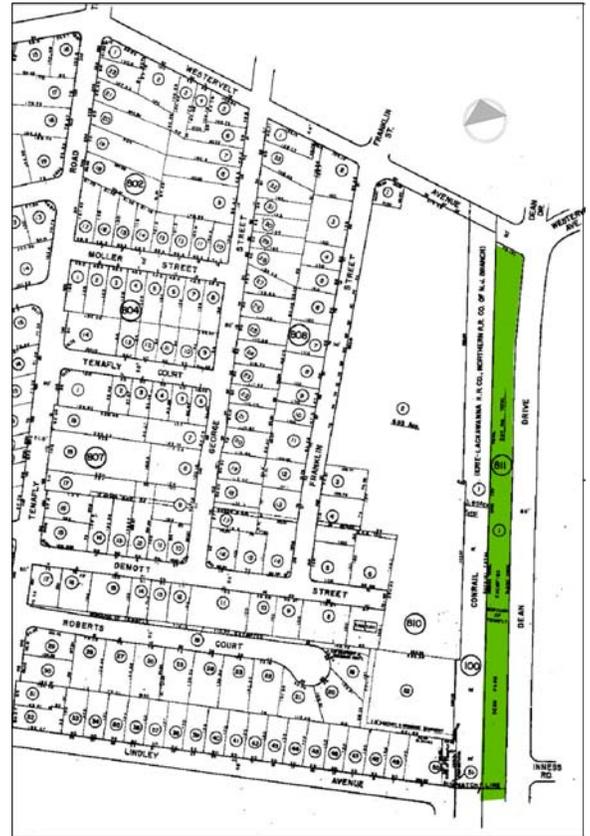
Huyler Park– Block 1013, Lot 1
 Source: *Municipal Tax Records, Tenafly, NJ*



Huyler Park
 Source: *Borough of Tenafly, NJ*

g. Dean Park

Located along the west side of Dean Drive this park stretches for approximately 2,150 feet along the railroad line from Westervelt Avenue to Walnut Drive. This park contains roughly 2.64 acres of land area and is a prime example of a linear park. Currently the park is developed as a stretch of green. It is suggested that a bike or a walking path or exercise track could be designed and accommodated along the length of this park.



Dean Park— Block 811, Lot 1
 Source: Municipal Tax Records, Tenafly, NJ



Dean Park
 Source: Burgis Associates, 2007

This could be converted into a beautiful bike or walking trail park—Resident of Tenafly

h. Walnut Park

Walnut Park is located between Walnut Drive and Leonard Avenue. The park contains two children’s playground areas and open space. It is ideally located in a residential neighborhood and is accessed by all.



Walnut Park-Block 704, Lot 11
 Source: Municipal Tax Records, Tenafly, NJ



Walnut Park looking at children’s playground
 Source: Burgis Associates, 2007

“My children just love being here in the evenings, plus I don’t have to worry about them being safe as I know they are in the neighborhood” – Resident of Tenafly

i. Tenakill Park

Located opposite Sunnyside Park, this 0.24 acre park is currently an open area utilized by the local neighborhood. It does not house any recreational facilities, but is an ideal neighborhood park.



Tenakill Park-Block 804, Lot 12
Source: Municipal Tax Records, Tenafly, NJ



Tenakill Park
Source: Burgis Associates, 2007

j. Sunnyside Park

The land for Sunnyside Park was deeded to Tenafly by Malcolm S. and Helen R. Mackay on January 22, 1925. The Borough recently renovated this 5.5 acre park and recreation area. It is located on Oak Avenue. This park includes a walking path around its perimeter, two children’s play areas for older and younger children, a restroom, and a storage facility. The park includes three playing fields used for softball and baseball and the site accommodates two soccer fields.

This is a multiple use park used for various recreational activities such as baseball, softball and soccer. Various enhancements are recommended.

- Enhancement and beautification of the park is recommended. This could be achieved by creating a planted buffer along Ivy Lane. This may not only provide a safer alternative for passing motorists on the road by restricting soccer balls and baseballs entering the road but will also create a visual buffer between the park and the road.
- Following are the noted recommendations concerning the field:
 - ⇒ Addition of a permanent shelter for players at the fields. Currently the players, which are mostly youth, are using open “dug-out” shelters.
 - ⇒ Addition of high quality clay on the infields.
 - ⇒ Repair and maintenance of the on-site bathroom facility.
 - ⇒ Existing drainage problems on the field could be corrected. The conversion to a synthetic turf material will provide a superior option in terms of drainage, durability and overall quality. However this would be a costly alternative as compared to the construction of the sod field. Artificial turf has some negative environmental implications also.



Sunnyside Playground-Block 607, Lot 8
 Source: Municipal Tax Records, Tenafly, NJ



Sunnyside Playground
 Source: Burgis Associates, 2007



View of existing field
 Source: Burgis Associates, 2007

k. Swim Clubs

Although the Borough owns these lands, the swim clubs have been leased to two private swim clubs. These are known as Tenafly and the Tenakill Swim Clubs respectively and are located on Grove Street adjacent to one another. These are not open to the public and residents are required to pay a membership fee for use of either facility.

Tenafly is fortunate to have both clubs operating in the Borough. If either one of these swim clubs should terminate operations, the Borough owned property could be transformed into a more intensive use such as possibly a multi-purpose recreation and community center.



Swim Club-Block 1210, Lots 5 & 7
 Source: Municipal Tax Records, Tenafly, NJ



Tenakill Swimming Pool
 Source: Tenakill Swim Club

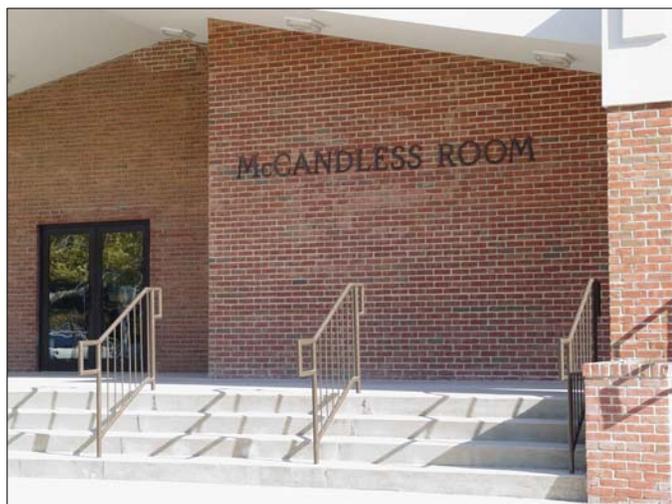
I. Municipal Center Athletic Fields & Basketball Courts

Located behind the Municipal Center is a newly constructed artificial turf field that is a multipurpose field used for soccer, football and softball. Municipal basketball courts are located at the southwest corner of Riveredge Road and Tenafly Road. The municipality recently added lights along the field.

In addition to active recreation, the Municipal Center site also provides passive recreation. The McCandless Room, adjacent to the Tenafly Public Library, is used for various activities such as karate classes, dance classes and other such activities organized by the Recreation Department. Further, it is also used for activities such as book sales, science exhibitions, puppet shows and other activities sponsored by the Library.



Municipal Field –Block 1008, Lot 1
 Source: Municipal Tax Records, Tenafly, NJ



McCandless Room
 Source: Borough of Tenafly, Tenafly, NJ



Soccer Field
 Source: Borough of Tenafly, Tenafly, NJ

The following are suggestions for the upgrading of these facilities:

- ⇒ Construction of a retaining wall on hill area adjacent to Froggy Park. This wall can eliminate or redirect stormwater dirt and debris from reaching the field.
- ⇒ A spectator facility is recommended for the visiting team on site. Additional team benches and dugout areas need to be added around the fields.
- ⇒ Creating a diamond in the northwest & southwest corner with additional dugout shelters is suggested.
- ⇒ Additional restroom facilities with enough space to include storage areas and concession stands.
- ⇒ Resurface basketball courts with color coating.
- ⇒ Basketball court lighting equipment requires improvements such as repainting of the lighting posts and repair or replacement of the photo cells linked to the timer of the lights.

m. Roosevelt Common

This 10 acre site was part of a 30 acre site that was donated by the Mackay Family to the Board of Education. The Roosevelt Common portion of the site was transferred to the Borough by the Board of Education in 1980. Located on Riveredge Road this site contains the historic Theodore Roosevelt Monument and Pond. The Theodore Roosevelt Monument, dedicated in 1928, is one of the 26 publicly accessible, outdoor memorials to the former President and it's the only such memorial to commemorate his conservation efforts. In 2006, the Roosevelt Monument was approved for listing on the New Jersey and National Register of Historic Places.

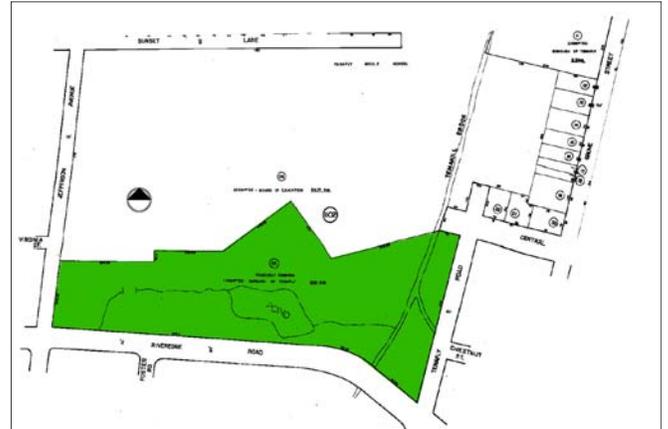
There are seven (7) tennis courts within the Common available for use by residents with a tennis badge obtained from the Recreation office .

The following upgrades regarding the tennis courts are recommended:

- ⇒ Repairing of lighting structure at the courts.
- ⇒ Replacing the fencing at courts adjacent to the Little League field house.

The Common includes walking paths and two children's play areas and is a popular leisure time location for Tenafly residents. This attractive park was designed by Marjorie Sewell Cautley, a renowned landscape architect who was influential in the conceptual development of some early, visionary twentieth-century American communities. Recently a skate park was constructed adjacent to the pond. Roosevelt Common is also the site of the annual Independence Day celebration in Tenafly.

The Theodore Roosevelt Monument was restored in 2006 with Municipal Open Space Funds and Bergen County Open Space Farmland Recreation and Historic Preservation Trust Funds.



Roosevelt Common-Block 1102, Lot 23
Source: *Municipal Tax Records, Tenafly, NJ*



The Roosevelt Common Pond
Source: *Borough of Tenafly, Tenafly, NJ*



n. Neighborhood Parks & Playgrounds

The Borough maintains a number of small neighborhood parks and playground areas. **Froggy Park** is located at the corner of West Clinton Avenue and Foster Road. It is a popular play area for children between the ages of 2-5.

Griffin Park is located within the Roosevelt Common on Riveredge Road. This area contains playground equipment for children 2-5 years of age.

There is a playground for 5-12 year olds between Griffin Park and the Jefferson Avenue parking lot. Next to this playground is a handicap accessible swing.



Froggy Park
Source: Burgis Associates, 2007



Griffin Park located in Roosevelt Common
Source: Burgis Associates, 2007

o. East Hill Playground

Located adjacent to Lost Brook Preserve, this 14.8 acre site is largely undeveloped and is densely wooded. The site was acquired by the Borough in 1963 as part of a land exchange and is known as the “East Hill Playground”. The land was reserved for possible future use as a school. The land is now retained as part of the Borough’s open space network.



East Hill Playground– Block 2802, Lot 5
 Source: Municipal tax records, Tenafly, NJ

2. EXISTING BOARD OF EDUCATION RECREATIONAL FACILITIES

The Borough of Tenafly consists of a well respected and independent Board of Education that operates the several public schools located in the Borough. The Tenafly Public School system is comprised of four (4) K-5 elementary schools, a middle school (6-8) and a high school (9-12). There are several recreation facilities provided by these schools. Provided below is the listing of these various school sites and the facilities they offer:

a. Tenafly High School

Tenafly High School is located on 23.8 acres and was constructed in 1972. It provides an extensive athletic program for all students and has several facilities including soccer fields, softball fields, baseball fields and tennis courts. During fall the school offers its soccer fields for Junior Soccer and the High School gymnasium for adult co-ed volleyball. In the spring the softball fields are utilized by the Tenafly Recreation girls softball league and men's softball league and Tenafly Little League. During winter, the activities move indoors and the school facilities are used for wrestling and basketball in its gymnasium.



Aerial view of Tenafly High School-Block 1210, Lot 1
Source: Google Earth, 2002

b. Tenafly Middle School

Tenafly Middle School was built in 1958 and is located on 24.1 acres. It includes a football field that is surrounded by a running track, a general playing field and a gymnasium for indoor activities. The school hosts cheerleader practice in the fall, indoor basketball activities during winter and also is a location for a Recreation Department sponsored and operated day camp during summer months. Recently opened, an additional gymnasium has been added to the school.



Aerial view of Tenafly Middle School-Block 1102, Lot 24
Source: Google Earth, 2002

c. Stillman School

Located on Tenafly Road, this elementary school occupies an area of 4.89 acres. It provides two playgrounds for the students, one baseball field and one soccer field for outdoor activities and one multipurpose room for indoor activities. The school is used by the Recreation Department for aerobics during the fall and winter seasons.



View of Existing Field at Stillman School– Block 701, Lot 8

Source: Burgis Associates, 2007

d. Smith School

Located on a 6.6 acre lot, this elementary school was built in 1954. This school provides an open playfield that includes a softball field, a basketball court, a playground and a gymnasium.



View of Existing Field at Smith School– Block 2202, Lot 13

Source: Burgis Associates, 2007

e. Mackay School

Located on a 3.6 acre site, Mackay School provides a playground, a small baseball field, and a surfaced multi purpose area. It also includes a gymnasium for indoor activities. During the fall it is used by the Tenafly Junior Soccer League while in winter it is used by Tenafly Youth Basketball for its activities.



Aerial view of Mackay School– Block 207, Lot 20
Source: Google Earth, 2002

f. Maugham School

This school is located on a 2.16 acre site and was built in 1929. The school has a new turf field, a playground, and a basketball court for outdoor activities and includes a gymnasium for indoor activities. Tenafly Junior Soccer league utilizes the field during the fall. It is also made available in the spring to Tenafly Recreation for girl’s softball practice and to Tenafly Little League.



Aerial View of Maugham School-Block 1601, Lot 1
Source: Google Earth, 2002



Open Space and Recreation Sites Inventory

- 1 Palisades Interstate Park & Greenbrook Sanctuary
 - 2 Lost Brook Preserve
 - 3 Tenafly Nature Center
 - 4 Church Hill Nature Preserve
 - 5 Davis-Johnson Park
 - 6 Huyler Park
 - 7 Walnut Park
 - 8 Dean Park
 - 9 Tenafill Park
 - 10 Sunnyside Park
 - 11 Swirn Clubs
 - 12 Municipal Center and Athletic Fields
 - 13 Roosevelt Common
 - 14 Neighborhood Parks
 - 15 East Hill Playground
- School Sites Inventory**
- S1 High School
 - S2 Middle School
 - S3 Sullivan School
 - S4 Smith School
 - S5 Mackay School
 - S6 Maughan School

FIGURE 1: EXISTING PARKS AND RECREATION SITES SELECTION
 Prepared by: Tenafly Borough Office
 Date: 09/2008
 Scale: 1" = 1000'
 Source: 1. Tenafly Borough Office
 Source 2. 1998 Aerial Photograph
 Source 3. 1998 Aerial Photograph
 Source 4. 1998 Aerial Photograph
 Source 5. 1998 Aerial Photograph
 Source 6. 1998 Aerial Photograph
 Source 7. 1998 Aerial Photograph
 Source 8. 1998 Aerial Photograph
 Source 9. 1998 Aerial Photograph
 Source 10. 1998 Aerial Photograph
 Source 11. 1998 Aerial Photograph
 Source 12. 1998 Aerial Photograph
 Source 13. 1998 Aerial Photograph
 Source 14. 1998 Aerial Photograph
 Source 15. 1998 Aerial Photograph
 Source 16. 1998 Aerial Photograph
 Source 17. 1998 Aerial Photograph
 Source 18. 1998 Aerial Photograph
 Source 19. 1998 Aerial Photograph
 Source 20. 1998 Aerial Photograph
 Source 21. 1998 Aerial Photograph
 Source 22. 1998 Aerial Photograph
 Source 23. 1998 Aerial Photograph
 Source 24. 1998 Aerial Photograph
 Source 25. 1998 Aerial Photograph
 Source 26. 1998 Aerial Photograph
 Source 27. 1998 Aerial Photograph
 Source 28. 1998 Aerial Photograph
 Source 29. 1998 Aerial Photograph
 Source 30. 1998 Aerial Photograph
 Source 31. 1998 Aerial Photograph
 Source 32. 1998 Aerial Photograph
 Source 33. 1998 Aerial Photograph
 Source 34. 1998 Aerial Photograph
 Source 35. 1998 Aerial Photograph
 Source 36. 1998 Aerial Photograph
 Source 37. 1998 Aerial Photograph
 Source 38. 1998 Aerial Photograph
 Source 39. 1998 Aerial Photograph
 Source 40. 1998 Aerial Photograph
 Source 41. 1998 Aerial Photograph
 Source 42. 1998 Aerial Photograph
 Source 43. 1998 Aerial Photograph
 Source 44. 1998 Aerial Photograph
 Source 45. 1998 Aerial Photograph
 Source 46. 1998 Aerial Photograph
 Source 47. 1998 Aerial Photograph
 Source 48. 1998 Aerial Photograph
 Source 49. 1998 Aerial Photograph
 Source 50. 1998 Aerial Photograph
 Source 51. 1998 Aerial Photograph
 Source 52. 1998 Aerial Photograph
 Source 53. 1998 Aerial Photograph
 Source 54. 1998 Aerial Photograph
 Source 55. 1998 Aerial Photograph
 Source 56. 1998 Aerial Photograph
 Source 57. 1998 Aerial Photograph
 Source 58. 1998 Aerial Photograph
 Source 59. 1998 Aerial Photograph
 Source 60. 1998 Aerial Photograph
 Source 61. 1998 Aerial Photograph
 Source 62. 1998 Aerial Photograph
 Source 63. 1998 Aerial Photograph
 Source 64. 1998 Aerial Photograph
 Source 65. 1998 Aerial Photograph
 Source 66. 1998 Aerial Photograph
 Source 67. 1998 Aerial Photograph
 Source 68. 1998 Aerial Photograph
 Source 69. 1998 Aerial Photograph
 Source 70. 1998 Aerial Photograph
 Source 71. 1998 Aerial Photograph
 Source 72. 1998 Aerial Photograph
 Source 73. 1998 Aerial Photograph
 Source 74. 1998 Aerial Photograph
 Source 75. 1998 Aerial Photograph
 Source 76. 1998 Aerial Photograph
 Source 77. 1998 Aerial Photograph
 Source 78. 1998 Aerial Photograph
 Source 79. 1998 Aerial Photograph
 Source 80. 1998 Aerial Photograph
 Source 81. 1998 Aerial Photograph
 Source 82. 1998 Aerial Photograph
 Source 83. 1998 Aerial Photograph
 Source 84. 1998 Aerial Photograph
 Source 85. 1998 Aerial Photograph
 Source 86. 1998 Aerial Photograph
 Source 87. 1998 Aerial Photograph
 Source 88. 1998 Aerial Photograph
 Source 89. 1998 Aerial Photograph
 Source 90. 1998 Aerial Photograph
 Source 91. 1998 Aerial Photograph
 Source 92. 1998 Aerial Photograph
 Source 93. 1998 Aerial Photograph
 Source 94. 1998 Aerial Photograph
 Source 95. 1998 Aerial Photograph
 Source 96. 1998 Aerial Photograph
 Source 97. 1998 Aerial Photograph
 Source 98. 1998 Aerial Photograph
 Source 99. 1998 Aerial Photograph
 Source 100. 1998 Aerial Photograph

PROPOSED PLAN
 PROJECT NUMBER: 08-002
 DATE: 09/2008
 SCALE: 1" = 1000'
 SHEET: 1 OF 1
 PROJECT: OPEN SPACE AND RECREATION PLAN
 PREPARED BY: BURGIS ASSOCIATES
 CHECKED BY: []
 APPROVED BY: []

3.. EXISTING RECREATION FACILITIES

The Tenafly Recreation Department is well respected within the local municipal government. This department maintains its status as an accredited agency by the National Recreation and Park Association. Tenafly Recreation offers a wide variety of instructional programs and seasonally themed events for all ages. The primary function of this department is to provide sports and recreation activities for all residents of Tenafly regardless of their age. The department emphasizes sportsmanship, teamwork, skills development and social skill development.

The various active recreation activities provided in the Borough are described below. All of these activities are located within the aforementioned recreational sites.

- a. **Municipal Field:** Located behind the Tenafly Library, this field is used for softball, soccer and football. Field use is by permit only. Permits may be obtained at the Recreation Office.



Tenafly Recreation Department Mascot— “Recky”
 Source: Borough of Tenafly, NJ



Municipal Field
 Source: Borough of Tenafly, NJ

What is an active friendly environment? — A place that makes it easy to make the choice to be physically active, through planned exercise or routine daily activity.

Source:Active Living Research, 2005

- b. **Sunnyside Park:** Located between Oak Avenue and Ivy Lane, this park is used for baseball, softball and soccer. Sunnyside Park also contains a walking path and a playground area. The field use is by permit only. Permits may be obtained at the Recreation Office.



Sunnyside Park

Source: Borough of Tenafly, NJ

- c. **McCandless Room:** Located in the Municipal Center, the room is primarily used for various indoor activities organized by the Recreation Department. The activities range from karate and dance classes, organized by the Recreation Department to book sales and science exhibitions which are organized by the Tenafly Library. The room is named after Mr. Charles McCandless, a generous donor to the Tenafly Library.



McCandless Room

Source: Borough of Tenafly, NJ

- d. **Basketball:** Municipal basketball courts are located on Tenafly Road across from the Tenafly Post Office. Courts are lighted from dusk to 10:00 pm, with the exception of December, January and February when the lights are not turned on.



Basketball Courts

Source: Borough of Tenafly, NJ

e. **Tennis:** There are a total of twelve (12) tennis courts. Seven (7) of the courts are located in Roosevelt Common and five (5) are located behind Tenafly High School. Three (3) of the seven (7) courts in Roosevelt Common are lighted. Badges are required for usage of these courts and can be purchased at the Recreation Office.



Tennis Courts
Source: Borough of Tenafly, NJ

f. **Skate Park:** The Tenafly skate park is located at the Roosevelt Common across from the Municipal Center.

The Borough was awarded a matching grant from the Bergen County Open Space Trust Fund to purchase and install the equipment at two (2) former tennis courts at Roosevelt Common.



Skate Park
Source: Borough of Tenafly, NJ

g. **Swimming:** Tenafly is fortunate to have two swimming facilities. The Borough owns the land which is leased to the two private swim clubs, Tenafly and Tenakill Swim Clubs. Both of these are non-profit organizations, requiring membership to use the facilities. Both clubs are located on Grove Street adjacent to each other. In the future if conditions change, either property could potentially continue to serve additional recreational needs of Borough residents.



Swim club
Source: Tenakill Swim Club, Borough of Tenafly, NJ

h. Other activities: Tenafly residents are provided with various facilities in the Borough. In addition to these in-borough facilities Tenafly residents participate in recreation activities with the adjoining Borough of Alpine. Most of the activities however, occur at Tenafly facilities while practices and occasional games are held at the Alpine Public School.

Tenafly provides a comprehensive year round recreation program for its residents. The year begins in spring with softball, baseball and soccer. The Girl's softball league and travel teams use the Municipal Field and Sunnyside Park for most of their practice sessions. The league consists of 350 participants ranging from 2nd to 8th graders. Tenafly Little League mostly uses the facilities located on the Board of Education property adjacent to Roosevelt Common. Whenever available the Tenafly Little League will also use the Municipal Field or the field located in Sunnyside Park. The Tenafly Junior Soccer League also utilizes the Municipal Field for spring soccer. These comprise of approximately 700 participants ranging from K-8th grade. The high number of teams and the high demand for field time generated by all the participants exceeds the capacity of the municipal facilities.

In summer the Municipal Basketball Courts are used by the Recreation Department for the Summer Basketball Leagues. The recreation department relies on the Board of Education to provide space at the Middle School for its summer camp program comprising of 250 participants ranging from grades K-6. The Tenafly Youth Services Department runs a summer day camp which makes use of the Municipal Field from 9:00 am to 4:00 pm. In the evening, the Recreation Department uses the field for its Men's Softball League. It consists of approximately 120 participants. The Co-ed Softball League with roughly 90 participants, uses the high school softball fields. In addition, Tenafly Little League with 100 participants and UGALS Softball (30 participants) uses Sunnyside Park's ball fields in the evenings. In addition, Tenafly recreation offers tennis lessons in the spring, summer and fall season. These comprise 80 participants per session.

In the fall, the Municipal Field is heavily used by the Junior Football program as well as Tenafly Junior Soccer's fall league. Tenafly Junior Soccer enrolls approximately 800 boys and girls ranging from 2nd to 8th grade, and also uses Sunnyside Park and the Alpine field for games and practices. The Junior Football program consists of 110 participants. The fields are also used by the Tenafly Little League comprised of 100 participants. Concurrent with the football program is the cheerleading program which also practices at the Municipal Field and utilizes the sidelines for their routines during the game. There are approximately 50 participants involved in the cheerleading program.

As the winter approaches most of the recreational activities move indoors. The Tenafly Youth Basketball includes 650 boys and girls ranging from 2nd to 8th grade. The basketball teams use the indoor courts provided in the Middle School and elementary schools. In addition, there is a Junior Wrestling program offered in the High School that enrolls about 40 participants each year.

Tenafly is also one of the host communities to the privately owned Knickerbocker Country Club. This golf facility borders Englewood and Teaneck but is primarily located in Bergenfield. Since this land is privately owned by the membership based club, there is very limited access for residents, except for practice use by members of the Tenafly High School Golf Team.

As mentioned above, there are a large number of participants in the various recreational activities and programs offered throughout the year provided through the efforts of the Tenafly Recreation Department. The high demand and need for these activities suggests the need to upgrade and expand facilities. In addition, due to a lack of indoor recreational space, not many activities can be provided during the winter months. In addition to a full time recreation department, Tenafly has a Little League organization-Tenafly Lions, a soccer organization (Tenafly Junior Soccer League) and a basketball organization (Tenafly Youth Basketball).

B. Table D: Properties for Conservation Overlay

Site #	Block	Lot	Land Area (acres)	Address
1.	207	20	3.60	111 Jefferson Ave.
2.	305	1	3.33	420 Knickerbocker Rd.
3.	411	17	13.26	253 Knickerbocker Rd.
4.	501	14	15.11	163 Knickerbocker Rd.
5.	503	1	23.85	188 Knickerbocker Rd.
6.	602	9	6.39	53 Knickerbocker Rd.
7.	602	10	2.25	29 Knickerbocker Rd.
8.	607	8	5.47	Ivy Ln. & Wilkins Pl.
9.	701	8	4.89	111 Tenafly Rd.
10.	704	11	2.05	Walnut Dr.
11.	715	10	6.44	Dean Dr.
12.	810	2	6.93	68 Franklin St.
13.	811	1	2.64	Dean Dr.
14.	906	1	3.70	145 Dean Dr.
15.	1004	1	3.55	22-40W Railroad Ave.
16.	1008	1	13.85	401 Tenafly Rd.
17.	1008	2	1.85	355-369 Tenafly Rd.
18.	1102	11	2.70	107 Grove St.
19.	1102	23	10.21	Riveredge Rd. and Jefferson Ave.
20.	1102	24	23.68	10 Sunset Ln.
21.	1210	1	23.80	11 Columbus Dr.
22.	1210	2	3.04	153 Grove St.
23.	1210	5	2.0	151 Grove St.
24.	1210	6	2.0	Tenakill Park
25.	1210	7	2.0	147 Grove St.
26.	1301	3	2.09	121-131 Summit St.
27.	1302	1	1.65	101 N. Summit St.
28.	1302	3	1.56	67 N. Summit St.
29.	1303	2	3.59	Piermont Rd.
30.	1306	1	1.74	5 Atwood Ave.
31.	1309	2.01	1.64	64 Hudson Ave.
32.	1309	6	2.04	195 County Rd.
33.	1505	35	1.50	62 Park St.
34.	1601	11	2.16	111 Magnolia Ave.
35.	1701	5	2.43	55 Magnolia Ave.
36.	1704	1	2.20	10 County Rd.

Table D cont.: Properties for Conservation Overlay

Site #	Block	Lot	Land Area (acres)	Address
37.	1804	13	2.03	153 Engle St.
38.	1804	14	5.26	137 Engle St.
39	1909	12.212	11.29	1 Byrne Ln.
40.	1909	12.213	9.77	1 Byrne Ln.
41.	2006	10	1.62	1 Engle St.
42.	2006	11	3.20	10 Serpentine Rd.
43.	2007	35	7.08	23 Bliss Ave.
44.	2007	36	3.13	30 Engle St.
45.	2008	1	1.86	14 Bliss Ave.
46.	2102	3	1.50	36 Churchill Rd.
47	2102	8	1.76	100 Churchill Rd.
48.	2102	9	1.60	112 Churchill Rd.
49.	2202	13	6.64	111 Downey Dr.
50.	2203	21	1.68	40 Victoria Ln.
51.	2403	3	3.16	10 Boulder Rd.
52.	2403	14	2.64	8 Old Smith Rd.
53.	2501	1	18.62	60 Glenwood Rd.
54.	2502	8	4.04	209 Highwood Ave.
55.	2502	9	2.75	211 Highwood Ave.
56.	2502	15	1.56	140 Tekening Dr.
57.	2507	20	1.66	67 Fairview Rd.
58.	2507	24	1.86	25 Woodhill Rd.
59.	2507	28	1.79	19 Woodhill Rd.
60.	2507	30	1.57	9 Woodhill Rd.
61.	2507	34	2.44	71 Forest Rd.
62.	2603	11	1.51	23 Stonybrook Rd.
63.	2603	17	21.35	329 Hudson Ave.
64.	2604	1	21.49	242 Hudson Ave.
65.	2606	5	12.37	Hudson Ave.
66.	2701	1	10.41	Hudson Ave.
67.	2701	2	10.67	Hudson Ave.
68.	2701	3	10.45	Hudson Ave.
69.	2701	4	2.06	425 Hudson Ave.
70.	2701	5	10.45	441 Hudson Ave.
71.	2701	6	10.2	Hudson Ave.

Table D cont.: Properties for Conservation Overlay

Site #	Block	Lot	Land Area (acres)	Address
72.	2701	7	4.16	Sylvan Blvd.
73.	2702	1	219.70	E. Clinton Ave.
74.	2702	2	8.49	W Sylvan Blvd.
75.	2802	5	14.8	Highwood Ave.
76.	2806	1	10.5	Highwood Ave.
77.	2902	13	10.2	353 E Clinton Ave.
78.	2903	4	29	411 E Clinton Ave.
79.	2903	5	1.79	73 Hastings Dr.
80.	3001	5	2.08	27 Lancaster Rd.
81.	3002	4	2.13	274 Woodland St.
82.	3102	11	1.54	36 Illingworth Ave.
83.	3102	16	5.77	2 Illingworth Ave.
84.	3102	4	7.98	Churchill Rd.
85.	3301	1	18.48	W Sylvan Blvd.
86.	3302	1	7.62	174 Essex Dr.
87.	3302	2	2.96	Sylvan Blvd.
88.	3303	1	225.36	Sylvan Blvd.
89.	3601	1	16.72	Sylvan Blvd.

C. Table E: Properties adjacent to open space and conservation holdings

Site #	Block	Lot	Land Area (acres)	Address
1	810	52	1.12	1 Lindley Ave.
2	810	2	6.80	68 Franklin St.
3	714	1	0.29	83 Walnut Dr.
4	704	12	0.22	67 Walnut Dr.
5	704	10	0.33	62 Leonard Ave.
6	607	7	0.17	39 Ivy Ln.
7	607	5	0.29	12 Standish Ct.
8	607	4	0.27	18 Standish Ct.
9	607	3	0.29	24 Standish Ct.
10	607	2	0.19	42 Oak Ave.
11	1008	2	1.82	355-369 Tenafly Rd.
12	1008	5	0.51	91W Clinton Ave.
13	1102	10	0.39	10 Columbus Dr.
14	1102	12	0.17	89 Grove St.
15	1210	3	0.30	157 Grove St.
16	1210	4	0.12	155 Grove St.
17	1804	18	1.12	172 Serpentine Rd.
18	1804	23	0.42	18 East Hill Ct.
19	1804	12	0.20	50 Lawrence Pkwy.
20	1804	16	1.18	168 Serpentine Rd.
21	1804	15	0.46	166 Serpentine Rd.
22	2504	1	1.22	150 Tekening Rd.
23	2504	2	1.24	160 Tekening Rd.
24	2603	16	0.75	37 Stonybrook Rd.
25	2603	18	0.54	172 Serpentine Rd.
26	2603	27	0.67	309 Hudson Ave.
27	2606	1	0.92	4 Stanton Rd.
28	2606	2	0.89	8 Stanton Rd.
29	2606	3	0.90	12 Stanton Rd.
30	2606	4	0.96	20 Stanton Rd.
31	2701	4	2.06	425 Hudson Ave.
32	2801	4	1.30	130 DeVriese Ct.
33	2801	5	1.29	131 DeVriese Ct.
34	2801	13	0.99	140 Deerfield Dr.

Table E cont.: Properties adjacent to open space and conservation holdings

Site #	Block	Lot	Land Area (acres)	Address
35	2802	1	1.05	151 Deerfield Dr.
36	2802	2	1.07	131 Deerfield Dr.
37	2802	3	1.01	121 Deerfield Dr.
38	2802	4	0.91	101 Deerfield Dr.
39	2805	1	1.19	45 Sunderland Rd.
40	2805	2	1.10	41 Sunderland Rd.
41	2805	2	1.10	41 Sunderland Rd.
42	2805	3	0.97	35 Sunderland Rd.
43	2805	4	0.95	21 Sunderland Rd.
44	2805	5	1.00	50 Trafalgar Rd.
45	2805	6	1.3	60 Trafalgar Rd.
46	2903	4	29	41 E Clinton Rd.
47	3102	12	28.61	16 Illingworth Ave.
48	3102	2	1.03	212 Churchill Rd.
49	3102	3	0.93	226 Churchill Rd.
50	3102	5	1.02	272 Churchill Rd.
51	3102	16	6.03	2 Illingworth Ave.
52	3102	17	1.08	261 Oxford Dr.
53	3102	6	0.88	92 Woodland St.
54	3102	7	0.93	80 Woodland St.
55	3102	8	0.98	68 Woodland St.
56	3102	15	1.37	8 Illingworth Ave.
57	3102	9	0.99	56 Woodland St.
58	3102	14	1.35	12 Illingworth Ave.
59	3102	13	1.36	14 Illingworth Ave.
60	3102	10	1.12	44 Woodland St.
61	3302	11	1.38	36 Illingworth Ave.
62	3303	1	7.58	Sylvan Blvd.

D. FUNDING SOURCES: There are several funding sources established nationwide and statewide for communities to enhance and protect parks and recreation resources. Various government agencies, non-profit organizations and private donation groups offer these grants. Some of these are listed below:

1. *Eastman Kodak American Greenways Grant:* Grants are administered by a conservation fund through a unique partnership. Conservation Fund is a non-profit organization organized by two charity organizations, American Institute of Philanthropy and Charity Navigator. Funding is available for small grants to stimulate the planning and design of greenways and communities.
2. *U.S. Department of Transportation—Recreation Trails Program:* Administered by Federal Highway Administration (FHWA), these grants provide funds to develop and maintain recreation trails for motorized and non-motorized recreation trails.
3. *Safe Routes to School (SRTS):* The SRTS is a non-traditional source of funding for various parks and recreational facilities since many are located on school routes. SRTS grants include infrastructure based projects such as sidewalk improvements, increased signage and also non-infrastructure based projects such as public awareness campaigns, education and traffic enforcement.
4. *Land and Water Conservation Fund (LWCF):* LWCF provides funding for (1) land acquisition for federal and land managing agencies and (2) matching grants to state and local governments for planning (states only), acquisition and development of park and recreation areas and resource based facilities. All states and local grants require at least a 50 percent match by a non-federal partner.
5. *Special Recreation Program (SRP):* This program assists development of recreation and related services for individuals with disabilities to aid their employment mobility, independence, socialization and community integration. The program awards discretionary grants on a competitive basis to states, public agencies and non-profit organizations.
6. *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:

- a. Acquisition of lands for recreation and conservation purposes;
- b. Development of lands acquired for recreation and conservation purposes;
- c. Maintenance of lands acquired for recreation and conservation purposes;
- d. Acquisition of farmland for farmland preservation purposes;
- e. Preservation of historic properties, including the acquisition of such properties for historic preservation purposes; or

- f. 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.

7. *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.
8. *National Recreational Trails Program:* This provides financial assistance for developing and maintaining trails and trail facilities. Trails can be for non-motorized, multi-use and motorized purposes. This program is administered through the DEP Natural Land Management Department and is targeted to government and non-profit land owners.
9. *New Jersey Tree Planting Grant:* This grant is designed to positively impact local areas by planting trees on 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. This grant is targeted to volunteers, municipalities, county or state agencies.
10. *Recreation and Park Department Assistance:* This grant, which is administered by the Department of Community Affairs 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. It operates as a clearinghouse for service requests for technical assistance to local governments.
11. *Bikeways:* This program includes addressing bicycle travel needs through the development of bicycle improvements on state and county systems. It is administered through the Department of Transportation Local Aid and Economic Development Department and is targeted towards municipalities.
12. *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 transportation infrastructure and to support non-traditional projects developed at the local level to advance community-based needs and goals.
13. *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 outlined in their community forestry management plan. It is administered by the DEP NJ Forest Service.

14. *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, brownfields redevelopment, historic preservation, habitat protection, and environmental education, supporting neighborhoods, transportation and promoting regional collaboration.
15. *Recreation Opportunities for Individuals with Disabilities (ROID):*The New Jersey Department of Community Affairs provides funding to develop or expand recreational programs for individuals with disabilities within their communities.
16. *Bergen County Open Space Trust Fund.*
- 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 active and passive activities and 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.

The Borough was awarded a matching grant from Bergen County Open Space Trust Fund to purchase and install skate park features and equipment at Roosevelt Common. This has been a great recreational feature for the Borough. In addition, the Borough also received Green Acres funding for two of its open spaces; The Lost Brook Preserve and the Davis-Johnson Park. These grants have proved to be critical for the acquisition of these sites. Similar efforts for acquiring such grants needs to be pursued as appropriate.

17. *Municipal Open Space, Recreation, Farmland & Historic Preservation Trust Fund*

In 2005, Tenafly voters approved establishment of an open space trust fund that is funded through the collection of local property taxes in an amount of one cent (\$.01) per one hundred (\$100.00) dollars of assessed value per year for a period of ten years. The funds may be used by the Borough to acquire land for recreation or conservation purposes, or to develop such lands so acquired.

Pursuant to the ballot question approved by the voters, if no lands are available for acquisition for these purposes, then the monies in the open space trust fund may be used for other recreation, conservation, or historic preservation purposes as may be permitted by law and to be determined by the Mayor and Council following a public hearing. The amount of money allocated to each category shall be determined at a later date by the Mayor and Council after conducting a public hearing. It is anticipated that approximately \$300,000 per year will be collected and deposited into this dedicated interest-bearing fund.