

# **BERGEN COUNTY**



## **OPEN SPACE & RECREATION PLAN**

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**AUGUST 2004**

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## EXECUTIVE SUMMARY

The Bergen County Open Space and Recreation Plan (“OSRP”) is prepared by the Bergen County Department of Planning and Economic Development to provide a countywide policy direction on open space and recreation issues. The preparation of the OSRP maintains the County of Bergen’s eligibility to receive New Jersey Green Acres Planning Incentive grant funding. The OSRP serves as a strategic plan and guide describing Bergen County’s open space and recreation needs and a proposed action plan.

Recognizing the importance of public involvement in developing the OSRP, a comprehensive public participation process was used to provide access to plan information and an opportunity for residents to express their concerns. The process commenced with the Bergen County Trust Fund Public Advisory Committee conducting the first public hearing on July 24, 2000. The Bergen County Trust Fund Public Advisory Committee is the 15-member advisory committee responsible for administering the Bergen County Open Space, Recreation, Farmland & Historic Preservation Trust Fund. The Bergen County Planning Board conducted its public hearings on June 14, 2004 and on August 9, 2004. At the August 9, 2004 Planning Board meeting, the Bergen County Planning Board passed Resolution No. 03-04, endorsing the Bergen County OSRP and application to the State of New Jersey’s Green Acres Program’s Planning Incentive Program. The Bergen County Board of Chosen Freeholders will adopt the OSRP as part of the County Master Plan the next time the Master Plan is updated.

The County Planning Board took all required steps to comply with the appropriate New Jersey Statutes. In accordance with the County Planning Law of the State of New Jersey, N.J.S.A. 40:27 et seq., the proposed Open Space and Recreation Plan, as an element of the County master Plan, was provided to the municipal clerk and secretary of the planning board of each municipality in the county and copies were available at the office of the Bergen County Department of Planning and Economic Development. The County published a notice of the public hearing in The Record, the official newspaper of the County and newspaper of general interest and circulation in Bergen County. The hearing was advertised as a legal notice 30 days prior to the hearing, and again in the same newspaper as a paid advertisement as a display ad 15-days prior to the public hearing. The advertisement specifically mentioned the proposed Green Acres application.

Interested parties such as nonprofit land trusts, conservation organizations and the municipal environmental commissions of Bergen County were also sent copies of the OSRP for comment. Copies of the draft plan were also provided to the members of the Bergen County Board of Chosen Freeholders and the Department of Parks. The OSRP was available to the general public and interested individuals on the Bergen County Planning and Economic Department’s web site at [www.co.bergen.nj.us/planning/os/OS\\_Plan.pdf](http://www.co.bergen.nj.us/planning/os/OS_Plan.pdf). In total, approximately 300 public organizations, organizational representatives and Bergen County residents received information on the OSRP. Comments submitted by these various entities have been

incorporated into the OSRP. All of these efforts have provided the public the opportunity to participate in the development of this plan.

The OSRP has been prepared to meet the following goals:

1. To provide facilities regional in nature and capable of serving residents of the entire county.
2. To protect and preserve natural and scenic values in the county.
3. To present current information on the supply, demand and need for recreation and open space in Bergen County.
4. To implement open space and recreation planning policies and projects that are consistent with New Jersey's Development and Redevelopment Plan.
5. To encourage coordinated open space and recreation planning, acquisition and development initiatives of state and local governments, and conservation organizations.
6. To effectively use funds from the Bergen County Open Space, Recreation, Farmland and Historic Preservation Trust Fund (the "Bergen County Trust Fund"), New Jersey Green Acres funding, and other sources of funding which may become available.

The OSRP also contains findings based on research and planning processes. The findings presented in this OSRP are:

1. Bergen County government owns and maintains over 8,700 acres of preserved public open space and recreation areas.
2. According to the 2000 census data, Bergen County continues to contain the most residents of any county in New Jersey with 884,118 residents.
3. The County of Bergen is assessing a tax for land preservation, parks and recreation projects and historic preservation, providing an estimated \$12 million annually.
4. The County and its municipalities use various financial mechanisms and funding sources to acquire and protect land.
5. Land use planning and coordination between the County of Bergen and its 70 municipalities are important elements of Bergen County's open space and recreation plan.
6. The recent passage and reauthorization of the Bergen County Trust Fund in 2003 and the increase of the number of local open space and recreation tax referendums indicate continued support in the future.
7. An indicator of open space demand and need are funding requests. Between 1999 and 2003, the Bergen County Trust Fund received funding requests that exceeded \$67 million. The Trust Fund was able to provide grant funding totaling \$41.9 million to 270 projects located in 63 Bergen County municipalities.

The OSRP is comprised of eight sections that discuss Bergen County's open space and recreation program and its various elements of planning preservation and funding. The OSRP is organized as follows:

**Section I** discusses the development of Bergen County and the types of open space by function.

**Section II** describes Bergen County’s responsibilities in the field of open space and recreation planning and development; open space funding goals.

**Section III** describes the County of Bergen’s open space and recreation system.

**Section IV** discusses the opportunities for open space facilities. It looks at the statewide comprehensive outdoor recreation plan.

**Section V** provides an assessment of those public and private land and water resources that have potential for providing open space or recreation opportunities. Identifies six regions for open space and preservation opportunities.

**Section VI** outlines an action plan that will support the implementation of policies to achieve the OSRP goals. Details partnerships that can be used to support open space and recreation policies.

**Section VII** provides the official county parks map entitled: “Bergen County Parks and Recreation Facilities”.

**Section VII** is a listing of all of the open space properties owned by the County of Bergen that are contained on the current state Green Acres Open Space and Recreation Inventory.

## **BERGEN COUNTY OPEN SPACE & RECREATION PLAN**

### **I. "OPEN SPACE" AND BERGEN COUNTY**

Bergen County, as one of the inner counties ringing New York City, is heavily populated. It is the most populous county in the State of New Jersey, and has the largest workforce of any county in the state. Population growth and employment growth has been substantial in Bergen County since World War II and is expected to continue over the next 20 years. As a result, as different parts of the County have moved from being "rural" to "suburban" in character, and from being "suburban" to "urban" in character, the County has also seen a decline in the amount of available open space. (Bergen County Department of Planning and Economic Development studies determined that from 1982 to 1988, the amount of privately-owned open land fell from 12 percent of the County's land area to 6.8 percent, and is now estimated to be less than 4 percent.) The decline in the amount of open space has been accompanied by an increasing demand for high-quality open spaces to serve various functions. The projected growth of the County, in the face of the minimal supply of available open land, makes it critical that the County continue its ambitious goal of protecting as much of its remaining open lands as possible.

Bergen County contains communities of different characters -- ranging from urban to suburban to suburbanizing rural, with established suburban communities clearly predominating. Accordingly, the role that open space plays in determining or maintaining the character of each community varies throughout the County.

Bergen County already contains a rich, wide variety of open spaces that fall into different "user" and "function" categories. Large-scale public open spaces, which serve primarily recreational and scenic functions, include such spaces as Palisades Interstate Park and Saddle River County Park. A variety of smaller public open spaces exist as well, such as municipal parks and playing fields. In addition, the County contains a wide range of privately owned and "personalized" open spaces, ranging from golf courses and swim clubs to people's yards. (Given the predominance of suburban communities in the County, the yard is probably the largest supplier of open space.) There are also open spaces serving primarily a "preservation" function. These range in size from the County Reservations in the Ramapo Mountains and the Hackensack Meadowlands Conservation and Wildlife Area, to smaller stream corridors and wildlife areas. The amount of open spaces serving "resource" functions is rather limited, however. The County has minimal agricultural activity. In 2004, for example, there are about 60 farms remaining in Bergen County. They range in size from a minimum of five acres to a maximum of 218 acres, totaling approximately 1,000 acres. Even though this range of open spaces already exists, future growth will mount substantial additional pressure on them and will create substantial additional pressure to protect and provide additional open spaces in order to maintain and enhance the quality and level of open space throughout the County.

Given the predominately suburban and urban character of Bergen County, much of the emphasis in community efforts regarding open space is likely to focus on those types of open space that are part of the "suburban" and "urban" character of different communities. Given the increasing number of people that the available open space must serve, there is likely to be a greater emphasis on providing open spaces that serve a variety of functions in order to optimize the use of available open space. (This does not necessarily mean, however, that each individual open space must serve a variety of functions.) In addition, given the range of natural resources that exist in the County, it is important that open spaces continue to serve a "preservation" function. Preservation of existing natural resources -- forests, reservoirs, wetlands, and streams -- can also serve limited recreational functions, break up a monotonous pattern of development, provide important scenic amenities, and contribute to a sense of community identity. In general, there will be greater pressure to protect and provide high-quality open space as development continues.

### **A. THREE DEVELOPMENT TRENDS IN BERGEN COUNTY**

Three types of development trends are likely to dominate Bergen County over the next 20 years. They are: (1) **the "suburbanization" of existing semi-rural communities**, which are concentrated in the western reaches of the County; (2) **the redevelopment of suburban communities** in ways that largely retain a "suburban" intensity and character of development; and, (3) **the redevelopment of suburban and urban communities** in ways **that create an "urban" intensity and character of development**. Each of these development or redevelopment trends presents different issues with regard to the protection, provision, and enhancement of open spaces.

#### **1. SEMI-RURAL SUBURBANIZATION**

The open space issues appearing in conjunction with new "suburbanization" are many. One of the principal issues will be how to ensure that valued natural resources are preserved in the face of new development, both for their "environmental" functions and their "recreational" functions. Decisions must be made as to whether lands that heretofore have been relatively untouched by development should be set aside and protected. In addition, recognizing that the character and quality of new development is defined in many ways by the character of the open spaces appearing within it, decisions must be made as to whether new directions will be taken to design and create open spaces that give the new suburban development a more coherent sense of "place" than appears in conventional subdivisions. On a related vein, decisions must be made as to whether to maintain open spaces that preserve the semi-rural visual character of the community, even though the overall intensity of development in the community will increase to "suburban" proportions.

#### **2. SUBURBAN REDEVELOPMENT**

The open space issues that appear with regard to the redevelopment of communities are largely similar. As Bergen County continues to grow in the face of a minimal supply of vacant land, redevelopment of existing developed areas will

become more and more prevalent, and existing open spaces will be threatened. Redevelopment projects too often sacrifice open space in order to intensify the number of buildings or dwelling units on the land in an effort to improve the economics of the redevelopment project. However, sacrificing open space in this way can also hinder the economics of the project; functional and attractively designed open space can substantially enhance the value of any development or redevelopment project, and a lack of good open space can suppress that value. Therefore, redevelopment brings with it the need to ensure that existing open spaces are protected and enhanced as redevelopment occurs in a community. Redevelopment also presents an opportunity for the creation of new open spaces that are appropriate to and contribute to the character, quality, and value of the redeveloped area.

Existing suburban communities (or parts of suburban communities) can be redeveloped in two ways: (1) to a "suburban" character where the overall intensity of development approximates what now exists, or (2) to an "urban" character where the overall intensity of development increases substantially above what now exists. The open space issues that arise in "suburban-to-suburban" redevelopment largely revolve around making the open spaces which are integral to a "suburban" community function better than they currently do, either by providing a fuller range of open space opportunities, by improving the quality of suburban open spaces, or by creating new open spaces that give the suburban community a greater sense of "place" than it currently has.

### **3. SUBURBAN AND URBAN REDEVELOPMENT**

The open space issues that arise in "suburban-to-urban" redevelopment are somewhat broader, including some changes in the basic character of open spaces that define and indicate basic changes in the functioning of the community itself. This includes the need to provide a whole new type of open space that typically does not appear in suburban communities -- that is, public open space that is designed to accommodate a large number and wide diversity of people, a wide range of functions, and a greater intensity of use. Private yards will need to be exchanged for public plazas. As discussed previously, such open spaces not only satisfy the various functional needs of urban communities, but also give the urban community its sense of "place" and community identity. Therefore, in the "suburban-to-urban" redevelopment context, special care must be taken to ensure that this new form of open space is of a design and quality that enhances the character and functioning of the "redeveloped" community as an "urban" community.

#### **B. TYPES OF OPEN SPACE**

Open space is, essentially, land that is not developed with buildings -- an area whose character is dictated by the land itself rather than what is built on the land. Open space can take many forms. A large park or nature preserve is one example, and perhaps the one that most readily comes to mind when one hears the term "open space." A parking lot is another



example; but for the cars that may be parked on it at any particular time, a parking lot has open space character due to the fact that it is not covered with buildings. (In some cities, especially in Europe, key city plazas perform dual duty as parking areas and as key gathering spots for civic events.) In its many forms and functions, open space is an integral part of the fabric of community life -- not only in terms of the different practical functions that it serves but also in affecting the appearance of the community and providing a sense of community identity. Thus, a community needs to take a broad look at "open space" and the different types of "open space" that exist in and are needed in the community.

Open spaces can be categorized along a number of different lines or contexts. One categorization can occur along the lines of the functions that a particular open space serves, such as "environmental protection," "recreation," or "community character." Another categorization can occur along the lines of who owns and uses the open space; it can be "public," "private," or "borrowed," or it can be "personal," "neighborhood," or "regional" or "community" open space. The users and functions of the open space, and the character of the community in which the open space sits, will determine what form the open spaces in the community take. They also raise different issues regarding the way an open space can be acquired, the amount or type of control that may be exercised over the use of an open space, and the way to manage an open space so that it effectively performs its intended function in the way that most benefits the community.

## **1. TYPES OF OPEN SPACE BY FUNCTION**

Open spaces can be categorized according to the different functions they serve or values they provide to the individual or the community at large. These functions and values vary widely. Some open spaces preserve the outdoors in a natural state. Other open spaces, however, do not appear "natural" at all. Nonetheless, both types of open space are important because they serve particular functions or enhance particular values that are important to the community. The following discussion breaks open spaces down into four basic functions it serves: environment, protection, recreation, and community character.

The ways in which an open space is established and maintained depend largely on the functions that the open space serves. Of course, an open space can serve more than one function for persons who use the open space. While some functions complement each other, others do not. The potential for conflicts between the intended or expected functions of a particular open space raise a host of planning and management issues. As a result, it is important to bear in mind the function or functions that different open spaces might serve, when developing an open space plan for the community.

**a. "Environmental" Functions**

The preservation of natural features and natural systems in a relatively undisturbed state is an important function of many open spaces. Open spaces serve as habitats for various forms of plant and animal life; and open spaces are often preserved and protected in order to protect such habitats. Other open spaces, such as wetlands and floodplains, not only serve as habitats for plant and animal life, but also play an important role in the hydrologic system by accommodating and storing stormwater, and by filtering pollutants from stormwater runoff before it reaches other bodies of water. Other open spaces may contain unique or notable landforms or other natural features. In addition, the vegetation that an open space may contain helps purify the air and moderate the temperature of the surrounding area.

Part of the "environmental" function is a "resource" function, in that some open spaces provide natural resources that people reap for sustenance and/or profit. These resources may include minerals, crops, timber, fish, and other forms of plant and animal life that human beings use for food or production of goods. They would also include water supplies, and the open spaces associated with reservoirs and groundwater recharge areas. While open spaces that serve a "resource" function most readily come to mind in the rural community, such spaces can appear on a smaller scale in urban communities, in the form of neighborhood gardens and rivers and lagoons for fishing.

**b. "Protection" Functions**

Somewhat related to the "environmental" functions of open spaces are several "protection" functions, in which the open space serves to somehow protect people from a potential harm or undesirable condition. For example, assuming a floodplain is not developed and remains open space, floodplains protect people from flood damage. In addition, open spaces may help relieve the potential impacts of overcrowding in a community, not only by helping to moderate the overall population density of an area but also by providing places where people can get natural light and fresh air. Sidewalks are another example of an open space that serves a "protection" function, in that they keep pedestrians from walking in the streets.

**c. "Recreation" Functions**

The "recreation" functions of open space readily come to mind. Open spaces provide a forum for human refreshment and relaxation. The level of intensity of recreational activity that occurs in an open space can be very low, as with a pedestrian trail, even to the point of where the open space serves a recreational function simply by being something that people see from a distance or by being a place from which they can view something else. (A scenic overlook is a good example of this.) The intensity of recreational activity that occurs in an open space also can be very high, as with a playing field for sports. The level of interaction that occurs between the individual and nature will vary widely from one open space to another, from the interpretive trail at a nature preserve to the football stadium. At

both extremes, however, the open space provides a person with a source of refreshment.

Part of the "recreational" function of open space is the opportunity that open spaces present for people to gather and interact with each other for any number of reasons, whether it is to view a sporting event, to have a picnic, or to attend a political rally. Open spaces can simply provide a gathering spot, for whatever purposes. The degree and type of interaction between people will vary from one open space to another.

**d. "Community Character" Functions**

Open spaces also play a role in determining the overall character and aesthetic quality of a community. Conversely, the overall character of the community will largely determine the character of the open spaces one finds in the community. This interplay between the character of the community and the predominant character of open spaces within the community varies from "urban" communities to "suburban" communities to "rural" communities.

In addition, the type of open space in the community also helps determine the character of the community as a reflection of the types of economic and recreational activities that occur there. For example, in a community with a lot of open water, the character of the community becomes more oriented toward the water. Similarly, in a community with a lot of golf courses or nature preserves, the overall character of the community reflects the existence of such open space resources -- showing the community to be one that places an emphasis on active recreation or on environmental quality.

**(i) "Rural" Communities**

The visual character of "rural" communities is principally defined by the predominance of open space. Rural areas are distinguishable for their relative lack of man-made structures. The number of people and buildings in relation to the amount of open land is relatively low, even though some of the human activities that occur in the open space can be quite intense (such as forestry or mining). Open spaces in rural areas are typically large in scale, such as farms and forest-covered hills. Accordingly, the appearance of more and more buildings in rural communities, and the breaking down of open spaces into smaller and smaller units, provide visual clues that a community is undergoing a transition from a "rural" character to a "suburban" character.

The open spaces in rural communities also define the economic and social character of the community. It is in rural communities that people and the local economy are most dependent on the land and its resources through such activities as farming and forestry. This common dependency on the land and its resources is

the tie that binds the community together, and around which many of the social activities of rural communities center.<sup>1</sup>

**(ii) "Urban" Communities**

"Urban" usually connotes buildings, and the small amount of open space relative to buildings is a key component of the visual character of "urban" communities. However, open spaces are also an integral part of the visual character of urban communities. Open space provides a visual focus in urban communities, such as by the convergence of major streets at a park or plaza, and a place from which to view the buildings, monuments, and other structures of the city. Compared to "rural" communities, the open space in "urban" communities is typically "linear" in character, organized as streets and boundaries. The visual character of a city is defined not only by the buildings, but also by the arrangement of buildings and the arrangement of spaces between buildings. It is the interplay and rhythm of buildings and open spaces (streets, parks, and plazas) that establish a unique, identifiable pattern or plan for each urban community.

Open spaces are also an integral part of the economic and social character of cities. Cities have always been marketplaces of goods and ideas, and much of the exchange of goods and ideas has traditionally occurred in open spaces. As gathering places, open spaces in the urban community also provide the forum for basic social and recreational activities between people. In addition, open spaces contribute to the economic character of a city as a basic, desirable amenity that can enhance the value of nearby property.

Overall, compared to rural and suburban communities, open spaces in an urban community will face a higher intensity of use, both in terms of the number of people who use it and the number of functions that the open space may serve. This is because of the large number of people in an urban community relative to the amount of open space available. In cities, streets serve not only as transportation routes but also serve as gathering places. Small-scale personal open spaces also exist in urban communities, however, serving as a form of sanctuary from the larger population and from the congestion and intensity of activity that occurs in urban communities. These smaller spaces are also part of the social character of cities.

In the "urban" community, it is much more likely that open space will be paved. The fact that an open space is paved, however, does not necessarily mean

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<sup>1</sup> Rural communities do not consist entirely of open land, however. Rural communities include built-up areas -- towns and villages -- which are more "suburban" in their intensity of development but play a central role in the economic and social life of the rural community. These villages and towns typically contain smaller-scale, public open spaces -- such as the village square which hosts the farmer's market -- that serve many of the same functions that urban plazas perform. What distinguishes these rural villages and towns from suburban and urban communities, however, is the fact that they are discrete from other communities, being bounded by some expanse of open space that provides the basic resources on which the local people and economy subsist.

that it is unattractive or is not an important asset to the community. The Italian piazza is a classic example of an open space that is not green, and sits in the midst of high-intensity development, but is a highly functional open spacing that is integral to the fabric of the community. Nor are natural or green open spaces unknown in urban communities, even though these are rarer in "urban" communities than in "rural" communities. The green spaces in cities can range in size from New York's Central Park, to a neighborhood vegetable garden, to the garden on someone's terrace.

**(iii) "Suburban" Communities**

The visual character of a "suburban" community comes from some degree of balance between green open spaces and development, in which neither really predominates. Suburban communities are not as densely settled as urban communities, but they are more densely settled than rural communities. Compared to the visual character of urban communities, the open spaces in suburban communities tend to be "greener," in the form of lawns, tree-lined streets, and neighborhood recreation areas. Indeed, the disappearance of such green open spaces is one of the key visual clues that a community is in transition from a "suburban" character to an "urban" character.<sup>2</sup> Compared to the visual character of rural communities, it is much less likely that one will find an open space in a suburban community that provides a sweeping vista with few buildings. However, small-scale vistas exist on occasion to interrupt the pattern of suburban development, often in areas that have been passed over due to natural constraints to development (such as creeks and floodplains). In any event, it is the intermingling of nature and development which yields a "suburban" character.

The open spaces in suburban communities also reflect and define the social and economic character of suburban communities. Compared to urban communities, suburban communities have a higher degree and larger scale of "private" or "personal" open space in the form of individual yards and apartment courts. While these open spaces provide the visual or scenic qualities which often are associated with the suburban environment, they also reflect the emphasis on privacy, seclusion, and private land ownership which underlies suburban society as distinguished from urban society. Compared to rural communities, the economies of suburban communities do not depend on the resources of their land, and suburban communities have a much lesser degree and smaller scale of open space that is

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<sup>2</sup> Suburban communities have a greater degree of green open space than urban communities, but they also have a greater degree of open space that is devoted exclusively to the automobile (in the form of streets and parking lots). This reflects the way in which the economic and social order of suburban communities has come to depend on the automobile as the principal form of transportation. It also reflects the way in which the functions of open spaces tend to be more specialized and segregated in suburban communities than in urban communities, perhaps because of the greater availability of open space relative to the number of people in the community. Accordingly, as with a diminution in the amount of green open space, an increase in the number of people and functions that a particular open space serves indicates that the character of the community is in transition from "suburban" to "urban."

devoted to resource uses. Nonetheless, open spaces (and especially green open spaces) have a strong impact on suburban economies, largely as an amenity which enhances the value of nearby property and makes the community more attractive overall as a place to locate a home or business.<sup>3</sup>

## 2. TYPES OF OPEN SPACE BY USER OR SCALE

Another way of categorizing open spaces is according to the user or owner of the space, or the scale of the population it serves. Some open spaces are small and private, being used by only a very few people. Other open spaces are large and public, being used by a large number of people. Between these two extremes lies a wide range of variations. However, the basic distinction of whether the open space is "**public**" or "**private**" (or "borrowed," "regional," "community," "neighborhood," or "personal" in terms of the population it serves) can influence the basic form of the open space and the way that the open space is acquired, managed, and protected.

### a. "Public" Open Space

"Public" open space includes any open space that is available for use by the general public. This may include not only land that is owned by a public agency, but also land that is owned by private organizations but made available to use by the general public. The key here is that the land actually is used by the public. Of course, public open space has many forms, from the elementary school playground to the national park, and can serve many functions. What these open spaces share, however, is the fact that they are available for use by the general public. Public open space is the predominant form of open space in urban communities. Public open space can be further broken down into "neighborhood" open space and "regional" or "community" open space.

"Regional" or "community" open space is open space that is primarily designed or intended to serve the population of the entire community or the entire region of which the community is a part. As was explained above, different "regional" or "community" open spaces may serve very different functions and have very different characters. A county or city park with major recreational facilities is one example. A large cemetery is another example.

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<sup>3</sup> Especially in urban and suburban communities, open spaces also play an important economic function by contributing to the basic attractiveness of the community, which both creates property value and attracts new people and businesses to the community. It cannot be denied that the presence of attractive open space increases the value of nearby commercial and residential property. It is hard to imagine New York City's Plaza Hotel being as valuable if it were not located on Central Park.

"Neighborhood" open space is primarily designed to serve a smaller population, namely the people living or working in the immediate vicinity of the open space. Examples of such open spaces include the neighborhood "tot lot," the playing fields at a neighborhood elementary school, and the small plaza in an office development where employees may gather for lunch.

**b. "Private" or "Personal" Open Space**

"Private" or "personal" open space is primarily designed and intended for use by a small, identifiable group of persons, such as an individual household or a group of households. These open spaces typically are privately owned. To some extent, they provide a "sanctuary" from the larger world, and an area in which primary social interactions can take place. This category includes such open spaces as back yards, and courtyards in townhouse and apartment complexes, and even the small neighborhood swim club. What these open spaces share is the fact that they serve a much smaller population than the general public, and create or maintain a sense of separation from the larger public. While such open spaces bring people outdoors, they also give people a certain sense of security and separation from others, providing a transition area between the home and the larger outside world. Private or personal open space is the predominant form of open space in rural and suburban communities.

**c. "Borrowed" Open Space**

"Borrowed" open space is a hybrid between "public" open space and "private" or "personal" open space. It includes those open spaces that benefit people without entering or using the space itself. A good example of this is the scenic highway, where the driver stays on the road but enjoys the open vistas on the side of the road. Another example is the view a person has of her neighbor's back yard. Even though the yard belongs to the neighbor, the viewer derives some benefit from being able to see the grass and trees, as a visual extension of her own yard. "Borrowed" open space is more prevalent in rural and suburban communities than in urban communities. Because "borrowed" open space is not directly controlled by the persons who benefit from its existence, however, there are few if any guarantees that it will be a perpetual element of or a contributor to the character of the community.

<b>II. BERGEN COUNTY'S OPEN SPACE GOALS &amp; POLICIES</b>
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The urbanized environment of Bergen County has placed on County government several demanding responsibilities in the field of open space and recreation planning and development. A primary objective is to **provide facilities regional in nature and capable of serving residents of the entire County**. This does not, and should not, preclude the County from providing certain specialized recreation facilities which may primarily serve a specific sector of the County, supplementing municipal recreation facilities.

A second major County open space role lies in **the protection and preservation of natural and scenic values in the County**. As more and more of the County's remaining vacant acreage are turned to urban land uses, the retention of nature in the environment becomes increasingly important. It is important not just for visual and aesthetic appeal, but to preserve an ecological balance in the County.

The basic planning concepts guiding the Bergen County Open Space and Recreation Plan objectives are: the preservation of the major waterways in the County; the expansion of existing County Park areas where applicable; and the acquisition of major tracts of undeveloped land where suitable for County Park purposes.

Following are the goals and policies that support the County's open space objectives:

- Conserve major ridgelines, significant treed areas and areas designated as natural areas.
- 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 wetland areas, streams and wetland corridors.
- Promote the establishment of a linear greenway park system along the Hackensack, Passaic, and Ramapo Rivers.
- Protect the quality and purity of rivers and streams.

In further refinement of these goals, several more specific guidelines and objectives can be stated for Bergen County with regard to open space. These can be broken down into **"people goals"** and **"plant and animal goals."**

#### **A. PEOPLE GOALS**

The "people goals," which pertain to the health, safety, and well being of individual residents of the County as well as the County as a whole, include the following:

- Maximize the amount of green permeable open space within developed areas.
- Promote the public health, safety, and welfare of the citizens of Bergen County.
- Maintain, protect, and improve the quality of human life.



- Enhance the urban and suburban environment by protecting nearby property values. Take advantage of opportunities to use recreational/open space as a catalyst to economic and residential redevelopment.
- Provide areas for relaxation, contemplation, and social and economic interchange.
- Enhance the appearance of neighborhoods through preservation of green spaces.
- Preserve local spots of natural beauty.
- Provide natural beauty in an urban environment.
- Protect and create scenic easements.
- Encourage the participation by all age groups in the use and care of local open space tracts in residential areas.
- Provide structure to neighborhood design.
- Counteract the effects of urban congestion and monotony.
- Add to the sense of spaciousness.
- Provide space for active and passive recreation.
- Prevent building in undesirable locations.
- Buffer environmental hazards and nuisances and separate incompatible land uses.
- Maintain existing public parks, green spaces and major private recreation areas.
- Conserve and enhance significant natural, cultural, historical and aesthetically significant areas and resources.

## **B. PLANT AND ANIMAL GOALS**

The "plant and animal goals," which pertain to the preservation and protection of natural systems, include the following:

- Protect flora and fauna from suburban encroachment and habitat destruction.
- Provide habitat for wildlife.
- Prevent the food chain from being interrupted.
- Preserve and protect environmentally sensitive areas in a largely natural or undeveloped state.
- Maintain the natural open space character of waterfront areas.

## **C. BERGEN COUNTY'S OPEN SPACE FUNDING GOALS**

Through State Law, New Jersey counties are permitted to establish a dedicated trust fund to acquire land for conservation/open space purposes, enhance recreational facilities, and for farmland and historic preservation. Counties are given great latitude in crafting their own trust funds to meet their particular priorities and objectives. Under State Law, N.J.S.A. 40:12-15, et. seq. the Board of Chosen Freeholders needed voter approval to create and fund such a Trust. The County of Bergen recognized the merits of a trust and, on November 3, 1998, placed a public question on the ballot to determine whether the County should establish such a trust fund. The ballot question was approved by a two to one majority of those who voted. The Referendum was advisory to the Freeholder Board, not binding upon them.

The **Bergen County Open Space, Recreation, Farmland and Historic Preservation Trust** was created by Freeholder resolution on November 24, 1998. It is divided into two separate programs each having its own distinct goals and objectives. First, the **County Program** will use trust fund dollars on a countywide basis to preserve land, maximize recreational opportunities, and preserve historic areas and farmland. The second component, the **Municipal Program**, will help the 70 municipalities of Bergen County improve their municipal open space and recreational facilities. The **Municipal Program** would supplement municipal efforts and will not serve as a full funding resource.

Bergen County's Trust Fund had an initial life span of 5 years, ending in 2003. Based on the success of this initial effort, the County of Bergen sought to re-authorize the Trust Fund, via a public question to the electorate on the ballot of November 4, 2003. The ballot question was approved by a two-to-one majority of those who voted. The vote of approval allowed the Freeholder Board to re-authorize and modify the Trust Fund,

which they did via Resolution #1753 on December 17, 2003.

Further information about the Trust Fund is contained in the Bergen County Open Space, Recreation, Farmland and Historic Preservation Trust Fund Program Statement.

To help achieve the goals and objectives of the Open Space and Recreation Plan, the County's funding opportunities shall:

- Encourage innovative financial mechanisms to enhance and maximize the limited funds available through the Bergen County Open Space, Recreation, Farmland and Historic Preservation Trust.
- Supplement the Trust Fund with other funding sources, such as State Green Acres state 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.

The above goals and objectives shall serve as the guiding principles of this open space plan for the County. To the greatest extent possible, the strategies for preserving and enhancing open spaces set forth in this document seek to maximize the achievement of these goals and objectives.

#### **D. OPEN SPACE GOALS OF THE STATE'S DEVELOPMENT AND REDEVELOPMENT PLAN**

Bergen County's Open Space and Recreation Plan addresses the following State Planning Goals and Strategies, taken from the March 2001 New Jersey State Development and Redevelopment Plan:

- a. **Revitalize the state's cities and towns.** "Protect, preserve and develop the valuable human and economic assets in cities, towns and other urban areas. Plan to improve their livability and sustainability by investing public resources in accordance with current plans that are consistent with the provisions of the State Plan. Reduce the barriers which limit mobility and access of city residents, particularly the poor, to jobs, housing, services and open space within the region."
- b. **Conserve the state's natural resources and systems.** "...restoring the integrity of natural systems in areas where they have been degraded or damaged."
- c. **Promote beneficial economic growth, development and renewal for all residents of New Jersey.** "Promote socially and ecologically beneficial

economic growth, development and renewal, particularly the poor and minorities, through partnerships and collaborative planning with the private sector. ...Encourage economic growth in locations and ways that are both fiscally and environmentally sound."

- d. **Protect the environment, prevent and clean up pollution.** "Promote ecologically designed development and redevelopment in the Metropolitan and Suburban Planning Areas and accommodate ecologically designed development in Centers in the Fringe, Rural and Economically Sensitive Planning Areas, to reduce automobile usage, land, water and air quality. Plant and maintain trees and native vegetation."
- e. **Provide adequate public facilities and services at a reasonable cost.** "Reduce demands for infrastructure investment, by...purchasing land and easements to prevent development, protect flood plains and sustain agriculture where appropriate."
- f. **Provide Adequate Housing at a Reasonable cost.** "Provide adequate housing at a reasonable cost through public/private partnerships that create and maintain a broad choice of attractive, affordable, ecologically designed housing, particularly for those most in need."
- g. **Preserve and enhance areas with historic, cultural, scenic, open space and recreational value.** "Enhance, preserve and use historic, cultural, scenic 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."
- h. **Ensure sound and integrated planning and implementation statewide.** "Use the State Plan as a guide to achieve comprehensive, coordinated, long-term planning based on capacity analysis and citizen participation; and to integrate planning with investment, program and regulatory land use decisions at all levels of government and the private sector, in an efficient, effective and equitable manner. Ensure that all development, redevelopment, revitalization or conservation efforts are consistent with the Statewide Policies and State Plan Policy Map of the State Plan."
- i. **General plan strategy.** "Achieve all State Planning Goals by coordinating public and private actions to guide future growth into compact forms of development and redevelopment, consistent with the policy objectives of each Planning Area, and to support the maintenance of capacities in infrastructure, environmental, natural resource, fiscal, economic and other systems."

### **III. INVENTORY OF COUNTY-OWNED OPEN SPACE**

A County study in 1982 revealed then that only 12 percent, or 18,344 of the County's privately held lands, remained undeveloped. By 1988, this total acreage had declined, as a result of over 950 approved subdivisions, by 8,400 acres to 6.8 percent of the County's stock of privately owned, undeveloped land. Nearly half of the 1982 total disappeared. In 1988, Bergen's County-owned parkland totaled 5,015 acres.

Bergen County is the seventh smallest of all the 21 counties in New Jersey. Yet, we are third among the 21 counties in total acres of County open space -- a remarkable accomplishment.

We have done this in such a way that, along our western border, Bergen's open space acquisitions have helped knit together a continuous expanse containing 19 square miles of open and natural lands extending northward from the Borough of Oakland to Sterling Forest. Further, our acquisitions on our eastern border have knit together a second continuous band of public open space totaling over 86 square miles from the George Washington Bridge northward to Bear Mountain State Park in New York.

These become remarkable features of the natural landscape available to our residents as yet another advantage of living in Bergen County.

#### **A. KEY OPEN SPACE ACQUISITIONS**

##### **Ramapo Mountains**

Ten open space transactions since 1988 have acquired, protected, and preserved over 4,100 acres of the mountains. When combined with existing parkland, a contiguous open space swath of over 12,950 acres has been knitted together joining Bergen with Passaic County, Sterling Forest and the Highlands Region.

##### **Norwood East Hill**

At the heart of our efforts in northeastern Bergen County was the acquisition and preservation of the 121-acre Norwood East Hill. Along with our partnership acquisition with Alpine and Rockleigh of the 134-acre Lamont tract, an open space corridor of almost 1,500 acres has been established west of the Palisades Interstate Parkway and Route 9W.

Linkages from this greenway corridor across the Palisades Interstate Parkway will allow for continuous access into the Palisades Interstate Park Commission lands southward down to Fort Lee Historic Park and northward to both Harriman and Bear Mountain State Parks in Orange County, New York.

### **Hackensack Watershed**

Over 400 acres of woodland watershed property is now permanently protected from development in Emerson, Harrington Park, Old Tappan, River Vale, and Closter. Another 291 acres are also permanently protected as golf courses -- Pascack Country Club, Emerson Country Club, and Haworth Country Club.

### **Hackensack River Path Greenway**

The Hackensack River County Park, a 31-acre waterfront environmental park along the river at Riverside Square Mall, was created and opened by the County. Designs and plans for a 2-mile riverfront path from the City of Hackensack's Johnson Park, through the Hackensack River County Park, to the Historic New Bridge Landing Park located in River Edge have been prepared. The finalizing of access easement agreements and securing of state Department of Environmental Protection permits remain before seeking construction bids. During this time, the municipalities of Hackensack, Teaneck, and New Milford have all prepared riverfront path greenway plans.

### **Van Buskirk Island - *Hackensack Water Pump Station***

In 1993, 47-acres of riverfront property along the Hackensack River, located in the Borough's of Oradell and New Milford, was donated to the County by the Hackensack Water Company, now known as United Water New Jersey. Contained within the 47-acres is the 13-acre Van Buskirk Island where the County Department of Parks is working on plans to provide public access to the Hackensack River and appropriate passive outdoor recreation opportunities.

Van Buskirk Island contains the Hackensack Water Company's former pump and filtration plant. Now listed on the New Jersey and National Historic Registers, the Plant is nationally significant as the earliest example of the American system of mechanical filtration on a scale large enough to enable the delivery of purified water to many cities and is a rare example of a complete water works from both purification and delivery.

### **Borg's Woods Nature Preserve**

A 14.5-acre old growth, woodland forest was acquired and preserved as a nature area in Hackensack, along Coles Brook.

## **B. BERGEN COUNTY'S PARKS, RECREATION AND HISTORIC FACILITIES**

The locations of the County Park and Recreation facilities are keyed to map entitled, "Bergen County Open Space - County Park Properties," attached to this Open Space and Recreation Plan.

1. **Ramapo Valley Reservation and Ramapo Mountain** - Ramapo Valley Road (Route 202), Mahwah. Explore the wooded hillside of this 3,400-acre site with mountain fishing, pond and scenic waterfall. Tent camping beside the Ramapo River offers canoe and raft owners portage access to the river.

2. **Campgaw Mountain County Reservation** - Campgaw Road, Mahwah. Hike along marked trails in this 1,351-acre wooded park. Campsites are also available. The Ski Center at the reservation includes a 1,650-foot chairlift slope enhanced by machine-made snow. The Visitors Center has a wood fire in the lounge, a snack bar, a shop that rents and sells skiing equipment, and the ski school.
3. **Camp Glen Gray** – Midvale Mountain Road, Mahwah. 758 wooded acres, primarily wilderness, with a core facility for family camping, including cabins, tent sites, hiking trails, lake and a dining hall. Besides hiking trails, there is a lake to fish, cabins, lean-tos and tent sites to camp in. A sports field, campfire ring and an amphitheater provide places to hold outdoor events.
4. **Camp Tamarack** – Skyline Drive, Oakland. 181-acres of wooded land with scenic Lake Tamarack. Hiking trails run through the wilderness acres.
5. **Saddle Ridge Riding Center** - Shadow Ridge Road (off Pulis Ave), Franklin Lakes - High on Campgaw Mountain, the County's 105-acre Saddle Ridge Horseback Riding Center Area has a panoramic view from the paddocks and has wooded bridle trails.
6. **Darlington County Park** - Darlington Avenue, Mahwah. Take the family to Darlington for a summer outing. Two lakes on the 232-acre site at the foothills of the Ramapo Mountains offer swimming and sand beaches; a third lake offers fishing. The park has picnic groves and tennis and handball courts. A snack bar is open during swimming season.
7. **Darlington County Golf Course** - Campgaw Road, Mahwah. This 18-hole golf course on 120 rolling acres has a pro shop, snack bar and lounge. There is also a 40-tee concession-operated driving range.
8. **James A. McFaul Environmental Center** - Crescent Avenue, Wyckoff. The exhibit hall, which overlooks the waterfowl pond, has a meeting room, browsing library and wildlife exhibits. Winding paths on this 81-acre site bring you to woodland gardens and animal shelters. There are 25,000 daffodils and flowering trees on the grassy slopes. Picnic tables are near the crossroad on the hill. There are free weekend and Tuesday public programs with guest speakers, guest hike leaders, and films. An accessible boardwalk winds through the wetland nature trail.
9. **Wood Dale County Park** - Prospect Avenue, Woodcliff Lake. The pond is the hub of activity in this park. In winter it is a popular ice skating area; in other seasons it affords fishing and model boat sailing. The park has free tennis courts with lights, picnic facilities and a children's playground.
10. **Baylor Massacre Burial Site** – Located at the intersection of Rivervale Road and Red Oak Drive, River Vale, the Baylor Massacre County Historic Site is a 2.7 acre interpreted historic park with extensive signage, meditational seating areas and pathways. The bodies of six Continental Dragoons slain in a merciless attack by British forces in Sept., 1778 are interred at Baylor, a Revolutionary War burial site.

11. **Wortendyke Barn** - Located at 13 Pascack Road in Park Ridge, the one-half acre Wortendyke Barn County Historic Site is one of the area's few remaining examples of the unique type of barn built in this Dutch-settled region. Erected on a farm owned by the Wortendyke family between 1735 and 1851, the barn was restored as a Bicentennial project by the county and is a fully interpreted historical museum.
12. **Camp Merritt Memorial Monument** - Contained within the one-half acre circle in Cresskill at the intersection of Knickerbocker Road and Madison Avenue, the Camp Merritt Monument County Historic Site is a 65-foot high neoclassical stone obelisk that commemorates the center of Camp Merritt, a World War I Camp through which over a million American soldiers passed between 1917 and 1920 on their way to and from the battle fields of Europe.
13. **Overbrook Brook County Park** – Westwood Avenue, Westwood. This 2.79-acre park provides open areas and wooded land offering a quiet fishing retreat along the Pascack Brook.
14. **Pascack Brook County Park** - Emerson Road, Westwood. This park offers free tennis courts with lights, a practice backstop, a children's playground, two ball fields, an area for soccer, and a fishing pond.
15. **Rockleigh County Golf Course** - Paris Avenue, Rockleigh. There are 27-holes on this 264-acre golf course at the base of the Palisades western slope, giving golfers a scenic view of all the changing seasons. The stone fieldhouse has a pro shop. Each of the three 9-hole courses has its own challenging characteristics.
16. **Norwood East Hill** – Located in Norwood, this 121-acre tract of County-owned, wooded conservation parkland is the centerpiece of an open space corridor in Northeastern Bergen County comprising almost 1500 acres.
17. **Alpine Reserve North** – Located in Alpine, this 134-acre tract of County-owned, wooded conservation parkland was preserved through a partnership with the Boroughs of Alpine and Rockleigh, and is the adjacent to the County's Norwood East Hill property.
18. **Alpine Reserve South** – Located in Alpine, this 197-acre tract of County-owned, wooded conservation parkland is part of an open space corridor in Northeastern Bergen County comprising almost 1500 acres.
19. **Orchard Hills County Golf Course** - Paramus Road, Paramus. This 9-hole course adjacent to Bergen Community College is set among mature trees and shrubs.
20. **Garretson Farm** - Garretson Farm County Historic Site is a 1.84-acre property located at 4-02 River Road, Fair Lawn, containing a large early Dutch stone house, carriage shed, barn and outbuilding. The house, a fine example of an important



early American type of architecture, was used by six generations of the Garretson family from about 1719 to 1950.

21. **Saddle River County Park** - Flanking the picturesque Saddle River for five miles, this park has a total of 596 acres. There are five recreation areas linked by a bicycle-pedestrian path.
- A. **Wild Duck Pond Area** - East Ridgewood Avenue, Ridgewood. Ducks and gees abound on the pond. The pond is also a popular fishing spot, and, in winter, attracts ice skaters. Tree-shaded picnic tables, a large play area for children, shuffleboard and horseshoe courts make this park a favorite family spot.
  - B. **Glen Rock Area** - Alan Avenue, Glen Rock. Here, too, the pond is the focal point, affording fishing and model-boat sailing. A shaded grove of picnic tables, a children's playground and free tennis courts draw young and old to the park.
  - C. **Dunkerhook Area** - Dunkerhook Road, Paramus. The cool shade of wooded picnic areas is especially welcome on hot summer days. Across the Saddle River in neighboring Fair Lawn, Dunkerhook offers free tennis courts.
  - D. **Otto C. Pehle Area** - Saddle River Road, Saddle Brook. Lakeside fishing and bicycling are popular activities at this park. Model-boat regattas are often seen on Sunday afternoons and for those who like to pitch horseshoes, facilities are provided.
  - E. **Easton Tower/Otto C. Pehle Area** – Located in Paramus just south of Rte. 4 eastbound at Paramus Road (in the extreme northern tip of the park), the .88-acre Easton Tower County Historic Site is a sandstone frame tower with a wooden waterwheel that was erected in 1899 to pump water to a spacious landscaped estate owned by Edward Easton.
  - F. **Rochelle Park Area** - Railroad Avenue, Rochelle Park. A one-mile walk drive that follows the river is particularly inviting. The South Trail of the pedestrian-bicycle path runs through the park, and tennis courts, picnicking and play areas offer lots of activity.
22. **Van Saun County Park** - Forest and Continental Avenues, Paramus. This 140-acre park is popular for its many attractions, but the Bergen County Zoological Park and the miniature railroad are probably on top of the list. The zoo, accredited by the American Association of Zoological Parks and Aquariums, offers 24 species of mammals, 19 species of birds, and 16 species of reptiles. Spider monkeys, tamarins, bison, elk, ocelot, and mountain lions are all at home in this zoo. Its aviary is the largest of its style in the Northeast. The miniature train, a replica of an 1886 locomotive, pulls canopied coaches in a loop around the zoo and an 1860s farmyard scene and through a tunnel. Many farm animals welcome visitors. Children will also enjoy a ride around the pony ring. Activities provided include a 12-court,

concession-operated tennis center, 4-acre Walden Pond for fishing and ice skating, picnic groves, and children's playgrounds. A shaded area surrounds Washington Spring Garden. This one-half-acre site of Revolutionary War skirmishes, the Washington Spring Garden County Historic Site is a natural spring traditionally used by George Washington at the center of a large Continental Army encampment in Sept. 1780.

23. **Hackensack River Pathway** – Located in New Milford, this 5.5-acre tract contains wetlands and woodlands within the Hackensack River Corridor.
24. **Borg's Woods** – Located in a residential Hackensack neighborhood, consists of the 15-acres old growth forest.
25. **Historic New Bridge Landing Park** - Located at 1201 Main Street in River Edge, Historic New Bridge Landing Historic Park is an 11.65-acre tract that contains wetlands and woodlands within the Hackensack River Corridor. Included among the three early stone houses at New Bridge Landing is the Campbell Christie House, a County Historic Site. Built about 1774, the restored house is an outstanding example of early regional architecture, with gambrel roof and sandstone walls.
26. **Hackensack River County Park** - Route 4 at Hackensack Avenue, Hackensack. This 30-acre park at Riverside Square Mall offers a formal promenade and viewing deck along the Hackensack River. A series of trails allows visitors to experience several diverse ecosystems including a tidal marsh and forested wetlands, bird blinds and two additional overlooks allow for nature observation. Illustrated signs help the visitor appreciate the existing environment and native wildlife. A number of benches are located adjacent to trails.
27. **Belmont Hill County Park** - Botany Street, Garfield. There is a scenic overlook, children's playground, and a display garden at this park.
28. **Dahnert's Lake County Park** - Midland Avenue, Garfield. Dahnert's Lake itself is the center of activity in this park. Ice-skating is popular in winter; model boat sailing takes over in the warmer weather. The park has picnic facilities, a playground and bocce and basketball courts.
29. **Gethsemane Cemetery** - Gethsemane Cemetery is a .96-acre state and National Historic Site located just off Rte. 46 West and between Liberty Street and Summit Place in Little Ferry. Between 1860 and 1930 more than 500 black residents of Bergen County were buried in the cemetery, which is acknowledged for the importance of the role it played in early New Jersey civil rights legislation and for the rare presence of West African burial customs discovered there.
30. **Overpeck County Golf Course** - East Cedar Lane, Teaneck. This 18-hole course on 150 acres challenges golfers with an 8-acre lake, ponds and lagoons. The contemporary redwood golf house has a pro shop and a lounge.

31. **Overpeck County Park** - Leonia, Palisades Park & Ridgefield Park. This 661-acre park is divided into the following four areas:
- A. **Henry Hoeble Area** - Fort Lee Road, Leonia. Fitness enthusiasts are drawn to this site with its fitness field and jogging path. The area has four free tennis courts with lights and practice backstop. A 1-1/4-mile bicycle-pedestrian path forms a figure-8 beside the lake.
  - B. **Leonia South Area** - Fort Lee Road, Leonia. The all-weather concession-operated horseback riding center is perhaps the main attraction at this area of the park. The center includes a riding arena and paddocks.
  - C. **Palisades Park Area** - Roosevelt Street, Palisades Park. A multi-use athletic Facility with four tennis courts, synthetic eight-lane track with steeplechase and field events. The synthetic fields include a football/soccer field with press box and bleachers, baseball, softball and little league and a challenger (ADA) field. Walking paths with a river walkway and over look.
  - D. **Ridgefield Park Area** - Challenger Road, Ridgefield Park. This 22-acre site offers two softball fields complete with bleachers, and two regulation soccer fields.
  - E. **Teaneck Creek Conservancy Area** – East Oakdene Avenue, Teaneck. Consisting of approximately 46 acres of land bounded by DeGraw Avenue and Teaneck Road, this passive nature preserve, centered around the Teaneck Creek, offers patrons the opportunity to participate in and enjoy the environmental and cultural park that uniquely uses art and landscape design to synthesize the natural, historic and cultural history of this area, and teaches children to take responsibility for preserving and enhancing this area.
32. **Samuel Nelkin County Park** - Rose Street, Wallington. Tennis, sledding and picnicking draw visitors to this 23-acre County Park. The pond attracts ice skaters in winter; fishing and model-boat sailing are popular in spring, summer and fall. For recreation or relaxation, ball fields, picnic tables, and children's playgrounds welcome visitors.
33. **Riverside County Park North** – J.A. Carrucci, Jr. Area - Riverside Avenue, Lyndhurst. Boccie and horseshoe courts are among the popular features of this park. There are also free tennis courts with lights, picnic groves and an 18-station fitness course. Concession-operated batting cages offer practice for the baseball enthusiast. There is a 0.7-mile bicycle-pedestrian path along the river.
34. **Riverside County Park South** - River Road, North Arlington/Lyndhurst. A playground is popular with youngsters visiting this park. The park also features five tennis courts, three of which are lighted. Horseshoe courts and picnic facilities make

this park a family favorite. There is a 0.6-mile bicycle-pedestrian path beside the Passaic.

35. **Garfield Waterworks in Elmwood Park** – located between Washington and Gilbert Avenues in the Borough of Elmwood Park, this 44-acre parcel of undeveloped woodlands provides drinking water to area residents through artesian wells located on the property.

#### **IV. OPPORTUNITIES IDENTIFICATION**

Generally, open space and recreational areas can be grouped into three major categories: Resource-based, intermediate and user-oriented. Each of these categories can typically be associated with a particular government level. Unique natural settings, scenic beauty or historical significance characterizes resource-based areas. They are generally located at considerable distance from major urban centers. However, their uniqueness is enough of a magnet to draw many visitors and vacationers from distant points.

The federal system of national parks and forests provides a good example of a resource-based recreational system.

The second categories of facilities are intermediate areas. These have, depending on the site location and size, features similar to both resource-based and user-oriented areas. They usually are more accessible to population concentrations than resource-based areas and generally have relatively large expanses of natural and forested acreage. Within an intermediate facility, sites for picnicking, swimming, camping and other outdoor activities are usually provided for daily visitors. State parks frequently can be classified in the intermediate category. In Bergen, the Ringwood Manor Skyland Park located in both Passaic and Bergen Counties is one such facility, as is the Palisades Interstate Park north of the George Washington Bridge on the west bank of the Hudson River.

Finally, there are the user-oriented facilities, whose prime location criteria is a high degree of accessibility to a given population concentration. Characteristically, these areas are developed for intensive recreational use and may or may not have special scenic or natural qualities. In general, the County and municipal park systems provide this kind of intensive use facility.

A fourth type of recreation facility has become increasingly popular in New Jersey through the State's Green Acres Program -- vacant open space designated as wilderness or primitive areas acquired by state, county or municipal government. These generally are forested or marshland with scenic and ecological significance. Their immediate function is public land preservation and environmental protection.

## **A. NEW JERSEY'S OPEN SPACE AND OUTDOOR RECREATION PLAN**

In 2003, the NJ Department of Environmental Protection issued its *New Jersey Open Space and Outdoor Recreation Plan 2003-2007*. Known as SCORP, it is the seventh statewide comprehensive outdoor recreation plan to be released. The goal of this plan is to provide guidance to the various levels of government in acquiring, developing, maintaining and protecting outdoor recreation resources throughout the state. Open space, as written in this plan, is described as the basic resource for the development of recreational facilities and for satisfying recreational needs.

The *New Jersey Open Space and Outdoor Recreation Plan* is prepared to meet the following goals:

1. To preserve sufficient amounts of open space for current and future public use and to utilize the environmental protection amenities of open space to protect important natural resources for the enhancement of the quality of life in New Jersey.
2. To promote the development of parks in New Jersey's urban and suburban centers to support revitalization efforts and to provide close to home recreation opportunities for residents statewide.
3. To present current information on the supply, demand and need for recreation and open space in New Jersey.
4. To implement open space and recreation planning policies and projects that are consistent with New Jersey's smart growth principals and the State Development and Redevelopment Plan.
5. To encourage coordinated open space and recreation planning, acquisition and development initiatives of local governments and conservation organizations.
6. To effectively use funds from the Garden State Preservation Trust, Land and Water Conservation Fund, Forest Legacy Program, Pinelands Section 502 Program and other sources of funding which may become available.

## **V. RESOURCE ASSESSMENT**

### **A. GENERAL OPEN SPACE AND RECREATION OPPORTUNITIES**

This Section provides an assessment of those public and private land and water resources that have potential for providing open space or recreation opportunities. Includes:

- Opportunities for creation of linear recreation and open space facilities such as trails, bicycle paths, and greenways which link existing recreation and open space sites in an integrated system;
- Opportunities for supporting conservation objectives such as water supply protection, wildlife and rare species protection, protection of rivers, streams and forest lands, farmland preservation and historic preservation;
- Opportunities for the acquisition and re-greening of underutilized land or Brownfield sites;
- Opportunities for supporting community objectives for development and land use including open space which buffers or defines developed areas, open space which preserves scenic or distinctive landscape features, and open space with development-limiting characteristics such as floodplains, storm-prone areas and steep slopes;
- Opportunities for additional public access to waterways;
- Opportunities for the development of recreation facilities such as ball fields, playgrounds, court sports, swimming pools and golf courses, and;
- Opportunities for the preservation of the remaining privately owned golf courses, and;
- Opportunities for expanding environmental education.

Additionally, as outlined in the Bergen County Open Space, Recreation, Farmland and Historic Preservation Trust Fund Program Statement, on file in the Bergen County Department of Planning and Economic Development, the following types of land acquisition opportunities are encouraged:

- Encourage multi-use projects (projects including several elements such as water protection, recreation, historic and scenic preservation, etc.)
- Give consideration to projects involving land under an immediate threat of development where development of the property would be inconsistent with the overall character of the community.
- Encourage projects with qualified charitable conservancies.
- Encourage public/private sector projects.
- Encourage the use of conservation easements, covenants, or other interests in real property, which limit or restrict development.

These open space opportunities may be the acquisition of land for recreation and conservation purposes, the development and redevelopment of land existing or acquired for recreational and conservation purposes, historic preservation activities such as upgrade and acquisition, and, the acquisition of farmland for farmland preservation purposes.

## **B. BERGEN COUNTY'S OPEN SPACE ACQUISITION AND PRESERVATION OPPORTUNITIES**

Current County open space acquisition and preservation opportunities include, but may not be limited to, the following:

- **Ramapo Mountains/Highlands Region** – The addition of appropriate lands adjacent to or abutting existing state, County, or municipal parklands that further expand or enhance conservation, preservation, scenic and greenway corridor development, and recreation objectives within the Ramapo Mountains and the state of New Jersey's Highlands Region.
- **Hackensack River Corridor** – The addition of appropriate lands adjacent to or abutting existing state, County, or municipal parklands that further expand or enhance riverside conservation, preservation and recreation objectives. Includes, but is not limited to, wetlands, woodlands, and watershed properties associated with the Hackensack River, its tributaries, lakes, ponds, reservoirs, and all other bodies of water.
- **Passaic River Corridor** - The addition of appropriate lands adjacent to or abutting existing state, County, or municipal parklands that further expand or enhance riverside conservation, preservation and recreation objectives. Includes, but is not limited to, wetlands, woodlands, and watershed properties associated with the Passaic River, its tributaries, lakes, ponds, reservoirs, and all other bodies of water.
- **East Hill Greenway Corridor** - The addition of appropriate lands adjacent to or abutting existing state, County, or municipal parklands in the northeast section of the County that further expand or enhance conservation, preservation and recreation objectives.
- **Saddle River Corridor** - The addition of appropriate lands adjacent to or abutting existing state, County, or municipal parklands that further expand or enhance riverside conservation, preservation and recreation objectives. Includes, but is not limited to, wetlands, woodlands, and watershed properties associated with the Saddle River, its tributaries, lakes, ponds, reservoirs, and all other bodies of water.



- **Meadowlands Region** – The addition of appropriate lands within the New Jersey Meadowlands Commission area that further expand or enhance their conservation, preservation and recreation objectives.
- **County Parks** - The addition of appropriate lands adjacent to or abutting existing County parklands that further expand or enhance their conservation, preservation and recreation objectives.

## **VI. ACTION PLAN**

The acquisition of open space is to be financed through the Open Space, Recreation, Farmland and Historic Preservation Trust Fund and county capital funding. The Bergen County electorate overwhelmingly approved this tax in the November 1998 and November 2003 elections by a vote of more than two to one. This voter-supported referendum not only supplies a source of funding for the preservation of County and municipal open space, but expresses the commitment and desire for open space preservation by the citizens of Bergen County.

The 2003 ballot question as approved allows the Bergen County Board of Chosen Freeholders to fund the Trust by allocating a rate not to exceed one cent per \$100 of total County equalized real property valuation.

For the tax year 2004 approximately \$11.0 million dollars was collected through the Trust Fund. Annual authorization by the Freeholders is required to establish the tax collection.

The Trust Fund money is to be used for the acquisition and improvement of land by the County, for conservation and recreation purposes, for farmland and historic preservation by the County, and for grants to municipalities for the acquisition of land and improvement of outdoor recreation facilities.

It is important to acquire land presently as the availability of land decreases and the costs increase. It is also important to consider creative approaches for the use of the funds in order to preserve the maximum amount of open space.

There are various financial mechanisms and funding sources along with the trust fund that can be used to acquire land. The New Jersey Green Acres Program\* provides several financial assistance programs. For instance:

- **STANDARD ACQUISITION** - This category is for acquisition projects undertaken by municipalities and counties that do not yet have an open space tax. Projects in this category are eligible to receive assistance in the form of a Green Acres 25% matching grant and some Green Acres loan funding, if available. Applicants can

pursue a loan from the Department's Environmental Infrastructure Financing Program (described below) to supplement the Green Acres funding and possibly fully fund the project.

- **PLANNING INCENTIVE ACQUISITION** -- This category is open to municipalities and counties that have an open space tax and an adopted Open Space and Recreation Plan approved by Green Acres. Funding is available in the form of a Green Acres 50% matching grant, with the opportunity to obtain the balance as a loan from the EIFP.
- **SITE SPECIFIC INCENTIVE ACQUISITION** - This category is for acquisition projects undertaken by municipalities and counties that have an open space tax but do not have an Open Space and Recreation Plan approved by Green Acres. Projects in this category are eligible to receive assistance in the form of a Green Acres 50% matching grant and some Green Acres loan funding, if available. You can pursue a loan from the Department's Environmental Infrastructure Financing Program (described below) to supplement the Green Acres funding and possibly fully fund the project. Applicants under this category must submit an application for each parcel they would like to purchase.
- **URBAN AID PROGRAM (ACQUISITION OR DEVELOPMENT)** - This category is limited to acquisition and development projects *located in* municipalities eligible to receive state aid pursuant to P.L. 1978, c. 14 (C.52: 27D-178 et seq.). Funding for Urban Aid acquisition projects is in the form of a 75% matching grant and the balance as a 2% loan, subject to available funding. Green Acres, not the EIFP, will provide the loans for Urban Aid acquisition projects, if funds are available. For park development projects, funding is available in the form of a 50% matching grant, with the balance as a 2% loan, also subject to available funding. Development loans are repayable over twenty years, while acquisition loans may be repaid over thirty years. As always, total demand will be weighed against available resources to determine the extent to which proposals can be funded.
- **OUTDOOR RECREATION DEVELOPMENT** - Green Acres provides funding for the development of outdoor recreation facilities in the form of a loan. All development loans are at 2% interest, repayable over twenty years. Projects are characterized as either small development (under \$250,000) or large development (up to the maximum cap which historically has been \$500,000). For park development projects located in Densely or Highly Populated Municipalities, or sponsored by a Highly Populated County, funding is available in the form of a 25% matching grant, with the balance as a loan, subject to available funding. For development projects sponsored by Densely Populated County (See NJDEP for eligible municipalities), funding is available in the form of a 50% matching grant, with a balance as a loan, subject to available funding.
- The New Jersey Environmental Infrastructure Financing Program (EIFP) is a low-cost loan program that is available to provide financial assistance for projects that

protect or improve water quality, including most land acquisition projects. The NJDEP's Division of Water Quality, Municipal Finance & Construction Element, administers the EIFP application.

*\* Please contact the NJ Green Acres Program for program guidance and administration.*

- Donations from non-profits, businesses, landowners, and other sources should always be explored and encouraged. The amount of money available through the Trust Fund is limited compared to the costs of land and the need to acquire it. Thus, funds from other sources and innovative acquisition/preservation ideas are considered.
- Similarly, acquisitions of less than fee simple, i.e., development rights, conservation or access easements, etc., should also be explored and encouraged where applicable. The proposed statewide Transfer of Development Rights (TDR) Program offers a new tool for the preservation of open space.
- There should also be strong support from cooperative projects using funds from a combination of municipal, County, state, and non-profit resources.

The types of action that must or should be taken to preserve or provide appropriate open spaces in the County vary depending on the type of open space.

No single technique for the preservation of open space will guarantee a successful open space program, or for that matter, the failure of a program. The particular technique used should be chosen carefully to ensure that the desired open space objective is achieved. Fee simple ownership by the government, for example, allows for the greatest degree of government control of the land, but is not necessarily the most advantageous technique for the achievement of a particular open space program's objectives, especially given the high cost of property acquisition and maintenance. The components of any open space program should be designed with an understanding of the particular task to be accomplished.

## **VII. SYSTEM MAP**

Included, as a part of this Open Space and Recreation Plan, is the official County Parks map entitled, "Bergen County Parks and Recreation Facilities," prepared by Bergen County Department of Planning and Economic Development.

**VIII. APPENDIX**

Included, as a part of this Open Space and Recreation Plan, is a listing of all the open space properties in Bergen County that are contained on the current State Green Acres Open Space and Recreation Inventory.

**IX. BERGEN COUNTY PLANNING BOARD RESOLUTION 03-04**

Bergen County Planning Board Resolution 03-04, adopted on August 9, 2004, endorsing this OSRP and application to the State of New Jersey's Green Acres Program's Planning Incentive Program.





**APPENDIX: BERGEN COUNTY'S GREEN ACRES RECREATION AND OPEN SPACE INVENTORY**

<u>MUNICIPALITY</u>	<u>COUNTY FACILITY NAME</u>	<u>BLOCK</u>	<u>LOT</u>	<u>ACRES</u>
GARFIELD	Belmont Hill	114	84	8.9600
GARFIELD	Belmont Hill	114	126	1.2980
GARFIELD	Dahnert's Lake	119 05	156.01	2.4800
GARFIELD	Dahnert's Lake	119 05	156.02	9.0300
GLEN ROCK	Saddle River County Park - Glen Rock Area	127	13	13.5460
GLEN ROCK	Saddle River County Park - Glen Rock Area	127	15	0.9000
GLEN ROCK	Saddle River County Park - Glen Rock Area	243	1	28.3700
GLEN ROCK	Saddle River County Park - Glen Rock Area	243	2	4.0400
GLEN ROCK	Saddle River County Park - Glen Rock Area	243	3	0.3830
GLEN ROCK	Saddle River County Park - Glen Rock Area	247	2	1.4900
GLEN ROCK	Saddle River County Park - Glen Rock Area	247	3	5.4620
GLEN ROCK	Saddle River County Park - Glen Rock Area	247	4	14.0150
HACKENSACK	Borg's Woods Nature Preserve	604	14.01	13.8700
HACKENSACK	Borg's Woods Nature Preserve	604	32	0.1293
HACKENSACK	Hackensack River County Park	504A	7A	0.6000
HACKENSACK	Hackensack River County Park	504A	8	21.0100
HACKENSACK	Hackensack River County Park	504A	17	7.5500
HILLSDALE	Wood Dale County Park	2002	28	11.7300
HILLSDALE	Wood Dale County Park	2101	1	41.5000
LEONIA	Overpeck County Park - Henry Heoble Area	102	1	89.9800
LEONIA	Overpeck County Park - Leonia South Area	703	1	135.8400
LITTLE FERRY	Gethsemane Cemetery	9	12	1.0000
LYNDHURST	Riverside County Park North - J.A. Carrucci, Jr. Area	48	3	15.6000
LYNDHURST	Riverside County Park North - J.A. Carrucci, Jr. Area	48	6	20.3000
LYNDHURST	Riverside County Park South	170	17A	23.7500
MAHWAH	Camp Glen Gray	1	63	39.2000
MAHWAH	Camp Glen Gray	1	64	33.7000
MAHWAH	Camp Glen Gray	1	151	55.5400
MAHWAH	Camp Glen Gray	1	163	19.1000
MAHWAH	Camp Glen Gray	1	164	50.6000
MAHWAH	Camp Glen Gray	1	165	22.1000
MAHWAH	Camp Glen Gray	1	166	32.2000
MAHWAH	Camp Glen Gray	1	167	24.8000
MAHWAH	Camp Glen Gray	1	168	1.9000
MAHWAH	Camp Glen Gray	1	169	27.4000
MAHWAH	Camp Glen Gray	1	170	43.5000
MAHWAH	Camp Glen Gray	1	171	19.8000
MAHWAH	Camp Glen Gray	1	172	9.5000
MAHWAH	Camp Glen Gray	1	173	28.0000
MAHWAH	Camp Glen Gray	1	177	4.7000
MAHWAH	Camp Glen Gray	1	182	159.6000
MAHWAH	Camp Glen Gray	1	183	127.1000
MAHWAH	Campgaw Mountain County Reservation	21	9	26.3400
MAHWAH	Campgaw Mountain County Reservation	21	10	43.1700
MAHWAH	Campgaw Mountain County Reservation	21	11	85.4200
MAHWAH	Campgaw Mountain County Reservation	21	11.01	1.7900
MAHWAH	Campgaw Mountain County Reservation	21	12	1.1000
MAHWAH	Campgaw Mountain County Reservation	21	13	6.0900
MAHWAH	Campgaw Mountain County Reservation	21	14	32.2400
MAHWAH	Campgaw Mountain County Reservation	21	15	0.1100
MAHWAH	Campgaw Mountain County Reservation	21	16	2.0000

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<u>MUNICIPALITY</u>	<u>COUNTY FACILITY NAME</u>	<u>BLOCK</u>	<u>LOT</u>	<u>ACRES</u>
MAHWAH	Campgaw Mountain County Reservation	21	17	3.3600
MAHWAH	Campgaw Mountain County Reservation	23	3	96.2000
MAHWAH	Campgaw Mountain County Reservation	23	4	7.8600
MAHWAH	Campgaw Mountain County Reservation	23	5	14.4700
MAHWAH	Campgaw Mountain County Reservation	23	6	8.4200
MAHWAH	Campgaw Mountain County Reservation	23	7	4.9370
MAHWAH	Campgaw Mountain County Reservation	23	8	0.2370
MAHWAH	Campgaw Mountain County Reservation	23	9	0.2500
MAHWAH	Campgaw Mountain County Reservation	23	10	1.5000
MAHWAH	Campgaw Mountain County Reservation	23	11	0.5510
MAHWAH	Campgaw Mountain County Reservation	23	12	1.0850
MAHWAH	Campgaw Mountain County Reservation	23	13	25.1700
MAHWAH	Campgaw Mountain County Reservation	23	14	24.5000
MAHWAH	Campgaw Mountain County Reservation	23	15	17.5300
MAHWAH	Campgaw Mountain County Reservation	23	16	19.8000
MAHWAH	Campgaw Mountain County Reservation	23	17	30.2500
MAHWAH	Campgaw Mountain County Reservation	23	18	22.5200
MAHWAH	Campgaw Mountain County Reservation	23	19	47.0000
MAHWAH	Campgaw Mountain County Reservation	23	20	31.7300
MAHWAH	Campgaw Mountain County Reservation	23	21	57.5800
MAHWAH	Campgaw Mountain County Reservation	23	22	6.5200
MAHWAH	Campgaw Mountain County Reservation	23	23	19.4300
MAHWAH	Campgaw Mountain County Reservation	23	24	11.5200
MAHWAH	Campgaw Mountain County Reservation	23	25	6.1900
MAHWAH	Campgaw Mountain County Reservation	23	26	6.1900
MAHWAH	Campgaw Mountain County Reservation	23	27	4.8600
MAHWAH	Campgaw Mountain County Reservation	23	28	10.5300
MAHWAH	Campgaw Mountain County Reservation	23	29	11.5000
MAHWAH	Campgaw Mountain County Reservation	23	30	13.1500
MAHWAH	Campgaw Mountain County Reservation	23	31	14.2500
MAHWAH	Campgaw Mountain County Reservation	23	32	7.3100
MAHWAH	Campgaw Mountain County Reservation	23	33	6.7000
MAHWAH	Campgaw Mountain County Reservation	23	34	21.7600
MAHWAH	Campgaw Mountain County Reservation	23	35	20.4400
MAHWAH	Campgaw Mountain County Reservation	23	36	34.3400
MAHWAH	Campgaw Mountain County Reservation	23	37	20.0600
MAHWAH	Campgaw Mountain County Reservation	23	38	58.2500
MAHWAH	Campgaw Mountain County Reservation	23	39	5.1100
MAHWAH	Campgaw Mountain County Reservation	23	40	81.5600
MAHWAH	Campgaw Mountain County Reservation	23	41	6.4700
MAHWAH	Campgaw Mountain County Reservation	23	43	23.3000
MAHWAH	Campgaw Mountain County Reservation	23	44	4.7600
MAHWAH	Campgaw Mountain County Reservation	23	52	39.0900
MAHWAH	Campgaw Mountain County Reservation	23	57	23.7800
MAHWAH	Campgaw Mountain County Reservation	23	58	0.4300
MAHWAH	Darlington County Park & Golf Course	135	6	0.9300
MAHWAH	Darlington County Park & Golf Course	141	4	36.6200
MAHWAH	Darlington County Park & Golf Course	141	5	3.6000
MAHWAH	Darlington County Park & Golf Course	141	7	33.7500
MAHWAH	Darlington County Park & Golf Course	141	8	3.6300
MAHWAH	Darlington County Park & Golf Course	141	9	14.2000



**APPENDIX: BERGEN COUNTY'S GREEN ACRES RECREATION AND OPEN SPACE INVENTORY**

<u>MUNICIPALITY</u>	<u>COUNTY FACILITY NAME</u>	<u>BLOCK</u>	<u>LOT</u>	<u>ACRES</u>
MAHWAH	Darlington County Park & Golf Course	141	10	1.7200
MAHWAH	Darlington County Park & Golf Course	141	11	46.5000
MAHWAH	Darlington County Park & Golf Course	141	12	18.3200
MAHWAH	Darlington County Park & Golf Course	141	13	82.3700
MAHWAH	Darlington County Park & Golf Course	141	15	14.7000
MAHWAH	Darlington County Park & Golf Course	141	16	26.3500
MAHWAH	Darlington County Park & Golf Course	141	17	0.7200
MAHWAH	Darlington County Park & Golf Course	141	18	3.1000
MAHWAH	Darlington County Park & Golf Course	141	19	2.9600
MAHWAH	Ramapo Valley County Reservation	1	4	60.7000
MAHWAH	Ramapo Valley County Reservation	1	5	30.0000
MAHWAH	Ramapo Valley County Reservation	1	7	11.7000
MAHWAH	Ramapo Valley County Reservation	1	8	15.0000
MAHWAH	Ramapo Valley County Reservation	1	10	89.8100
MAHWAH	Ramapo Valley County Reservation	1	11	60.0000
MAHWAH	Ramapo Valley County Reservation	1	12	46.4000
MAHWAH	Ramapo Valley County Reservation	1	16	200.0000
MAHWAH	Ramapo Valley County Reservation	1	18	165.7000
MAHWAH	Ramapo Valley County Reservation	1	39	22.1600
MAHWAH	Ramapo Valley County Reservation	1	40	27.1400
MAHWAH	Ramapo Valley County Reservation	1	42	3.1200
MAHWAH	Ramapo Valley County Reservation	1	45	2.9100
MAHWAH	Ramapo Valley County Reservation	1	47	11.6100
MAHWAH	Ramapo Valley County Reservation	1	49	8.8800
MAHWAH	Ramapo Valley County Reservation	1	50	6.0000
MAHWAH	Ramapo Valley County Reservation	1	51	32.0000
MAHWAH	Ramapo Valley County Reservation	1	54	290.0000
MAHWAH	Ramapo Valley County Reservation	1	96	90.0000
MAHWAH	Ramapo Valley County Reservation	1	97	40.7000
MAHWAH	Ramapo Valley County Reservation	1	98	34.1700
MAHWAH	Ramapo Valley County Reservation	1	101	3.2100
MAHWAH	Ramapo Valley County Reservation	1	102	8.4950
MAHWAH	Ramapo Valley County Reservation	1	106	145.6800
MAHWAH	Ramapo Valley County Reservation	1	107	47.4200
MAHWAH	Ramapo Valley County Reservation	1	109	199.6500
MAHWAH	Ramapo Valley County Reservation	1	110	88.7400
MAHWAH	Ramapo Valley County Reservation	1	111	91.4800
MAHWAH	Ramapo Valley County Reservation	1	136	126.4000
MAHWAH	Ramapo Valley County Reservation	1	137	68.9600
MAHWAH	Ramapo Valley County Reservation	1	138	20.6000
MAHWAH	Ramapo Valley County Reservation	1	139	56.7400
MAHWAH	Ramapo Valley County Reservation	1	140	38.1220
MAHWAH	Ramapo Valley County Reservation	1	141	3.2050
MAHWAH	Ramapo Valley County Reservation	1	142	55.6700
MAHWAH	Ramapo Valley County Reservation	1	143	22.1100
MAHWAH	Ramapo Valley County Reservation	1	144	6.2000
MAHWAH	Ramapo Valley County Reservation	1	145	65.1700
MAHWAH	Ramapo Valley County Reservation	1	146	66.8400
MAHWAH	Ramapo Valley County Reservation	1	148	462.7300
MAHWAH	Ramapo Valley County Reservation	1	149	57.2200
MAHWAH	Ramapo Valley County Reservation	1	150	56.8800

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<u>MUNICIPALITY</u>	<u>COUNTY FACILITY NAME</u>	<u>BLOCK</u>	<u>LOT</u>	<u>ACRES</u>
MAHWAH	Ramapo Valley County Reservation	1	184	50.0000
MAHWAH	Ramapo Valley County Reservation	12	21	30.6000
MAHWAH	Ramapo Valley County Reservation	13	8	131.1000
MAHWAH	Ramapo Valley County Reservation	13	9	0.9000
MAHWAH	Ramapo Valley County Reservation	13	10	6.2200
MAHWAH	Ramapo Valley County Reservation	13	11	20.1000
MAHWAH	Ramapo Valley County Reservation	13	13	74.0000
MAHWAH	Ramapo Valley County Reservation	13	14	3.8660
MAHWAH	Ramapo Valley County Reservation	13	14.04	3.2860
NEW MILFORD	Hackensack River Pathway	301	27	5.4610
NORTH ARLINGTON	Riverside County Park South	87	2	0.5500
NORTH ARLINGTON	Riverside County Park South	87	3	27.8600
NORTHVALE	Rockleigh Bergen County Golf Course	915	3	10.0400
NORWOOD	Norwood East Hill	7	15.01	119.3180
NORWOOD	Norwood East Hill	17	5	2.3300
NORWOOD	Rockleigh Bergen County Golf Course	27	4	89.1000
OAKLAND	Camp Glen Gray	1601	1	7.9000
OAKLAND	Camp Glen Gray	1601	2	59.4000
OAKLAND	Camp Glen Gray	1603	1	10.3000
OAKLAND	Camp Tamarack	1503	1	44.4300
OAKLAND	Camp Tamarack	1503	2	19.5500
OAKLAND	Camp Tamarack	1602	2	5.2800
OAKLAND	Camp Tamarack	1602	3	8.8000
OAKLAND	Camp Tamarack	1602	4	9.7600
OAKLAND	Camp Tamarack	1602	5	25.5300
OAKLAND	Camp Tamarack	1602	6	16.3500
OAKLAND	Camp Tamarack	1603	10	21.6000
OAKLAND	Camp Tamarack	1604	3	29.9800
OAKLAND	Campgaw Mountain County Reservation	3606	1	6.5000
OAKLAND	Campgaw Mountain County Reservation	3701	1	176.7000
PALISADES PARK	Overpeck County Park - Palisades Park	101	1	73.8000
PALISADES PARK	Overpeck County Park - Palisades Park	506	6	29.0700
PARAMUS	Orchard Hills County Golf Course (Leased)	3001	1	50.0000
PARAMUS	Saddle River County Park - Dunkerhook Area	102	3	3.6000
PARAMUS	Saddle River County Park - Dunkerhook Area	1001	10	13.0000
PARAMUS	Saddle River County Park - Dunkerhook Area	1001	11	0.1500
PARAMUS	Saddle River County Park - Dunkerhook Area	1501	8	0.9500
PARAMUS	Saddle River County Park - Dunkerhook Area	1602	9	7.4000
PARAMUS	Saddle River County Park - Dunkerhook Area	2202	11	29.2600
PARAMUS	Saddle River County Park - Dunkerhook Area	2204	5	0.5600
PARAMUS	Saddle River County Park - Dunkerhook Area	2803	12	59.4500
PARAMUS	Saddle River County Park - Dunkerhook Area	2901	1	28.8000
PARAMUS	Saddle River County Park - Dunkerhook Area	3501	6	4.8900
PARAMUS	Saddle River County Park - Dunkerhook Area	4002	11	0.4000
PARAMUS	Saddle River County Park - Dunkerhook Area	5903	7	22.7000
PARAMUS	Saddle River County Park - Dunkerhook Area	6701	8	0.4500
PARAMUS	Saddle River County Park - Easton Tower	101	1	0.8800
PARAMUS	Van Saun County Park	2710	9	12.4900
PARAMUS	Van Saun County Park	3405	3	0.5500
PARAMUS	Van Saun County Park	3405	4	10.6200
PARAMUS	Van Saun County Park	3406	3	0.7000

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<u>MUNICIPALITY</u>	<u>COUNTY FACILITY NAME</u>	<u>BLOCK</u>	<u>LOT</u>	<u>ACRES</u>
PARAMUS	Van Saun County Park	3905	5	0.5000
PARAMUS	Van Saun County Park	3905	6	25.0300
PARAMUS	Van Saun County Park	3905	8	3.9400
PARAMUS	Van Saun County Park	3905	12	0.2900
PARK RIDGE	Wood Dale County Park	2103	7	0.5500
PARK RIDGE	Wood Dale County Park	2103	8	5.1300
PARK RIDGE	Wood Dale County Park	2103	9	2.3900
PARK RIDGE	Wood Dale County Park	2103	10	1.7400
PARK RIDGE	Wortendyke Barn	1702	6	0.4700
RAMSEY	Darlington County Park	2001	1	41.7000
RAMSEY	Darlington County Park	2401	1	35.7800
RIDGEFIELD PARK	Overpeck County Park - Ridgefield Park Area	24 03	1	97.3900
RIDGEWOOD	Saddle River County Park - Wild Duck Pond Area	3405	23	0.1900
RIDGEWOOD	Saddle River County Park - Wild Duck Pond Area	3505	48	29.4300
RIDGEWOOD	Saddle River County Park - Wild Duck Pond Area	4205	13	2.4300
RIDGEWOOD	Saddle River County Park - Wild Duck Pond Area	4305	18	0.8800
RIDGEWOOD	Saddle River County Park - Wild Duck Pond Area	4316	1	2.4600
RIDGEWOOD	Saddle River County Park - Wild Duck Pond Area	4318	6	0.4300
RIDGEWOOD	Saddle River County Park - Wild Duck Pond Area	4501	2	11.8300
RIDGEWOOD	Saddle River County Park - Wild Duck Pond Area	4605	4	6.0100
RIDGEWOOD	Saddle River County Park - Wild Duck Pond Area	4609	2.02	28.5000
RIVER EDGE	Historic New Bridge Landing Park	1303	2	3.9200
RIVER EDGE	Hackensack River Pathway	1006	1	0.0200
RIVER EDGE	Hackensack River Pathway	1303	1	11.6500
RIVER EDGE	Van Saun County Park	307	7	0.1300
RIVER EDGE	Van Saun County Park	501	1	0.0300
RIVER EDGE	Van Saun County Park	504	1.08	91.5800
RIVER VALE	Baylor Massacre Burial Site	1106	29	0.6600
RIVER VALE	Baylor Massacre Burial Site	1106	30	0.5200
RIVER VALE	Baylor Massacre Burial Site	1106	31	0.7800
RIVER VALE	Pascack Brook County Park	2201	20	2.8500
RIVER VALE	Pascack Brook County Park	2203.03	8	6.7500
RIVER VALE	Pascack Brook County Park	2208	1	4.0000
RIVER VALE	Pascack Brook County Park	2208	7.01	1.7000
RIVER VALE	Pascack Brook County Park	220 01	17	2.0000
ROCHELLE PARK	Saddle River County Park - Rochelle Park Area	59	6	2.8400
ROCHELLE PARK	Saddle River County Park - Rochelle Park Area	63	5	3.7200
ROCHELLE PARK	Saddle River County Park - Rochelle Park Area	64	1	8.9600
ROCHELLE PARK	Saddle River County Park - Rochelle Park Area	64	3	0.2300
ROCHELLE PARK	Saddle River County Park - Rochelle Park Area	64	7	0.1000
ROCHELLE PARK	Saddle River County Park - Rochelle Park Area	66	1	6.4300
ROCHELLE PARK	Saddle River County Park - Rochelle Park Area	106 01	1	26.8600
ROCHELLE PARK	Saddle River County Park - Rochelle Park Area	106 02	1	1.3000
ROCHELLE PARK	Saddle River County Park - Rochelle Park Area	61 01	1.02	1.6400
ROCHELLE PARK	Saddle River County Park - Rochelle Park Area	65 01	1	11.5000
ROCHELLE PARK	Saddle River County Park - Rochelle Park Area	65 02	1	3.8000
ROCKLEIGH	Rockleigh Bergen County Golf Course	101	1	165.8900
SADDLE BROOK	Saddle River County Park - Otto C. Pehle Area	908	1	7.9200
SADDLE BROOK	Saddle River County Park - Otto C. Pehle Area	1108	1	18.7500
SADDLE BROOK	Saddle River County Park - Otto C. Pehle Area	1306	1	54.1800

**APPENDIX: BERGEN COUNTY'S GREEN ACRES RECREATION AND OPEN SPACE INVENTORY**

<u>MUNICIPALITY</u>	<u>COUNTY FACILITY NAME</u>	<u>BLOCK</u>	<u>LOT</u>	<u>ACRES</u>
TEANECK	Overpeck Bergen County Golf Course	4101	1	142.0000
TEANECK	Overpeck County Park	3501	1	36.6500
TEANECK	Overpeck County Park	3602	10	0.7800
TEANECK	Overpeck County Park	3608	1	39.6800
TEANECK	Overpeck County Park	3609	1	0.1800
TEANECK	Overpeck County Park	3712	17	0.4000
TEANECK	Teaneck Creek Conservancy Area	3719	1	45.6200
TEANECK	Overpeck County Park	4306	1	50.5500
TEANECK	Overpeck County Park	4501	1	56.6700
WALLINGTON	Samuel Nelkin County Park	49 01	1	17.3200
WALLINGTON	Samuel Nelkin County Park	49 02	8	1.1000
WESTWOOD	Overbrook County Park	1306	4	2.7900
WESTWOOD	Pascack Brook County Park	1701	3	3.7400
WESTWOOD	Pascack Brook County Park	1701	5	0.2300
WESTWOOD	Pascack Brook County Park	1701	7	0.1700
WESTWOOD	Pascack Brook County Park	1701	11	2.0000
WESTWOOD	Pascack Brook County Park	1701	18	0.1700
WESTWOOD	Pascack Brook County Park	1901	1	52.0100
WESTWOOD	Pascack Brook County Park	1902	6	0.3400
WESTWOOD	Pascack Brook County Park	1902	4	0.6000
WESTWOOD	Pascack Brook County Park	1903	2	1.4000
WOODCLIFF LAKE	Wood Dale County Park	2801	18	33.4200
WOODCLIFF LAKE	Wood Dale County Park	2903	1	21.9000
WYCKOFF	James A. McFaul Environmental Center	265	63.01	80.7500
				<b>8,751.2316</b>

**RESOLUTION OF THE BERGEN COUNTY PLANNING BOARD**

**WHEREAS**, the Bergen County Open Space and Recreation Plan (the “OSRP”) serves as a strategic plan and guide describing Bergen County’s open space and recreation needs and a proposed action plan; and

**WHEREAS**, the OSRP is a required element of the Open Space, Recreation, Farmland and Historic Preservation Trust Fund Act (N.J.S.A.40:12-15.1 et seq.) and the State of New Jersey Green Acres Program’s Planning Incentive Program; and

**WHEREAS**, the OSRP must be adopted by the County Planning Board as an amendment to, and element of, the County’s Master Plan in accordance with N.J.S.A. 40:27 et seq. and

**WHEREAS**, the County of Bergen held a public hearing on said OSRP on July 24, 2000 and, in accordance with N.J.S.A. 40:27 et seq., the Bergen County Planning Board held a public hearing on June 14, 2004 and August 9, 2004, at all times the general public and all Bergen County municipalities were given notice and the opportunity to comment on the proposed plan; and

**WHEREAS**, the Green Acres Program requires the Board of Chosen Freeholders to adopt the OSRP as part of the Master Plan the next time the Master Plan is updated;

**NOW, THEREFORE, BE IT RESOLVED**, the Bergen County Planning Board endorses this Open Space and Recreation Plan, dated August 2004, and finds it in keeping with sound regional comprehensive planning principles and is consistent with the requirements as set forth in the New Jersey State Development and Redevelopment Plan.

**BE IT FURTHER RESOLVED**, that copies of this resolution be forwarded to the New Jersey Division of Green Acres, the Bergen County Board of Chosen Freeholders, and the municipal clerk and secretary of the planning board of each municipality in the county. This Resolution shall take effect this 9<sup>th</sup> day of August 2004.

Motion made by: Michael Pollotta

Motion seconded by: James Tedesco

Date: August 9, 2004