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Community Planning  
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### **AMENDMENT TO THE OPEN SPACE AND RECREATION PLAN BOROUGH OF TENAFLY BERGEN COUNTY, NEW JERSEY**

#### **PREPARED FOR:**

**BOROUGH OF TENAFLY PLANNING BOARD  
BA# 2453.09**

**DATE: JANUARY 25, 2012**

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

  
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Professional Planner #2450**

## **INTRODUCTION**

The Borough of Tenafly adopted its Open Space and Recreation Plan in 2008. The plan details the Borough's commitment to protecting open space and providing a full range of recreational activities to serve Borough residents. It is designed to achieve that goal as well as other open space and recreation goals that are enumerated in the Borough Master Plan and subsequent master plan reexamination reports. The plan contains an assessment of the Borough's existing open space and recreation facilities, environmental characteristics, establishes goals and policies, and sets forth findings and recommendations

The Borough recently, through the adoption of Ordinance 09-10 on May 12, 2009, acquired a one acre portion of 425 Hudson Avenue for the recreation use, open space preservation, and the protection of the adjacent Tenafly Nature Center and the Lost Brook Preserve. The tract was purchased for the sum of \$1.25 million. The Borough received an open space grant of \$900,000 from Bergen County towards the acquisition. The balance of the purchase was covered entirely by a Green Acres grant. The Borough incurred no cost burden for the purchase.

This document is designed to amend the Borough Open Space and Recreation Plan by including this lot, now identified as Block 2701 Lot 4.02, into and make it a part of the Open Space and Recreation Plan.

## **PROPERTY DESCRIPTION**

Prior to the one-acre acquisition for open space, 425 Hudson Avenue was identified as Block 2701 Lot 4. It occupied an area of 2.12 acres and, as depicted on Map 1, was square-shaped. The lot was adjacent to and on the north side of Hudson Avenue, approximately 1050 feet away from Sylvan Avenue and 580 feet away from Montammy Drive.

The parcel was located entirely in the R-40 zone in the northeastern portion of the Borough. While classified as part of the R-40 zone, the lot was entirely surrounded by the O-zone and, in particular, the Tenafly Nature Center.

Ordinance 09-10 acquired a one-acre portion of this lot for open space/passive recreation use. This area is shown below on Map 2. The area is shown within the context of the entire Borough in the third map.

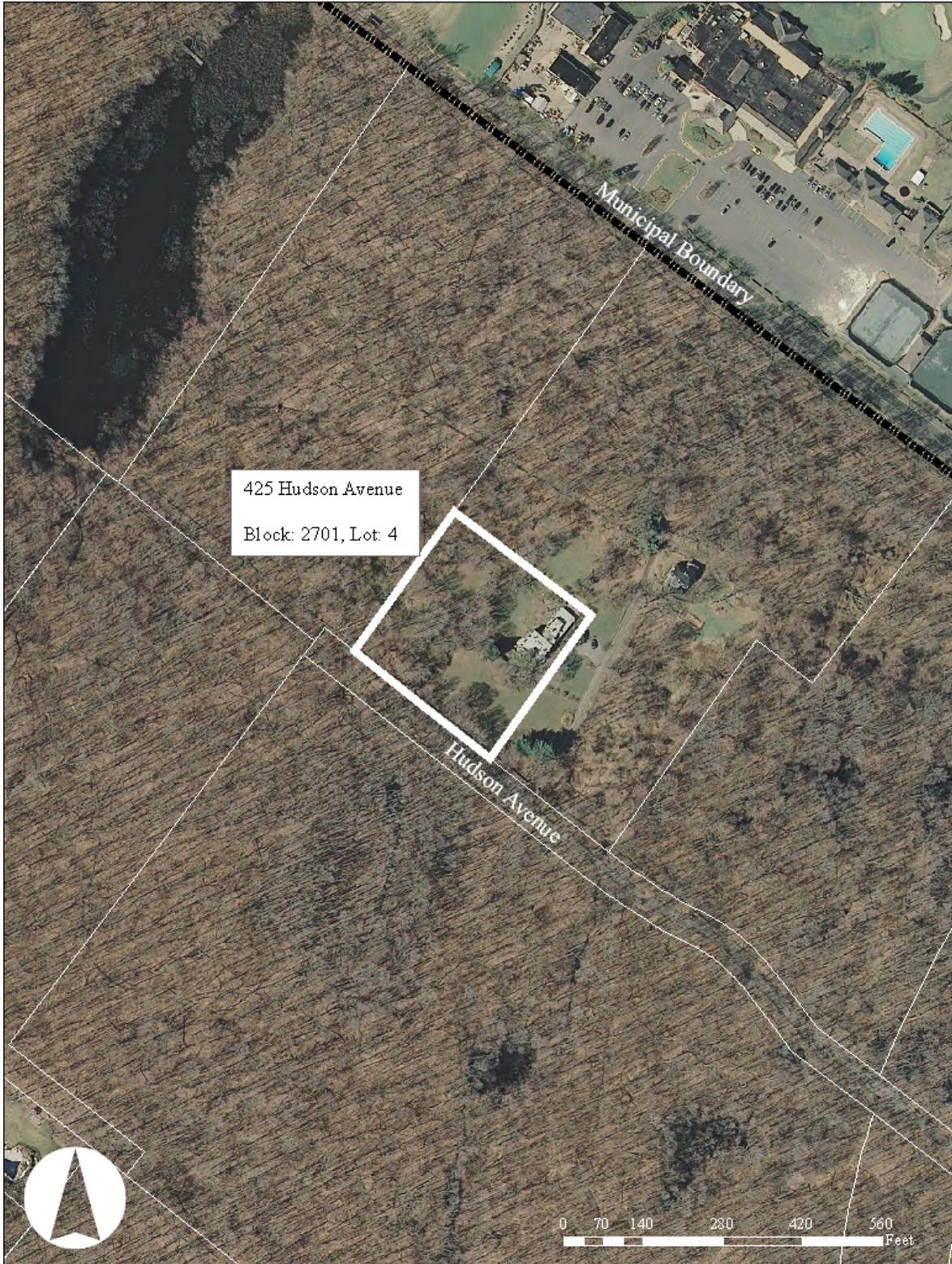
## **MUNICIPAL LAND USE LAW AND BOROUGH MASTER PLAN CONFORMANCE**

The preservation of open space is an integral element of the Tenafly Master Plan as well as a goal of the State of New Jersey. The Plan, and this amendment, was prepared pursuant to the New Jersey Municipal Land Use Law. The MLUL identifies the preservation of open space as one of the purposes of planning. It defines open space as "any parcel 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." The acquisition of 425 Hudson Avenue serves to affirmatively address this public interest.

Similarly, the Borough of Tenafly Master Plan is designed to achieve the goal of protecting and expanding the community's open space and recreation resources. Its goals and policies seek to support conservation efforts, protect environmentally sensitive lands, groundwater, and natural features. Additionally, they seek to provide active and passive recreation opportunities for all residents and create additional sites at appropriate locations. These goals are also enumerated in the Borough's 2005 Master Plan Reexamination Report and a new draft reexamination report that is scheduled for a hearing in January 2012.

The acquisition of 425 Hudson Avenue serves to implement these goals and policies.

Map 1: 425 Hudson Avenue (2009) – Tenafly, New Jersey



Map 2: Aerial of 425 Hudson Avenue (2012) – Tenafly, New Jersey

