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2025 Open Space & Recreation Plan

Borough of Montvale

October 8, 2025

Prepared for:

Borough of Montvale

Prepared by:

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2025 Open Space & Recreation Plan

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I. Introduction

An Open Space and Recreation Plan is one of the optional Master Plan Elements that expresses the municipality's vision for open space and recreation. An Open Space and Recreation Plan provides a snapshot of existing conditions and identifies issues and opportunities for passive and active recreation. The purpose of this plan is to not only identify issues but offer strategies and a framework to address them.

Providing open space is a major goal of the Municipal Land Use Law ("MLUL"), which regulates land use in the State. Three of the MLUL's purposes (N.J.S.A. 40:55D-2) relate to open space. The MLUL directs communities to:

- Provide light, air and open space
- Provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens
- Promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources....and to prevent urban sprawl and degradation of the environment through improper use of the land

Additionally, there are many benefits to open space, including, but not limited to:

- Increased property values for parcels next to or near open space
- Increased revenues from tourism
- Soil conservation
- Preservation of biological diversity
- Air purification
- Drainage and water management
- Health benefits including reduced stress levels, increased activity, etc.

Montvale

The Borough of Montvale is located in northern Bergen County adjacent to New York State. The community is primarily residential with commercial, mixed-use, and other non-residential uses focused between Spring Valley Road and Chestnut Ridge Road. Other commercial areas are present near the intersection of Grand Avenue and Kinderkamack Road/Railroad Avenue, which is the Borough's "downtown", and the north end of Kinderkamack Road. The Borough is bordered by the Township of River Vale to the east, the Borough of Park Ridge to the south, the Borough of Woodcliff Lake to the southwest, the Borough of Upper Saddle River to the west, and the Towns of Orangetown and Ramapo in Rockland County, New York to the north. Montvale has a land area of approximately four-square miles and an estimated 8,413 residents according to the 2022 American Community Survey ("ACS").¹

¹ Data sourced from <https://data.census.gov>, accessed October 11, 2024.

The Garden State Parkway traverses the western half of the Borough in a north-south orientation. Exit 172 of the Parkway is located at West Grand Avenue. The Borough is also served by several County Roads including County Route 73 (Chestnut Ridge Road), 94 (West Grand Avenue), S94 (Spring Valley Road), 96 (Summit Avenue and West Grand Avenue), and 503 (Kinderkamack Road). Additionally, the Pascack Valley NJTransit passenger rail line crosses through the Borough, which connects Montvale to Spring Valley, New York and Hoboken, New Jersey.

This is Montvale's second Open Space and Recreation Plan in the last two decades. The previous plan was completed in 2008 as part of the Borough's Master Plan. The Plan is located in Chapter 8 of the Master Plan and is titled "Conservation, Recreation and Open Space". The Planning Board authorized the drafting of this Plan on October 23, 2023 to inventory and evaluate Borough-owned facilities and advance the Borough's open space and recreation goals and objectives. The Borough owns a total of seven open space areas totaling more than 63 acres or 2.46% of Montvale's land area.

This document provides a comprehensive analysis of existing conditions within the Borough of Montvale and sets forth goals and objectives regarding open space and recreation in the Borough. The remainder of the document is divided into eleven chapters covering the following topics:

- Inventory of existing open space and recreation facilities
- Recreation needs analysis
- Assessment of existing assets
- Public survey results
- Goals and objectives to guide future actions regarding open space and recreation
- Specific park recommendations
- Plan for acquiring any additional sites for passive or active recreation
- Park vision plan
- Action plan for next steps
- Public participation during the project
- Relationship to the County's recently adopted Park plan

2008 Conservation, Recreation and Open Space Plan Element

On April 1, 2008, the Borough adopted their 2008 Master Plan, which included a Conservation, Recreation and Open Space Plan Element in Chapter 8 of the document. The Plan discussed the existing natural conditions and physical characteristics in the Borough such as geology, soils, topography, wetlands, floodplains, and watercourses. The Plan also analyzed the Borough's existing open space and recreation lands, conducted a needs analysis, and identified high-priority properties for future open space and recreation land acquisitions. The Plan Element indicated that the existing facilities in the Borough were just over the recommended area provided by the National Recreation and Park Association. A future needs analysis was conducted for the Borough to identify if there will be a shortfall of open space lands based on population projections.

According to the 2008 Conservation, Recreation and Open Space Plan Element, the Borough owned approximately 53.62 acres of open space. The 2008 document offered the following recommendations regarding future open space land acquisitions:

1. Block 1001, Lot 3 – A 0.61-acre property along Chestnut Ridge Road and developed with a single-family dwelling. The property is adjacent to the Chestnut Ridge Recreation Complex and a potential acquisition would allow for the expansion of the facility.
2. Block 1002, Lot 7 and a portion of Block 302, Lot 4 – A 13.19-acre area along the north side of Summit Avenue, which could be a new facility.
3. Block 1301, Lot “portion” – An 8-acre area that was deed restricted to the Borough for passive recreation, public pedestrian access, and nature trails. The property was deeded in exchange for the property owner, Henry Bonnabel, to develop 20 clustered single-family dwellings as part of the Borough’s second-round affordable housing obligation. (This site is now referred to as Woodland Heights, see the table on page 4.)
4. Block 2305, Lot 16 – A 0.60-acre property along Grand Avenue developed with a single-family dwelling. The property is adjacent to Memorial Park and a potential acquisition would allow for the expansion of the park.
5. Stream Buffers/Corridors – The creation of stream corridors and/or buffers along the watercourses traversing the Borough including Pascack Brook, Muddy Brook, Cherry Brook, Mill Brook, and Bear Brook.

II. Inventory

Community Resources

The initial step in evaluating the open space and recreation needs of a community is the identification of existing open spaces and recreation facilities. The only open space and recreation lands within Montvale are owned by the Borough. There are no open space or recreation land owned by Bergen County, the State of New Jersey, or non-profit entities. The table below provides an inventory of the name, block, lot, location, size, and usage (passive and/or active) for each facility owned by the Borough. The map on page 5 illustrates the location of the facilities outlined below.

Table 1: Borough-Owned Open Space and Recreation Facilities

Facility	Block	Lot	Location	Acres	Usage
Chestnut Ridge Recreation Complex	1001	4	159 Chestnut Ridge Road	12.26	Active & Passive
Fieldstone*	1201	10	Spring Valley Road	9.56	Active
Woodland Heights*	1301	24.01	Woodland Road (Rear)	10.95	Passive
	2204	32	Stag Hill Road		
Railroad Park	1605	2	Grand Avenue	0.93	Passive
Memorial Park	2305	13	Memorial Field	24.38	Active & Passive
Fountain Park	2403	1	Kinderkamack Road & Park Street	0.91	Passive
Environmental Learning Center*	2802	5	Philips Parkway	4.46	Passive
ROSI Total				38.48	
Non-ROSI Total				24.97	
Total				63.45	

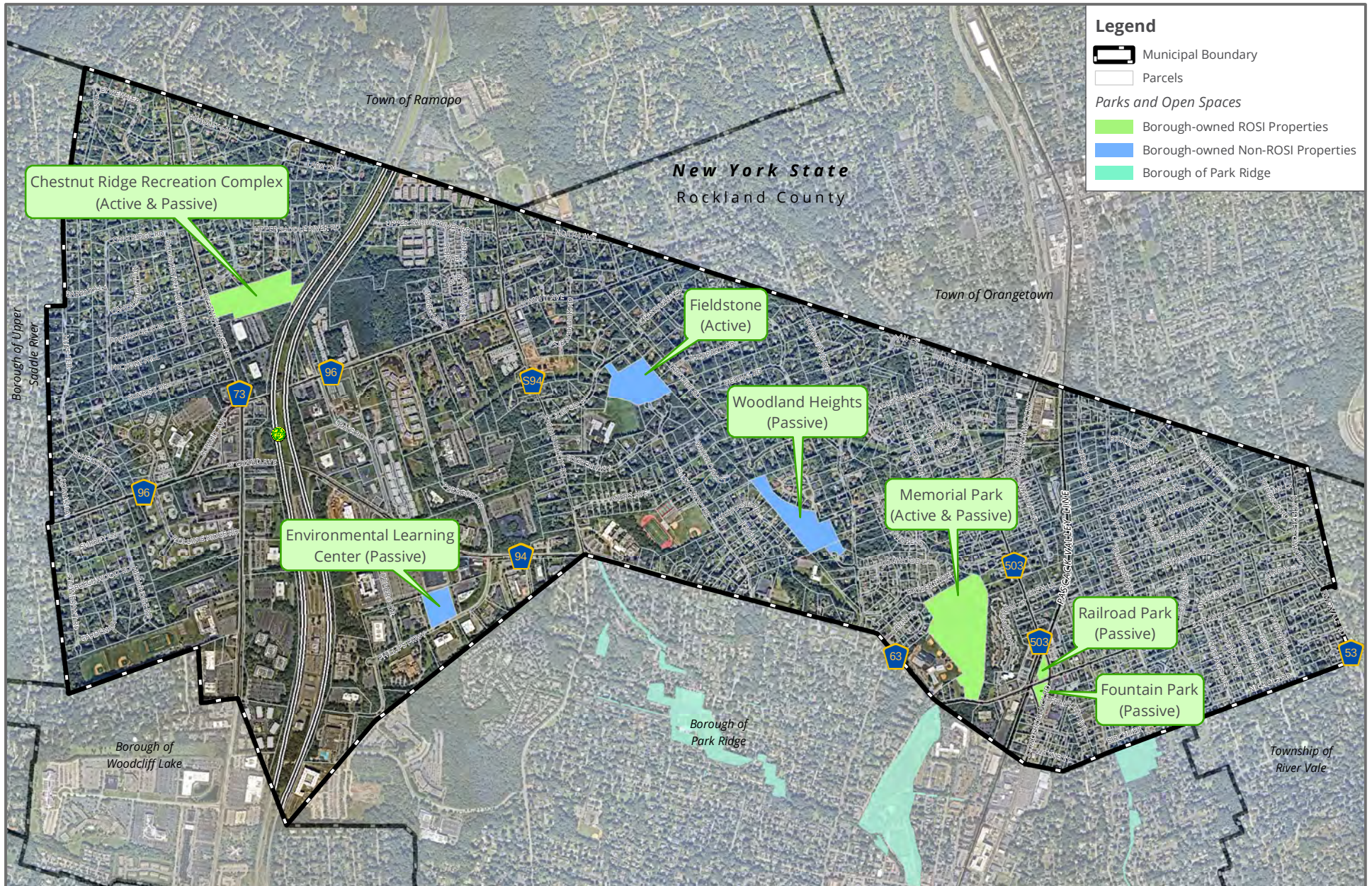
*Property not included on the ROSI

Montvale encompasses 2,581.1 acres according to the New Jersey Office of GIS' municipal boundaries GIS data.² The Borough owns seven open space and recreation facilities, which total 63.45 acres or 2.46% of the Borough's land area. However, it should be noted that there are three Borough-owned open space properties that are not listed on the Borough's Recreation and Open Space Inventory ("ROSI"). Fieldstone (Block 1201, Lot 10) is located to the rear of Fieldstone Middle School and encompasses over nine acres. Woodland Heights (Block 1301, Lot 24.01 and Block 2204, Lot 32) is a nearly 11-acre wooded, passive open space property located between the dwellings on Flintlock Road and Highland Road. Finally, the Environmental Learning Center (Block 2802, Lot 5) is adjacent to the Borough's municipal complex and comprises 4.46 acres which are not listed on the ROSI. Therefore, only 1.49% of the Borough's land area is preserved open space listed on the ROSI. The sections below briefly describe the Borough's resources.

Chestnut Ridge Recreation Complex

Located at 159 Chestnut Ridge Road, Block 1001, Lot 4 is commonly known as La Trenta. However, there is a sign present at the park's entrance that reads "Chestnut Ridge Recreation Complex". This

² GIS Data sourced from <https://njdep.maps.arcgis.com/home/item.html?id=a1b13541f0484415b06cf9c8969bfd6c>, accessed October 11, 2024.



PARKS OPEN SPACES

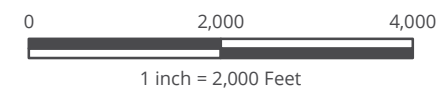
This map was developed using NJDEP GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

NJDOT Roads and Railroads

NJGIN Municipalities and Parcels

NYS Cities and Towns

NearMap Aerial (September 6, 2023)



12.26-acre site contains two baseball/softball fields, three tennis courts, a fieldhouse with restrooms, storage, a small gathering area, off-street parking, and trash and recycling facilities. The baseball fields and tennis courts also have lights for night-time play. Additional information on the complex can be found in the “Resource Assessment” and “Recommendations” chapters below.

The fields at the Chestnut Ridge Recreation Complex are available to the public year-round. The Montvale Athletic League, Pascack Hills High School teams, and private recreation programs utilize the fields at this property. This office obtained field usage information for the past five years from Lisa Loranger, the Borough’s Recreation Director.³ Since 2019, Montvale Athletic League has increasingly used the park’s fields, except for 2020 during the COVID-19 Pandemic. Conversely, field usage by Pascack Hills High School’s sports teams has decreased during the last five years. Fields usage by private recreation programs has risen dramatically from 122.5 hours in 2022 to over 400 hours in 2023. It should be noted that while the Borough calls the hours “field usage” it is really the hours of field reservation. Not all hours reserved were actually utilized for active play. See Table 2 below for additional details.

Table 2: Field Usage (Hours) at Chestnut Ridge Recreation Complex

Field User	2019	2020	2021	2022	2023
Montvale Athletic League	292	--	472	540	684
Pascack Hills High School	374	--	280	236.5	280
Private (rented)	168.5	43	174	122.50	419
Total Hours Used	834.5	43	926	899	1,383

Fieldstone

This Borough-owned property comprises 9.56 acres and is located to the rear of Fieldstone Middle School. The parcel contains a portion of Full Field #2, which can be used for full or half-field soccer play and a portion of a baseball field (Field #8). The area to the north and east of the fields is primarily wooded. However, the property is also traversed in an east-west fashion by a utility right-of-way. Ms. Loranger provided data on field usage for the overall complex, which is detailed in Table 3. As the data shows, the fields are primarily used by the Montvale Athletic League, which has increased its field usage since 2019. Use of fields by private recreation programs appear to fluctuate year-to-year. Field usage by the Pascack Hills High School athletic teams has decreased since 2019. As indicated above, “field usage” hours are not active play hours, instead it reflects hours the fields are reserved. Not all hours reserved were actually utilized for active play.

Table 3: Field Usage (Hours) at Fieldstone

Field User	2019	2020	2021	2022	2023
Montvale Athletic League	2,402	1,344	2,473	2,351	3,025
Pascack Hills High School	261	--	25	133	60
Private (rented)	700	302	604	562	601
Total Hours Used	3,363	1,646	3,102	3,046	3,686

³ Data obtained from email correspondence with Lisa Loranger, Borough Recreation Director and Field Coordinator, on January 12, 2024.

Woodland Heights

This open space area comprises approximately 11 acres across two parcels, Block 1301, Lot 24.01 and Block 2204, Lot 34. Lot 24.01 is approximately 10.1 acres, located along Flintlock Drive, and surrounded by residential uses. Lot 24.01 is the property referenced in Recommendation #3 of the 2008 Conservation, Recreation and Open Space Plan on page 3 above. The property was dedicated to the Borough by Bear-Ban Builders, LLC as part of a subdivision approval to construct a 20-lot single-family residential development at the western end of Flintlock Drive. The dedication also included a conservation restriction/easement to the New Jersey Department of Environmental Protection (“NJDEP”). The Deed of Dedication was executed on June 18, 2014 and regulates the use of the property as follows (See Appendix A for a copy of the Deed):

Provided, further, that the Property shall only be used as shown on the Site Layout Plan as open space, open to the General Public, and shall forever be retained and preserved in its natural, scenic and open space conditions and there shall be no use permitted of the Property that will impair or interfere with these conservation values of the Property, and the erection of any structures by Grantor or Grantee, including, without limitation, any buildings, fences, billboards, and benches are expressly prohibited. Without limiting the foregoing, the storage or dumping of trash, hazardous or toxic materials, the placement of underground storage tanks, or any other act or omission which would be contrary to the grant of Conservation Restriction/Easement to the New Jersey Department of Environmental Protection is expressly prohibited.

The smaller property, Lot 34, is immediately south of Lot 24.01 and comprises approximately 0.9 acres. The property is located along the Stag Hill Road cul-de-sac. The two parcels are undeveloped in their natural state with a dense forest. Additional information on this open space can be found in the “Resource Assessment” and “Recommendations” chapters below.

Railroad Park

Block 1605, Lot 2 is commonly known as Railroad Park, which is located between North Kinderkamack Road, the NJ Transit Pascack Valley Line, and West Grand Avenue. The 0.93-acre property is one of two small parks in the Borough’s “downtown” and contains short paths and benches for passive recreation. The park’s Veterans Memorial faces the Kinderkamack Road/Grand Avenue intersection and acts as the park’s main focal point. The park also has trash and recycling containers throughout. The property is adjacent to the Montvale Train Station and shares a small off-street parking area. Additional information on this park can be found in the “Resource Assessment” and “Recommendations” chapters below.

Memorial Park

Lot 13 of Block 2305 is commonly referred to as Memorial Park and spans 24.38 acres. The park provides the most recreational amenities out of all the Borough’s facilities including baseball/softball fields, batting cages, tennis courts, basketball courts, pickleball courts, swing sets and playgrounds, bocce ball courts, picnic tables, and a walking path along the Pascack Brook. The Borough’s Senior Community Center is also located within Memorial Park as well as the Borough’s Fire Department and Department of Public Works. Off-street parking is provided along the internal road known as Memorial Drive, which connects West Grand Avenue to Bayberry Drive. It should be noted that the dividing line between Memorial Park and Memorial Elementary School is not clearly defined as the baseball/softball fields are located on both properties.

Memorial Park is also the current venue for the Borough's summer camp program. During a virtual meeting with Ms. Loranger on January 12, 2024, it was noted that the summer camp program is generally over or at capacity each summer. Limitations affecting the program include staff and lack of indoor space for use during inclement weather. Table 4 to the right shows the historic enrollment of the summer camp program. It should be noted that due to the COVID-19 Pandemic, the program did not run in 2020 and State regulations limited participation in 2021. Furthermore, the hours of the 2023 summer camp program were reduced due to a lack of indoor space.

Table 4: Annual Summer Camp Enrollment

Year	Enrollment	Change
2017	254	--
2018	260	6
2019	275	15
2020	--	--
2021	225	-50
2022	283	58
2023	245	-38
2024	320	75

Ms. Loranger also provided a breakdown of the field usage at Memorial Park by the Montvale Athletic League. According to the data, the most used field during 2023 at Memorial Park was Field #2, also known as Flag Field, with 1,359 hours of use. Close behind was Field #1, also known as Major Field, which was used for 1,329 hours. Field #4 (Minor Field) was used for 1,044 hours, while Field #5 (Pee Wee) was used for just over 1,000 hours. Table 5 below demonstrates the historic field usage at Memorial Park. It should be noted that no data was provided for Field #6, also known as the Tee Ball Field. Additionally, the New Jersey Vipers, a girls softball program, utilized Flag Field for 14.5 hours in 2023.

Table 5: Montvale Athletic League Field Usage (Hours) at Memorial Park

Field	2019	2020	2021	2022	2023
Field #1 (Major)	--	512	1,002	1,085	1,329
Field #2 (Flag)	752	244	1,116	1,177	1,359
Field #3 (Softball)	--	292	--	--	--
Field #4 (Minor)	878	119	789	259	1,044
Field #5 (Pee Wee)	878	--	726	--	1,006
Field #6 (Tee Ball)	--	--	--	--	--
Total Hours Used	2,508	1,167	3,633	2,521	4,738

Additional information on Memorial Park is provided in the “Resource Assessment” and “Recommendations” sections below.

Fountain Park

The second “downtown” park is known as Fountain Park. This 0.91-acre park shares many similar features with the adjacent Railroad Park including short paths, benches, and trash and recycling bins. The park is surrounded by roads including South Kinderkamack Road, Grand Avenue, and Park Street. The property, known as Block 2403, Lot 1, does not have any on-site parking available. See the “Resource Assessment” and “Recommendations” chapters below for additional information.

Environmental Learning Center

This 4.46-acre parcel is identified as Block 2802, Lot 5 on the Borough's Tax Map and located on the north side of Phillips Parkway. While the site is not listed on the ROSI, it was purchased with the assistance of Bergen County open space funding and is Green Acres encumbered. The Center is largely undeveloped except for an elevated boardwalk traversing the property and providing educational signs with QR codes that link to information about each station at certain points along the trail. The trail system within the property was developed by the Environmental Commission. There is no on-site parking, but visitors can utilize the parking area at Borough Hall, which is immediately adjacent to the site. The property is adjacent to The Shoppes at DePiero Farm lifestyle shopping center to the north, office uses to the east and south, and the Borough Hall to the west. Additional information the Environmental Learning Center is provided in the "Resource Assessment" and "Recommendations" chapters below.

Adjacent Resources

While the above inventory specifically focuses on the parks and open spaces inside of Montvale, it is important to note the resources adjacent to the Borough. As shown on the map on page 5, the Borough is not adjacent to any park or open space area owned by River Vale, Upper Saddle River, or Woodcliff Lake. Additionally, there are no parks or open spaces owned by Bergen County, the State of New Jersey, or a non-profit organization near the Borough. However, the Borough of Park Ridge owns parks and open spaces that are adjacent to Montvale.

South of Memorial Park is the recreational areas known as Mill Pond Park and Davies Field according to the Borough of Park Ridge's 2009 Open Space and Recreation Plan.⁴ Mill Pond Park encompasses 14 acres and includes a walking trail around the pond. Davies Field contains 14 acres and includes a baseball field, playground, restrooms, and a picnic pavilion. There is also a collection of parcels south of Pascack Hills High School that follow a tributary of Mill Brook, which was identified as publicly owned vacant land in the 2009 Open Space and Recreation Plan. It is unclear if this area is actively used as open space. Finally, there is an open space area south of the homes along Birch Lane that is identified as the Fairview Avenue Site in the document. The property does not have any improvements but does include mature forest, wetlands, and a Category One stream.

Natural Resources in the Community

The Land Conservancy of New Jersey recently prepared an Environmental Resource Inventory ("ERI") for the Borough of Montvale, which was approved by the Planning Board on May 7, 2024. The document provides detailed information on the natural and cultural resources in the Borough such as geology and topography, soils, land use, vegetation, wildlife, hydrology, wetlands, riparian areas and flood zones, etc. This section summarizes the significant natural resources within the Borough.

The Borough's topography ranges from approximately 500 feet above the mean sea level to 150 feet. The western half of the Borough is at a higher elevation than the eastern half, which can be noticed as one traverses Grand Avenue. As a result, the Borough contains several areas with slopes of 15% or greater.

⁴ Park Ridge 2009 Open Space and Recreation Plan, <https://www.parkridgeboro.com/government/documents/department-documents/planning-board/370-open-space-element/file>, accessed January 14, 2024.

According to the 2015 NJDEP Land Use/Land Cover data cited in the ERI, a majority of the Borough (82%) is classified as “urban”, which includes residential and apartment uses, non-residential development, and schools, public facilities, and similar uses. Forests (13%), wetlands (4%), and agricultural use (1%) comprise the remaining land use in Montvale.

Montvale contains 11 streams, all of which are classified by the NJDEP as Category One (“C1”) waterways. These streams receive the highest level of protection, and a 300-foot buffer is required around each. Most streams traverse the Borough in a north-south direction following the natural topography of the Borough. Almost 100 acres of the Borough contains wetlands, a vast majority of which are deciduous wooded wetlands. The Borough’s wetlands are concentrated to the west and along Bear Brook, Laurel Brook, Mill Brook, and the Garden State Parkway. Some wetland areas are located along Cherry Brook, Muddy Brook, and Pascack Brook in the eastern section of Montvale. It should be noted that 89 acres of the Borough is within FEMA’s 100-year flood zone (Zones A and AE) and 14 acres are within the 500-year flood zone (Shaded Zone X). These flood prone areas are located along the Borough’s C1 waterways with the largest area along the Pascack Brook.

The Borough’s natural resources serve as a suitable habitat for many threatened and endangered species. Ten acres of the Borough is “Rank 4” for the presence of a State endangered species, in this case, the Bald Eagle. Additionally, over 285 acres of the Borough is “Rank 3” for the presence of State threatened species, including the Black-crowned Night Heron, Savannah Sparrow, and Wood Turtle. Finally, the Borough is home to almost 70 acres of “Rank 2” species of special concern, including the Black-throated Blue Warbler, Eastern Box Turtle, and Wood Thrush.

For full details on the natural resources within the Borough of Montvale refer to the complete ERI, which is hyperlinked in the footnote below.⁵

Natural Resources within Borough Parks & Open Spaces

This section details the natural features present within each of the Borough’s parks and open spaces. It should be noted that Railroad Park and Fountain Park do not contain any natural features and are excluded from this section. See pages 12 through 16 for the location of natural features within each of the Borough’s parks.

Chestnut Ridge Recreation Complex

This park contains a variety of natural features including a Category One (“C1”) stream and associated 300-foot buffer, wetlands, and areas with slopes 15% or greater (“steep slopes”). The C1 stream, known as Bear Brook, traverses the middle of the property between the ball fields and tennis courts. The 300-foot buffer encompasses the middle of the park property and includes portions of Field #10 (Softball) and the tennis courts. Wetlands are located along the southern lot line and to the rear of the parcel. An area of steep slopes is located between the parking area adjacent to the field house and Field #9 (Baseball). Finally, according to the Borough’s ERI, the western half of the park contains areas that meet habitat suitability requirements for priority, threatened, or endangered wildlife species and areas with State Threatened wildlife species.⁶ Generally, areas outside of these environmental natural features are utilized for recreation or improved as a parking area, internal driveways, and/or buildings. The undeveloped areas of the

⁵ Montvale ERI <https://www.montvale.org/meetings/forms-documents/department-documents/planning-board/planning-board-documents/1543-environmental-resource-inventory/file>, accessed September 20, 2024.

⁶ Ibid, page 36.

park, primarily in the southeastern corner of the park, are encumbered by Bear Brook and its associated buffer and wetlands. The presence of these natural features limits new park improvements to the existing developed areas.

Fieldstone

This park, which is located to the rear of Fieldstone Middle School is partially developed with baseball and soccer fields. The park is virtually free of natural features except for an area of steep slopes in the northwest corner of the property. However, there is a 100-foot-wide Rockland Electric Co. and Tennessee Gas Transmission Co. Easement that divides the property in half. The easement is located just north of Field #8. The area to the east of Field #8 and north of the easement are undeveloped and heavily wooded.

Woodland Heights

This natural recreation area includes two parcels, Block 1301, Lot 24.01 and Block 2204, Lot 34 and comprises 10.95 acres. The property can be accessed from Flintlock Drive or from the cul-de-sac of Stag Hill Road. The property contains some areas of steep slopes but does not contain streams, wetlands, or buffer areas and is not located in a FEMA Special Flood Hazard Area according to the publicly available GIS data. However, the ERI indicates that State Threatened species are present in the entire recreation area.⁷ Woodland Heights is located between residential uses with approximately 1,500 feet of depth from Stag Hill Road and only approximately 150 feet of width at the north end of the property.

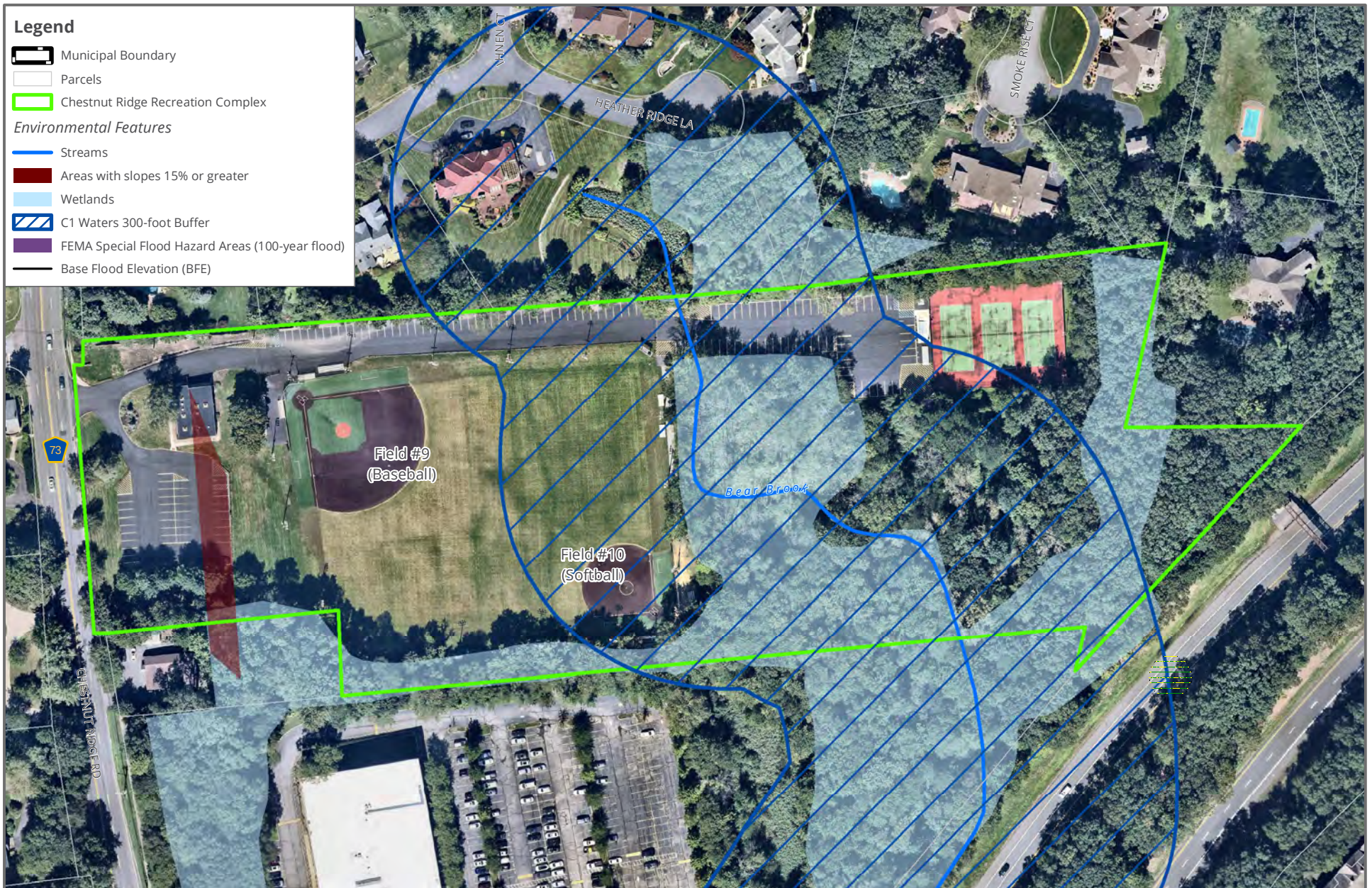
Memorial Park

Memorial Park is the Borough's largest park with multiple baseball/softball fields, basketball courts, tennis and pickleball courts, and playground. The park is also home to the Borough's Senior Community Center, the Fire Department, and Department of Public Works. Memorial Park has several environmental features, including the Pascack Brook, which is a C1 stream, along the eastern property line, and its associated 300-foot C1 stream buffer. Wetlands are situated in the northeast corner of the Park and Huff Pond is located along the eastern lot line. The park is also within FEMA's Special Flood Hazard Area, primarily in the eastern half of the property around the Senior Community Center, Huff Pond, and the grass area that was the former community pool. The Borough's ERI indicates Memorial Park contains areas that meet habitat suitability for priority, threatened, or endangered wildlife species and some areas with State Endangered species. Some areas of steep slopes are also scattered on the property. The environmental features limit the ability to expand impervious park facilities on the east side of Memorial Drive. However, there are areas on the west side of Memorial Drive that have the potential for additional recreational amenities including between the tennis courts and Field #5 (Pee Wee) and to the south of Field #5.

Environmental Learning Center

Finally, the Environmental Learning Center, located to the east of the Borough's Municipal Complex, only contains wetland areas. The wetlands extend from the northeast property corner to the middle of the western property line. Additionally, the Borough's ERI indicates that State Threatened species are present on the entire property. The park currently has an elevated boardwalk traversing the property. The wetlands and dense forest limit the improvements that can occur in this park.

⁷ Ibid.



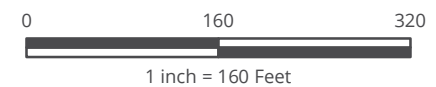
CHESTNUT RIDGE RECREATION COMPLEX (BLOCK 1001, LOT 4)

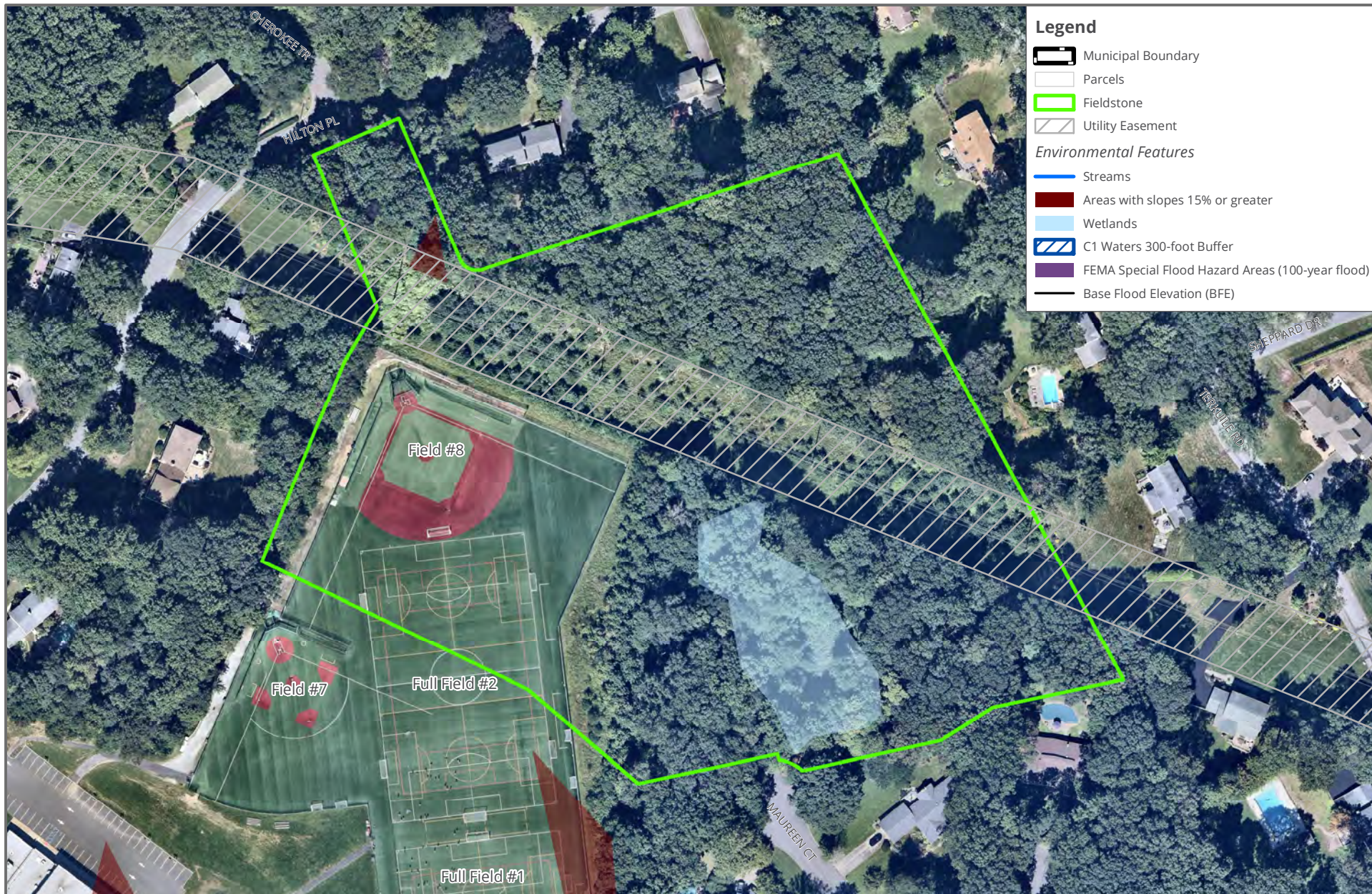
ENVIRONMENTAL FEATURES

This map was developed using NJDEP GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

Sources:

FEMA Flood Insurance Rate Map Panel 34003C0091H, NHD Streams (300' buffer applied by this office), NJDEP Wetlands, NJDOT Roads and Railroads, NJGIN Municipalities and Parcels, NYS Cities and Towns, 15% slopes interpolated by this office from USGS 10-foot contours, NearMap Aerial (September 6, 2023)





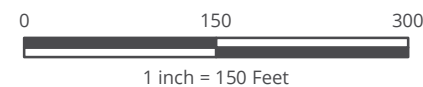
FIELDSTONE (BLOCK 1201, LOT 10)

ENVIRONMENTAL FEATURES

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WOODLAND HEIGHTS (BLOCK 1301, LOT 24.01 AND BLOCK 2204, LOT 34)

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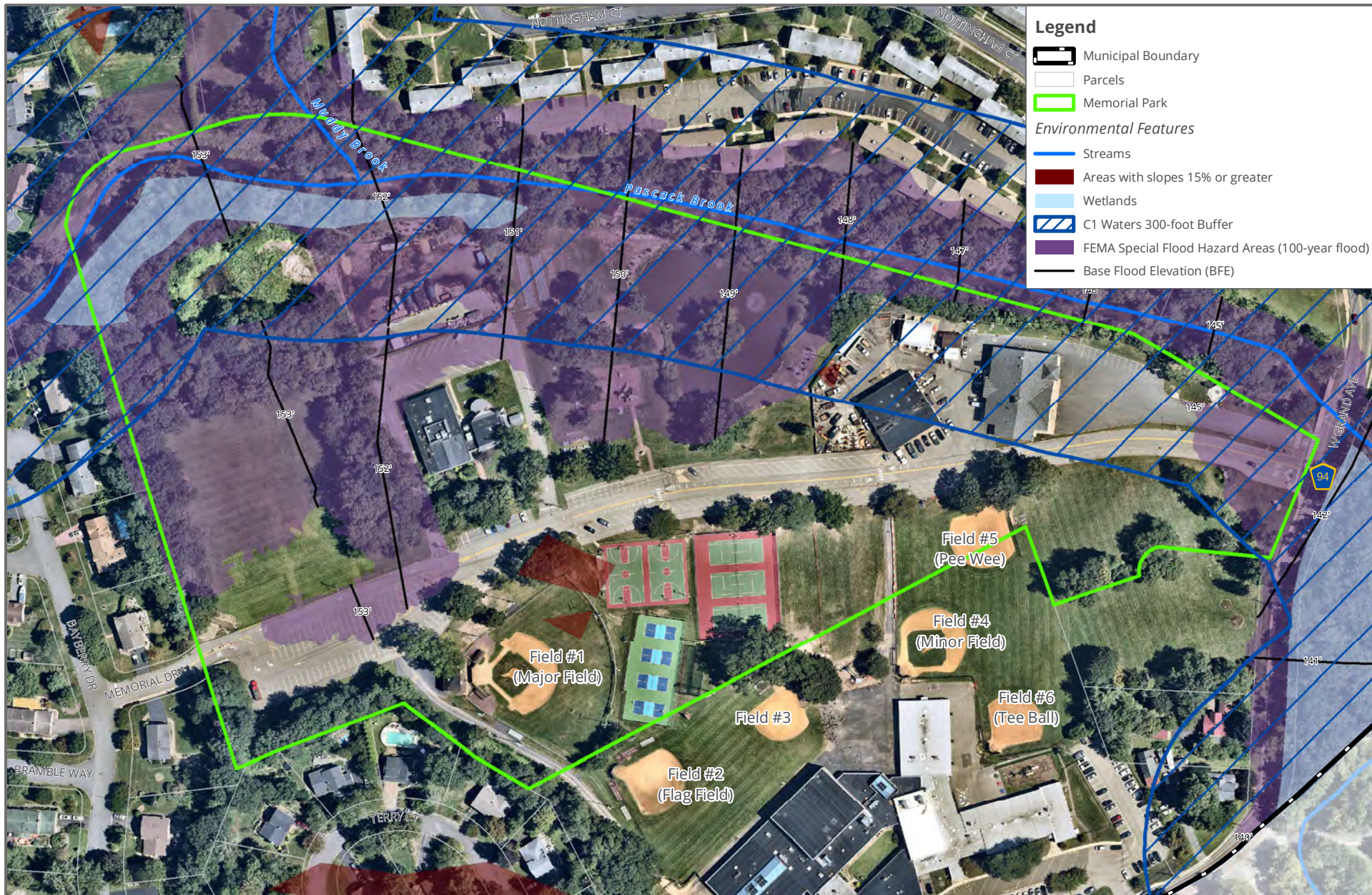
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0 250 500

1 inch = 250 Feet





MEMORIAL PARK (BLOCK 2305, LOT 13)

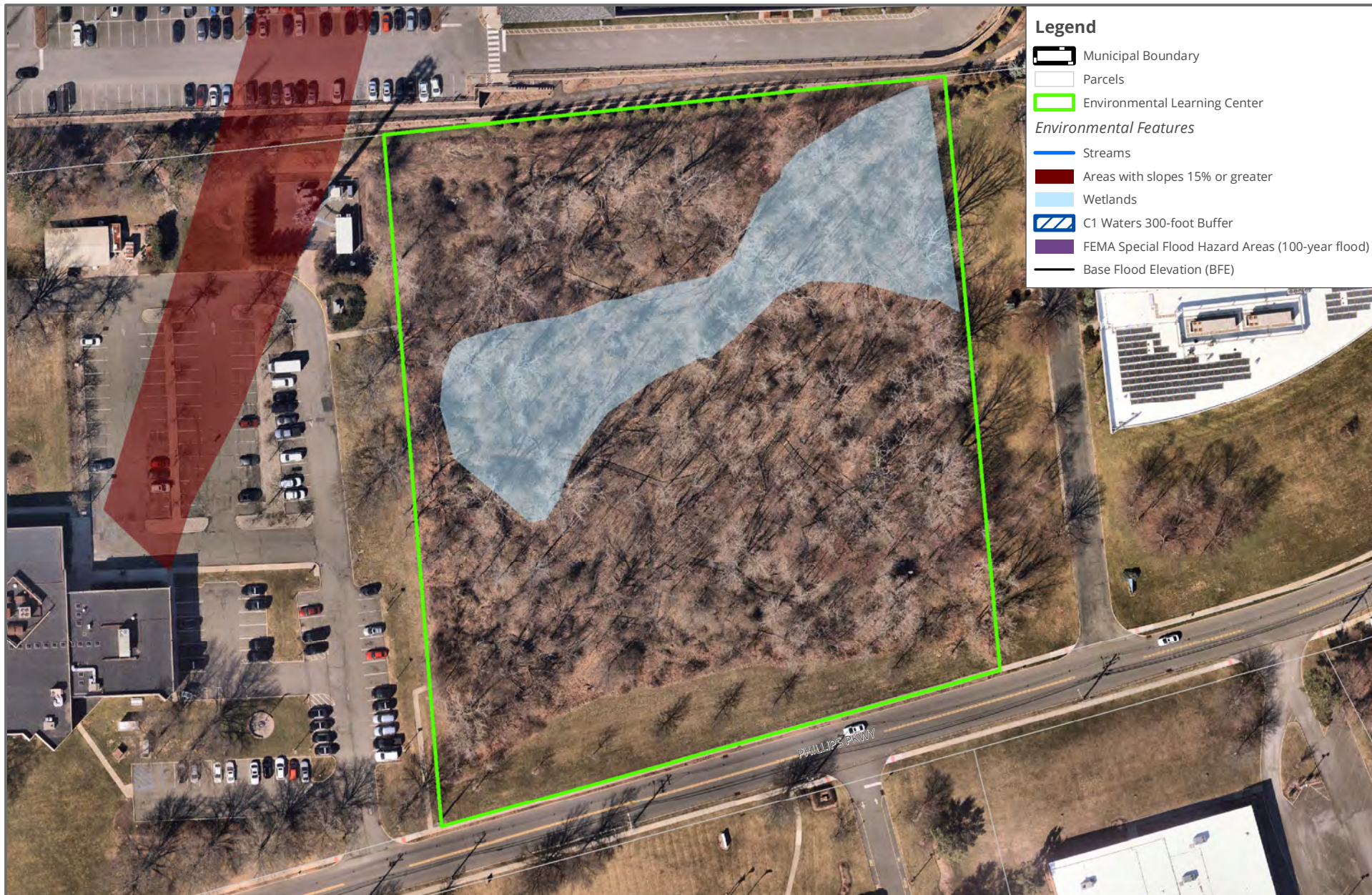
ENVIRONMENTAL FEATURES

This map was developed using NJDEP GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

Sources:

FEMA Flood Insurance Rate Map Panel 34003C0091H, NHD Streams (300' buffer applied by this office), NJDEP Wetlands, NJDOT Roads and Railroads, NJGIN Municipalities and Parcels, NYS Cities and Towns, 15% slopes interpolated by this office from USGS 10-foot contours, NearMap Aerial (September 6, 2023)





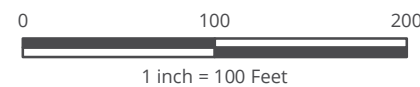
ENVIRONMENTAL LEARNING CENTER (BLOCK 2802, LOT 5)

ENVIRONMENTAL FEATURES

This map was developed using NJDEP GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

Sources:

FEMA Flood Insurance Rate Map Panel 34003C0091H, NHD Streams (300' buffer applied by this office), NJDEP Wetlands, NJDOT Roads and Railroads, NJGIN Municipalities and Parcels, NYS Cities and Towns, 15% slopes interpolated by this office from USGS 10-foot contours, NearMap Aerial (September 6, 2023)



III. Needs Analysis

Open Space and Recreation Plans typically include a needs analysis, which studies the adequacy of the current open space and recreation system to satisfy both present and future needs. The purpose of the analysis is to identify the gaps in the system. In addition to the standard numerical analysis, this office met with the Master Plan Sub-committee on two occasions, May 16 and June 20 of 2023. Additionally, Lisa Loranger, the Borough's Recreation Director was at the May meeting and provided a document with insights regarding the current status of the Borough's athletic programs, park facilities, and needs and improvements. An interview was also conducted with the Borough's Engineer, Andy Hipolit, on June 20, 2023. This office also met virtually with Ms. Loranger and Chris Roche, Council Recreation Liaison, on January 12, 2024 to gather additional understanding. The information obtained during the meetings and interviews was utilized to assess community needs.

Numerical Analysis – NRPA Metrics

The need for recreation and open space areas can be determined by population and the recreational facilities available to that population. This section is divided into two subsections: Current Needs and Future Needs.

Current Needs

In order to conduct a needs assessment, the population for Montvale was determined. According to the 2022 ACS, the Borough has 8,413 residents.⁸ While there is no exact standard for determining the need for recreation and open space, the National Recreation and Park Association ("NRPA") collects information and provides metrics on the number of parks and acreage communities should have.

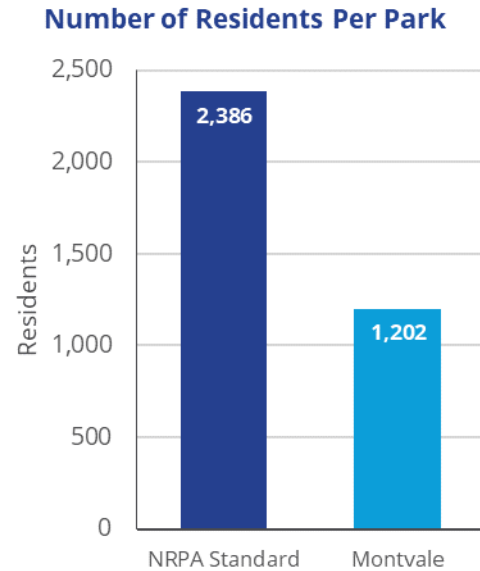
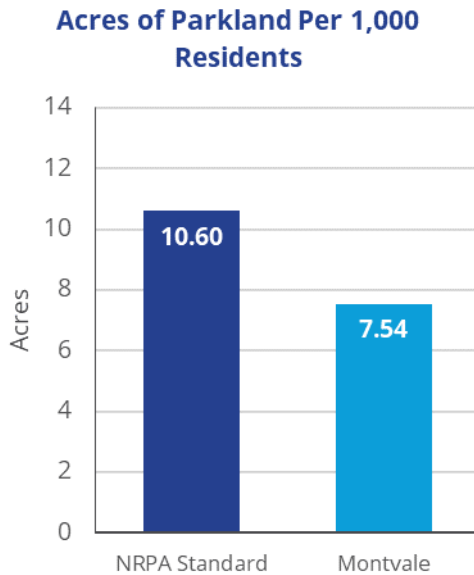
NRPA gathers information from many park and recreation agencies in their Park Metrics data tool, which is a comprehensive data tool utilizing the trends of parks and recreation agencies to guide management and planning of recreation facilities. This data is compiled into a performance review that provides metrics on acreage, budgets, staffing, etc. The most recent document is the 2024 NRPA Agency Performance Review ("2024 Review"), which includes data from nearly 1,000 park and recreation agencies across the country between 2021 and 2023.⁹

The 2024 Review found that a typical park and recreation agency, regardless of population, has 10.6 acres of parkland per 1,000 residents and 2,386 residents served per park.¹⁰ Note that these are median numbers, which represent a "typical" agency. Comparing this to the Borough of Montvale, the Borough does not meet the parkland per 1,000 residents benchmark but does meet the number of parks benchmark. The Borough owns 63.45 acres of public parkland and open space as shown in Table 1 on page 4. This translates to only 7.54 acres of parkland for every 1,000 residents, which is roughly 29% less than a typical agency. Montvale's 63.45 acres of parkland is located within seven parks. This equates to 1,202 residents served per park. Refer to the charts on the following page for a visual comparison.

⁸ Data sourced from <https://data.census.gov>, accessed October 11, 2024.

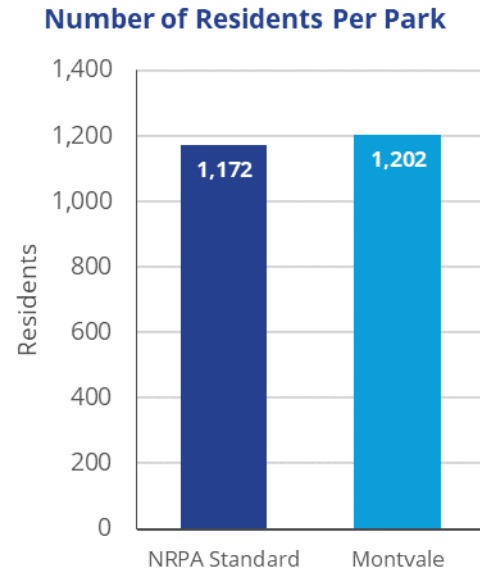
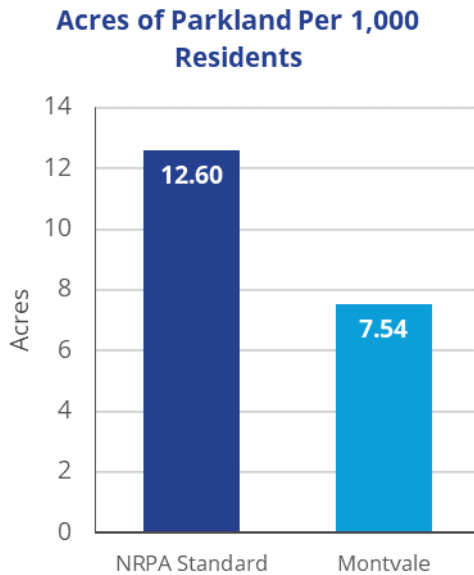
⁹ Document sourced from https://www.nrpa.org/contentassets/f6baf1e9c3354aeca52dc548251bc4f4/2024agencyperformancereview_final.pdf, accessed October 11, 2024.

¹⁰ Ibid, page 4.



The 2024 report also provides metrics by jurisdiction population – less than 20,000 residents, 20,000 to 49,999 residents, 50,000 to 99,999 residents, etc. For example, an agency serving less than 20,000 residents would provide 12.6 acres of parkland for every 1,000 residents and have 1,172 residents served per park.¹¹ These metrics apply to the Borough of Montvale, which has less than 20,000 residents. Compared to these metrics, the 63.45 acres contained within seven Borough parks falls short of both NRPA benchmarks for parks and recreation agencies serving less than 20,000 residents. Utilizing these NRPA standards, the Borough of Montvale should have 106.0 acres of parkland for its 8,413 residents. Therefore, Montvale is deficient by 42.55 acres of parkland. Additionally, 1,202 residents are served per park, while the standard is to have only 1,172 residents per park. The charts on the following page illustrate the difference between the Borough’s current parkland and the NRPA metrics for agencies serving less than 20,000 residents.

¹¹ Ibid, page 9.

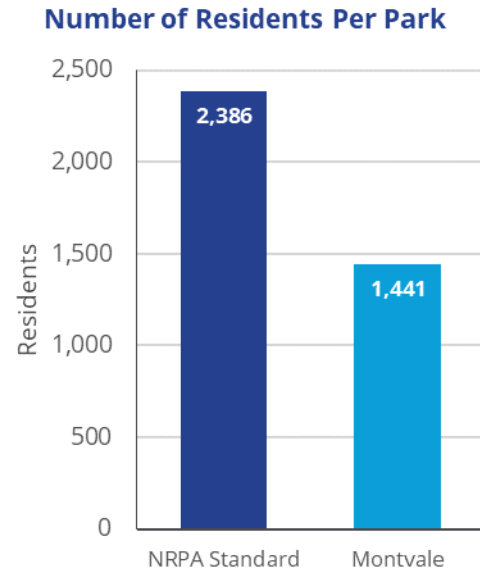
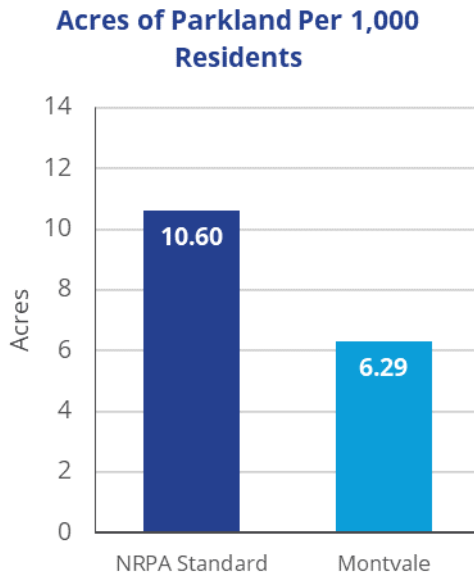


Future Needs

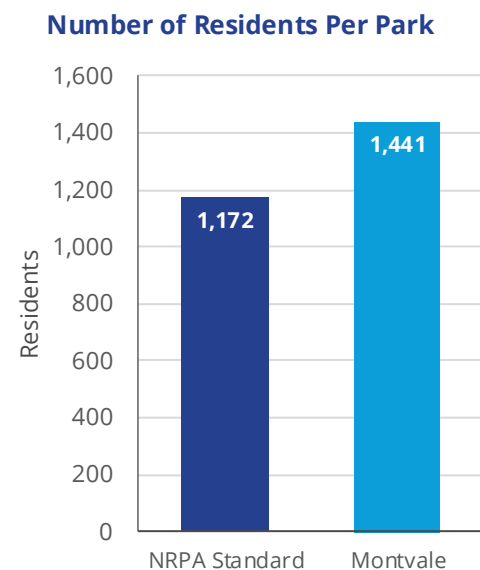
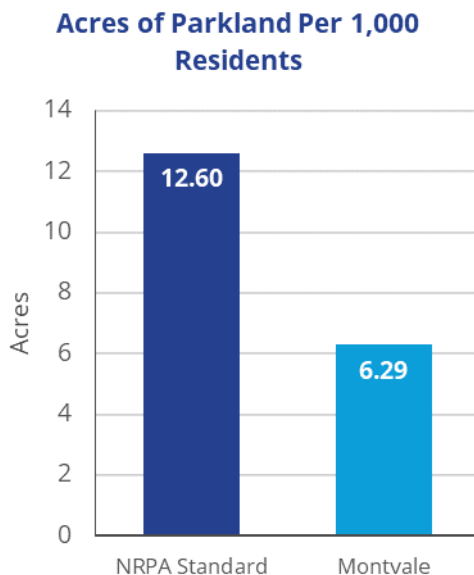
The Borough has approved six residential developments that will drastically increase the Borough's population. (Note that all but one development was forced upon the Borough to meet the State's constitutional mandate to provide affordable housing.) Details of each development are provided below:

- The District – This mixed-use development contains 308 multi-family units, which are projected to house 627 new residents.
- Woodland Square – This multi-family development contains 185 multi-family units and is projected to have 381 residents.
- Montvale Family Apartments – A 25-unit multi-family development located along the north side of Summit Avenue and anticipated to have 63 residents.
- Village Springs at Montvale – This 80-unit townhome community is anticipated to have 191 residents.
- Thrive at Montvale – This 202-unit independent living, assisted living, and memory care facility is anticipated to have 235 residents.
- Grey Capital – This senior care facility contains 180 one-bedroom units, which would house 180 residents.

The six developments, once completed and occupied, are projected to increase the Borough's population by 1,677 from 8,413 to 10,090 residents. Applying the metrics of a typical park and recreation agency of 10.6 acres per 1,000 residents and one park for every 2,386 residents provided in the [2024 Review](#), the future population of the Borough would be underserved through its existing park and recreation facilities. The 63.45 acres of the Borough's parkland would only provide 6.29 acres of parkland per 1,000 residents, including the projected population. However, the Borough's seven parks would provide one park for every 1,441 residents which is within the benchmark. Refer to the tables on the following page for a visual comparison.



Analyzing the Borough's existing park and recreation facilities compared to agencies serving less than 20,000 people, Montvale falls below the standard of 12.6 acres of parkland for every 1,000 residents and one park for every 1,172 residents when looking at the projected population. A population of 10,090 residents would translate to 6.29 acres of parkland per 1,000 residents and 1,441 residents per park as illustrated in the tables below.



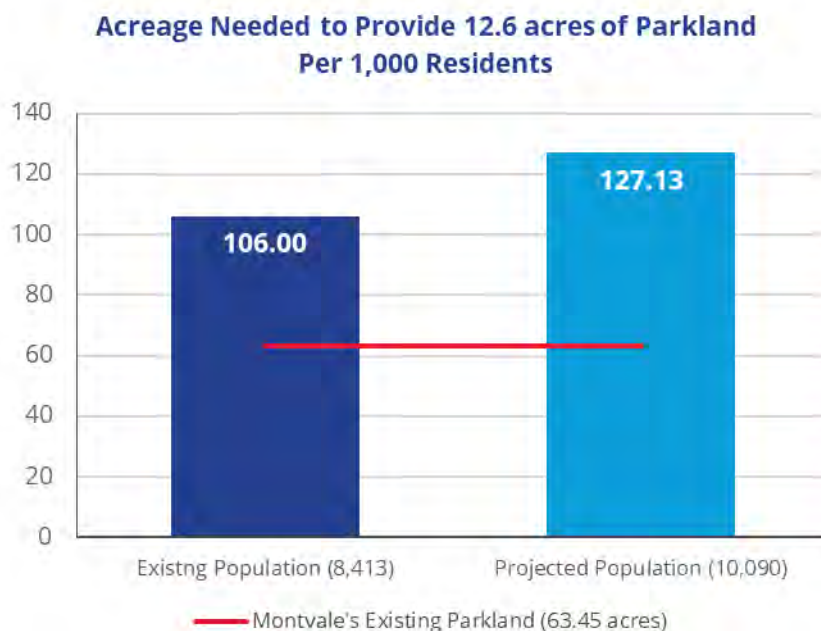
Numerical Analysis Summary

Applying the metrics of the NRPA's [2024 Review](#) reveals that Montvale needs additional park and recreation facilities to serve the existing residents as well as the anticipated population due to new residential development. The Borough should have at least 106 acres of parkland to serve its existing residents to meet the NRPA's metric for agencies with less than 20,000 residents (12.6 acres of parkland per 1,000 residents). The 63.45 acres of parkland the Borough currently has is 42.55

acres short of the metric. With seven parks, the Borough serves 1,202 residents per park for its existing population of 8,413. This is above the NRPA metric of 1,172 residents served per park.

Additionally, to serve a projected population of 10,090 residents, the Borough should have 127.13 acres of parkland to meet the NRPA's 12.6 acres of parkland per 1,000 residents. This translates to 63.68 acres of new parkland needed in Montvale to serve the projected population. Additionally, in order to serve 1,172 people per park, the Borough would need to establish two additional parks, bringing the Borough's total number of parks to nine. This would result in one park serving every 1,121 residents of the projected population of 10,090.

The numerical analysis reveals that the Borough of Montvale needs additional parkland acreage (42.55 acres) to adequately serve its current residents based on the NRPA's 2024 Review. To serve a projected population of 10,090 residents, Montvale needs to acquire 63.68 acres. Additionally, Montvale needs to provide two additional park facilities to meet the needs of the Borough's projected population. Increasing the number of park facilities will simultaneously expand park acreage within the Borough.



Fair Housing Act Analysis

The Fair Housing Act, specifically, N.J.S.A. 52:27D-310.2 states “nothing shall preclude a municipality which has reserved less than three percent of its land area for conservation, park lands or open space under the standards set forth in section 1 of this act from reserving up to three percent of its land area for those purposes.” The Fair Housing Act recognizes that open space and parkland is an important component of a community's overall land use. Montvale has 63.45 acres of open space and parkland as detailed on page 4. The Borough encompasses 2,581.1 acres. Therefore, existing park and open space facilities comprise only 2.46% of the Borough's land area.

Montvale concurs with the State that parks and open spaces are vital for the physical, social, and mental well-being of its residents and the overall environment. The Borough seeks to reserve a

minimum of 13.98 acres or 0.54% of its land area to achieve the 3% standard. Specific sites are detailed in Chapters VII and VIII.

Interview Assessment

In addition to the numerical analysis, this office met with the Master Plan Sub-committee on two occasions, May 16, 2023 and June 20, 2023, to discuss the Open Space and Recreation. At the May 2023 meeting, Lisa Loranger, the Borough's Recreation Director, provided comments related to the Borough's park facilities. Additionally, Ms. Loranger provided a document with information regarding the Montvale Recreation Department, sports programs, and park facilities. Additionally, the Borough Engineer was interviewed, and a meeting was held with Ms. Loranger and Councilman Roche, who is the Council Recreation Liaison.

Key findings from the meetings and interviews are provided below:

- Montvale Athletic League ("MAL") manages the recreational and travel sports programs. All programs are open to residents and non-residents. The MAL is a 100% volunteer organization, including the board, commissioners, and coaches.
- Montvale Rec administers non-league sports lesson programs provided by the County's Tennis Golf Athletics ("TGA") program.
- The Borough provides MAL with full access to field usage, maintenance of fields, project funding, insurance and employee support, coach background checks, and field scheduling.
- The Borough's football program is combined with the Borough of Hillsdale, while the baseball program is combined with the Borough of Woodcliff Lake. In these cases, football and baseball facilities are shared.
- Borough teams utilize Borough facilities, except for lacrosse, which is not hosted by MAL. Club teams leave the Borough for games.
- Trends in sports programs:
 - Tennis lessons are open to Kindergarteners through adults of all genders. Between 2017 and 2022, enrollment in tennis lessons fluctuated between 60 and 90 people. However, no lessons were held during 2020 and 2021. Ms. Loranger noted that recent tennis classes have been "maxed out".
 - Golf lessons are open to Kindergarteners through 8th graders of all genders. Since 2019, enrollment has increased from 16 in 2019 to 45 kids in 2021. However, enrollment fell to 32 in 2022.
 - Adult volleyball is open to adults of all genders. Since 2018, participation in this program has declined from 35 to 15 in 2022.
 - Girls volleyball is open to girls in 5th through 8th grade. Participation in 2019 was 35 girls compared to 37 girls in 2022. The program did not occur in 2020 and 2021.
 - Adult soccer is open to all adults of all genders and averages 35 adults per session with two sessions per year.
 - Adult yoga is open to all adults of all genders and averages ten adults per session with six to ten sessions per year.
 - Tae-kwon Do/The Way is open to Kindergarteners through adults of all genders. However, most participants are up to 7th graders. Two sessions are held annually, which saw 10 participants in 2018, five in 2019 and 2020, seven in 2021, and 18 in 2022.
 - Tai Chi is open to adults and seniors of all genders and ranges from eight to 12 participants per class.

- Women's softball is a new program, which had 32 participants in 2022.
- Summer camp is open to 1st through 7th graders of all genders. There have been at least 250 kids enrolled in summer camp since 2017. However, the program did not operate in 2020 and was limited in 2021. There were 283 kids enrolled in 2022. Ms. Loranger noted that summer camp is oversubscribed every year.
- The Borough issues badges for use of the tennis courts, pickleball courts, and basketball courts. Badges are available to all residents and non-residents.
- Ms. Loranger anticipates participation in MAL's athletic programs to rise considering an influx of new residents in recent years.
- Ms. Loranger noted the MAL desires to introduce an ultimate frisbee program and pickleball lessons.
- The Special Events Committee is a volunteer group that plans the Borough's annual community events such as Day in the Park, Halloween Trunk-or-Treat, etc. Ms. Loranger acts as a liaison between the Committee and the Borough to facilitate the events.
- Ms. Loranger provided a list of recently completed park and/or facility improvement projects. Additionally, the following needs, issues, and future projects were identified:
 - A new recreation and/or community center for indoor recreation programs such as a gymnasium or multi-purpose room. Existing indoor facilities are fully booked and an additional indoor facility would alleviate scheduling conflicts. Additionally, there is limited space in existing indoor sports facilities and an additional facility would allow outdoor sports to relocate indoors during inclement weather.
 - New field lighting at the Chestnut Ridge Recreation Complex is needed.
 - An additional baseball field at Memorial Park.
 - Maintenance and repairs of field wear and tear is funded by revenue from permitted field users. Additional County funding is used to support renovations and improvement projects.
 - At the May 2023 Sub-committee meeting, Ms. Loranger noted that the Borough has four pickleball courts at Memorial Park and could use four more courts at the Chestnut Ridge Recreation Complex.

Additionally, Andy Hipolit, the Borough's Engineer, was interviewed on June 20, 2023 regarding Montvale's parks and recreation areas. The following information was obtained during the interview:

- The Borough needs one additional synthetic turf field that is illuminated.
- New lighting is needed at the Chestnut Ridge Recreation Complex.
- Additional pickleball courts are desired.
- Tennis and basketball courts need maintenance and/or improvements.
- The baseball and softball fields at Memorial Park should be improved.
- Additional passive walking trails are needed.
- A community center is crucial to provide meeting rooms, senior activities, recreation activities and/or sports such as multi-use courts, and an outdoor pool.
- ADA accessible bathrooms are needed at the recreation complexes.

Finally, this office met with Ms. Loranger and Chris Roche, Council Recreation Liaison, virtually on January 12, 2024 to gather additional information regarding the Borough's needs, ideas, and priorities. The information discussed during this meeting is summarized below:

- Ms. Loranger indicated the Montvale Recreation Department offers pickleball lessons for grades K through 8 and for adults at the Memorial Park pickleball courts.
- The fields at Memorial Park and the Memorial Elementary School are primarily used by the Borough's Recreation Department. The school primarily uses the two closest fields, Field #2 (Flag Field) and Field #3, for recess.
- The Borough Recreation Department has a use agreement with the Board of Education to utilize the fields on the Memorial Elementary School property. The Borough can also make improvements to the fields with the Board's permission.
- The Borough desires to improve Field #1 (Major Field) at Memorial Park to have a turf infield, similar to the fields at the Chestnut Ridge Recreation Complex. A grant has been received to complete this work.
- The Borough would like to move Field #5 (Pee Wee) closer to Grand Avenue and enlarge the field. Mr. Roche also noted that Fields #4 (Minor Field) and #5 could be modified to accommodate a multi-use field with lighting for sports such as soccer and lacrosse.
- The field to the north of the Senior Center, which was the location of the Borough's public pool, is not typically used, except for temporary events. When the pool was demolished and filled in, the area was not graded properly and is very rocky, making it unsafe for use as a multi-sport field in its current condition.
- Needs and priority improvements were discussed with Ms. Loranger and Mr. Roche. They indicated the following improvements are a priority to the Borough Recreation Department:
 - The biggest priority of the Recreation Department is creating indoor recreation space. Since there is currently no indoor recreation space, outdoor programs and the summer camp are forced to cancel rather than relocate during inclement weather. Additionally, indoor space within the schools is at capacity between the Recreation Department and MAL. Time and space within the Senior Center is also at capacity.
 - The Borough owns adjacent Lots 14 (37 West Grand Avenue) and 15 (43 West Grand Avenue). Lot 14 is vacant and Lot 15 has a dwelling and associated improvements. The lots should be evaluated for a new field.
 - Additional pickleball courts at Memorial Park, possibly located between the basketball courts and path to Memorial Elementary School.
 - A splash pad would be welcomed. However, the location would depend on the location of a new community center, which would be used for the Borough's summer camp program.
 - A pavilion near the Memorial Park playground would be a good addition to provide cover and shade for all uses, particularly during summer camp. New picnic tables could also be located within the pavilion area.
 - Additional benches can be added around the Memorial Park playground.
 - Field and court lighting either doesn't exist or is insufficient. New or upgraded lighting is needed at all fields at Memorial Park and Chestnut Ridge Recreation Complex, tennis courts, basketball courts, and pickleball courts. However, Fields #1 and #2 have new lighting.
 - Add batting cages at Chestnut Ridge Recreation Complex.
 - Many fields do not have a designated batter's box and the Recreation Department and MAL seek to add these boxes.

IV. Resource Assessment

This chapter is divided into three sections. The first section discusses the park classification system. The second section classifies each of the Borough's facilities. The third section provides an assessment sheet for each park and open space within the community.

Park Classification System

The NRPA provides definitions for various park classifications. However, NRPA recognizes that their definitions are not one-size-fits all and that each community is unique in size and scale. Therefore, the definitions below utilized the NRPA definitions as a springboard and amended said definitions to meet the size and character of Montvale.

The purpose of a classification system is to aid in making acquisition and design decisions for park facilities and the overall organization of recreation space within a community. However, it is important to note that a park and recreation system should provide a number of different parks. The facilities contained in each park site should be based on the geographic location, demographics, and available size. A single large park site does not satisfy the specific needs of the individual neighborhoods, although the acreage requirements may have been satisfied.

The following subsections define mini-park, neighborhood park, community park, natural resource area, and greenway.

Mini-Park

A mini-park is a small recreation area designed to address limited, isolated or unique recreational needs. The size devoted to a mini-park generally ranges from 2,500 to 10,000 square feet. Mini-parks are intended to service sub-neighborhood areas and therefore should be centrally located and within a quarter mile distance from those areas intended to be serviced. Mini-parks can be located as independent entities or as part of a larger park complex. If part of a larger park complex, they should be situated near the park entrance away from active game areas and near the restrooms (if applicable). The mini-park should be enclosed with a low, but open, fence for the protection of the users. Benches should be carefully placed for ease of supervision of children. Separate playground equipment areas, geared to preschool children aged 2 to 5 and school-aged children aged 5 to 12, can be provided where sufficient space exists. Other uses include areas to sit and gather, public art installations, community gardens, and the like.

Neighborhood Park

The neighborhood park remains the basic unit of the park system that serves as the recreational and social focus of the neighborhood. The focus of the neighborhood park is on informal active and passive recreation. Designed primarily to serve children under 14 years of age, the neighborhood park should have additional features to interest teenagers and adults. The trend in recent years is for neighborhood parks to become the center of activity for the wide variety of needs expressed by all residents. The more diversified interest of today's recreation consumer challenges the facility planner to provide for a broader program, with more attention devoted to multiple uses by different age groups.

The neighborhood park has a minimum service radius that will seldom exceed one-half mile, with most of the users originating within a quarter mile distance. It should be located close to the center

of the area to be served and away from heavily-traveled streets and other barriers and should be easily and safely accessible.

In order to have the desired features, the neighborhood park would normally require a minimum of five acres. The particular facilities required will depend on the nature of the neighborhood, with space being allocated according to needs.

Typically, neighborhood parks range in size from 5 to 10 acres and service a neighborhood within a radius of one-half mile. A park should be provided for each neighborhood and can be combined with a school site or a community park.

Community Park

Community parks serve a broader purpose than a neighborhood park. The community park should meet the community-based recreational needs as well as preserve unique and valuable landscapes and open spaces. The community facility should incorporate a variety of active and passive recreation uses. Primary requisites are athletic fields and courts for organized sports in conjunction with indoor spaces for various sports, activities, and programs. The community park should be located with one-half to three miles of residents in its service area, depending upon population density and ease of access. Community parks usually service two or more neighborhoods. A community park and playground facility typically require between 30 and 50 acres. However, due to the small size of the Borough and its developed nature, a community park is between ten and 20 acres. At least two-thirds of the community park should be developed and allocated for active recreation purposes.

Natural Resource Area

Natural resource areas are lands set aside for preservation of significant natural resources, remnant landscapes, open space, and visual aesthetics/buffering. These lands consist of either individual sites exhibiting natural resources or lands that are unsuitable for development but offer natural resource potential.

Resource availability and opportunity are the primary factors determining location and size. Resource quality is the primary determinant when it comes to selecting a site for preservation. The practical limit of acreage set aside under this classification lies in resource quality, availability, community development considerations, and acquisition costs.

Greenways are a linear type of natural resource area and serve a number of important functions. They tie park components together to form a cohesive park, recreation, and open space system. They emphasize harmony with the natural environment. Greenways allow for uninterrupted and safe pedestrian movement between parks throughout the community. They provide people with a resource-based outdoor recreational opportunity and experience.

Greenways and natural resource both preserve natural resources and provide connections between larger habitat areas and open space, while providing corridors for wildlife. "Natural" greenways generally follow suitable areas such as stream courses. "Man-made" greenways are corridors that are built as part of development projects or during renovation of old development areas. Frequently, abandoned railroad rights-of-way are converted to greenways.

Classification of Montvale's Parks

The Borough's seven parks and open spaces can be classified into one of the aforementioned categories. However, the acreage suggestions were ignored when classifying because of the developed nature and scale of Montvale:

- Chestnut Ridge Recreation Complex – Community Park
- Fieldstone – Community Park
- Woodland Heights – Natural Resource Area
- Railroad Park – Mini-Park
- Memorial Park – Community Park
- Fountain Park – Mini-Park
- Environmental Learning Center – Natural Resource Area

Parks and Open Spaces Site Assessment Sheets

This office performed field inspections of the Borough's parks on November 8, 2023. (Note, the photos found in this report were taken the same day.) Based on the field inspections and information obtained from the Master Plan Sub-committee, Mr. Hipolit, Ms. Loranger, and Councilman Roche, assessment sheets were prepared for each park owned by the Borough. The assessment sheets describe each facility, its features, attributes, and conditions.

CHESTNUT RIDGE RECREATION COMPLEX

NEAREST INTERSECTION

Chestnut Ridge Road & Old Chestnut Ridge Road

AREA

12.26 acres

CLASSIFICATION

Community Park

NATURAL FEATURES

- Forest
- Bear Brook
- Wetlands
- Steep slopes

PRIMARY RECREATION USES

- Baseball/Softball Fields
- Multi-purpose field
- Tennis courts

USER GROUPS

- Pre-School (2 – 5 years)
- Primary and Middle School (5 – 12 years)
- Adolescents
- Adults

POSITIVE ATTRIBUTES

- Turf infields
- Well maintained grass field
- Plenty of on-site parking
- Fieldhouse with restrooms and a meeting room
- Trash and recycling bins located throughout the property
- Clear park identification signage
- Several sets of bleachers are provided by the fields and tennis courts
- Field and parking lot lighting
- Digital score board

NEGATIVE ATTRIBUTES

- Field house façade is dirty and could benefit from cleaning or new paint

SITE UTILIZATION

Good utilization of space. Batting cages could be added along with picnic tables. Depending on tennis court usage, consider converting a court to pickleball to address increased demand. Expansion of improvements with impervious coverage will be limited due to on-site environmental features.

FACILITY QUALITY

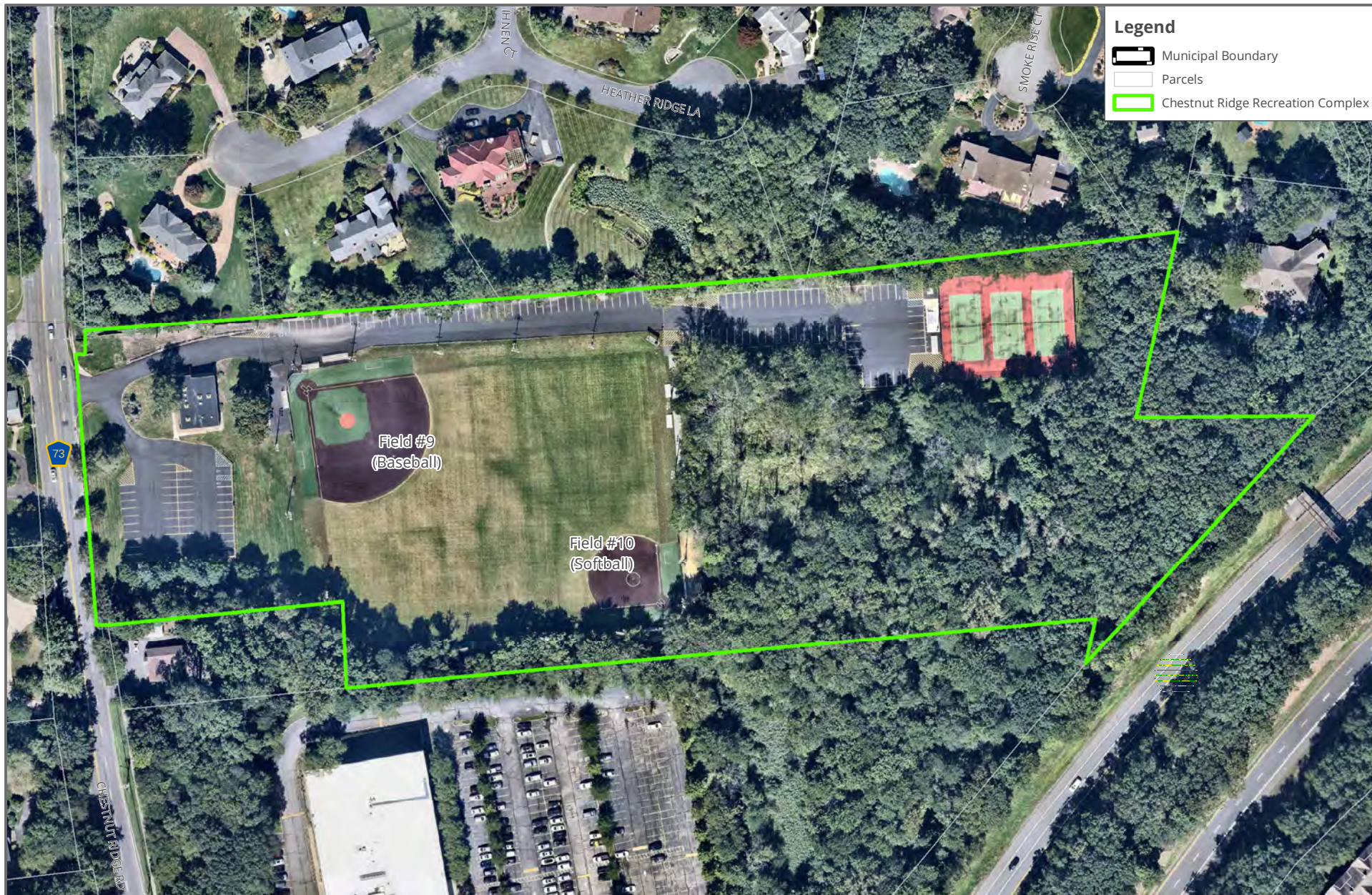
Park quality is excellent.

MAINTENANCE/CONDITION

The park is in excellent condition and appears well maintained. However, new field lighting is needed.

ACCESSIBILITY

- Vehicular – on-site parking is available.
- Pedestrian – there is a sidewalk along Chestnut Ridge Road beginning at the park and traveling north.
- Handicap – ADA handicap accessible restrooms should be provided.
- Bicyclist – no bike racks are provided.

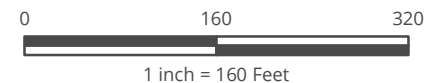


Legend

- Municipal Boundary
- Parcels
- Chestnut Ridge Recreation Complex

CHESTNUT RIDGE RECREATION COMPLEX (BLOCK 1001, LOT 4)

This map was developed using NJDEP GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.
 NJDOT Roads and Railroads
 NJGIN Municipalities and Parcels
 NYS Cities and Towns
 NearMap Aerial (September 6, 2023)



FIELDSTONE

NEAREST INTERSECTION

Spring Valley Road & McDermot Way

AREA

9.56 acres

CLASSIFICATION

Community Park

NATURAL FEATURES

- Forest

PRIMARY RECREATION USES

- Baseball/Softball Fields
- Soccer Fields
- It should be noted that the fields are shared between the Borough and Fieldstone Middle School

USER GROUPS

- Primary and Middle School (5 – 12 years)
- Adolescents
- Adults

POSITIVE ATTRIBUTES

- All turf fields
- Each full-size soccer field can be played at half-size, allowing up to four fields
- Several sets of bleachers are provided by the fields
- Portable restrooms
- Digital score board

NEGATIVE ATTRIBUTES

- No field lighting
- No clear park signage

SITE UTILIZATION

Good utilization of existing space. However, the site has the ability to accommodate a playground off Hilton Place or Maureen Court

with some selective tree removal to create a space for youth in the surrounding neighborhood to recreate. Trails could also be blazed in the wooded areas on the site.

FACILITY QUALITY

Park quality is excellent.

MAINTENANCE/CONDITION

The park is in excellent condition and appears well maintained. However, field lighting is needed.

ACCESSIBILITY

- Vehicular – on-site parking is not available. However, there is plenty of parking at Fieldstone Middle School.
- Pedestrian – there is a sidewalk along Spring Valley Road and McDermott Way that provides access to Fieldstone Middle School and the fields to the rear.
- Handicap – ADA handicap accessible restrooms should be provided.
- Bicyclist – no bike racks are provided.



FIELDSTONE (BLOCK 1201, LOT 10)

This map was developed using NJDEP GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

Sources:

FEMA Flood Insurance Rate Map Panel 34003C0091H, NHD Streams (300' buffer applied by this office), NJDEP Wetlands, NJDOT Roads and Railroads, NJGIN Municipalities and Parcels, NYS Cities and Towns, 15% slopes interpolated by this office from USGS 10-foot contours, NearMap Aerial (September 6, 2023)

0 150 300

1 inch = 150 Feet



WOODLAND HEIGHTS

NEAREST INTERSECTION

Woodland Road & Stag Hill Road

AREA

10.95 acres

CLASSIFICATION

Natural Resource Area

NATURAL FEATURES

- Forest
- Steep slopes

PRIMARY RECREATION USES

- Open Space / None

USER GROUPS

- Not Applicable

POSITIVE ATTRIBUTES

- Nearly 11 acres preserved forest

NEGATIVE ATTRIBUTES

- No existing park improvements such as trails, benches, etc.

SITE UTILIZATION

Site utilization is not applicable as this property was specifically preserved as forested open space.

FACILITY QUALITY

Park quality is good.

MAINTENANCE/CONDITION

The park is maintained in its natural state.

ACCESSIBILITY

- Vehicular – no on-site parking is available.
- Pedestrian – no sidewalk is provided along Stag Hill Road or Woodland Road.
- Bicyclist – no bike racks are provided on site.



WOODLAND HEIGHTS (BLOCK 1301, LOT 24.01 AND BLOCK 2204, LOT 34)

This map was developed using NJDEP GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

NJDOT Roads and Railroads

NJGIN Municipalities and Parcels

NYS Cities and Towns

NearMap Aerial (September 6, 2023)

0 250 500

1 inch = 250 Feet



RAILROAD PARK

NEAREST INTERSECTION

Grand Avenue, Kinderkamack Road, and Railroad Avenue

AREA

0.93 acres

CLASSIFICATION

Mini-Park

NATURAL FEATURES

- Trees and lawn area

PRIMARY RECREATION USES

- Walking
- Sitting/resting

USER GROUPS

- Adults

POSITIVE ATTRIBUTES

- Benches provided along the walkways
- Shaded lawn areas
- Veterans memorial facing the Grand Avenue and Kinderkamack Road intersection
- Trash and recycling bins provided throughout the park

NEGATIVE ATTRIBUTES

- No park signage
- Limited on-site parking
- Limited lighting along the walkways

SITE UTILIZATION

Good utilization of a small space. Picnic tables could be added in the lawn areas.

FACILITY QUALITY

Park quality is excellent.

MAINTENANCE/CONDITION

No maintenance issues observed during our site inspection on November 8, 2023. However, the wood benches appear dated and could be replaced.

ACCESSIBILITY

- Vehicular – limited on-site parking exists. However, the NJ Transit sign indicates a permit is required, while another sign indicates parking is permitted for two hours. Parking is available nearby along Railroad Avenue.
- Pedestrian – in addition to the walkways within the park, there are sidewalks along Grand Avenue and Kinderkamack Road.
- Bicyclist – no bike racks are provided.



RAILROAD PARK (BLOCK 1605, LOT 2)

This map was developed using NJDEP GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

NJDOT Roads and Railroads

NJGIN Municipalities and Parcels

NYS Cities and Towns

NearMap Aerial (September 6, 2023)

0 80 160

1 inch = 80 Feet



MEMORIAL PARK

NEAREST INTERSECTION

West Grand Avenue & Memorial Drive

AREA

24.38 acres

CLASSIFICATION

Community Park

NATURAL FEATURES

- Forest
- Pascack Brook
- Huff Pond
- Wetlands

PRIMARY RECREATION USES

- Baseball/softball fields (2) (4 additional fields on adjacent school property)
- Tennis courts (3)
- Pickleball courts (4)
- Basketball courts (2)
- Batting cages (2)
- Playground area
- "GaGa Ball" pit (1)
- Bocce ball courts (3)
- Trail along Pascack Brook
- Fishing
- Walking
- Sitting/resting

USER GROUPS

- Infants (0 – 2 years)
- Pre-School (2 – 5 years)
- Primary and Middle School (5 – 12 years)
- Adolescents
- Adults

FACILITY QUALITY

Park quality is excellent.

POSITIVE ATTRIBUTES

- Multitude of active and passive recreational activities
- Clubhouse near northern ball field
- Benches throughout the park and picnic tables near the playground area
- Bleachers near the fields and basketball courts
- Access to Pascack Brook and Huff Pond
- Restrooms located in the clubhouse and DPW building
- On-site parking along Memorial Drive
- Fields, courts, and parking area are lit
- Trash and recycling bins located throughout

NEGATIVE ATTRIBUTES

- Community facilities (Fire Station, Senior Center, DPW building) occupy a large portion of the eastern side of the park
- No official "Memorial Park" signage. However, there is a digital sign at the West Grand Avenue entrance
- Unclear boundary between the park and school

SITE UTILIZATION

- Good utilization of space.
- The park has additional space to add a pavilion, picnic tables, benches, walking path, expand existing playground, etc.
- Consider regrading the former pool site to create a sport field.
- Consider adding more pickleball courts south of the existing tennis courts.
- Install new or upgraded field lighting.

MAINTENANCE/CONDITION

The park is in excellent condition and appears well maintained.

ACCESSIBILITY

- Vehicular – on-site parking is available.
- Pedestrian – there is a sidewalk along West Grand Avenue.
- Handicap – ADA accessible restrooms should be provided.
- Bicyclist – one bike rack is adjacent to Major Field's snack stand building.



MEMORIAL PARK (BLOCK 2305, LOT 13)

This map was developed using NJDEP GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

NJDOT Roads and Railroads

NJGIN Municipalities and Parcels

NYS Cities and Towns

NearMap Aerial (September 6, 2023)

FOUNTAIN PARK

NEAREST INTERSECTION

Grand Avenue, Kinderkamack Road, and Park Street

AREA

0.91 acres

CLASSIFICATION

Mini-Park

NATURAL FEATURES

- Trees and lawn area

PRIMARY RECREATION USES

- Walking
- Sitting/resting

USER GROUPS

- Adults

POSITIVE ATTRIBUTES

- Circular area with benches at the center of the park
- Benches spaced along the walkways
- Shaded lawn areas
- Trash and recycling bins provided throughout the park

NEGATIVE ATTRIBUTES

- No park signage
- No on-site parking
- Limited lighting along the walkways

SITE UTILIZATION

Good utilization of a small space. This park once included a fountain. Consideration should be given to installing a new fountain.

FACILITY QUALITY

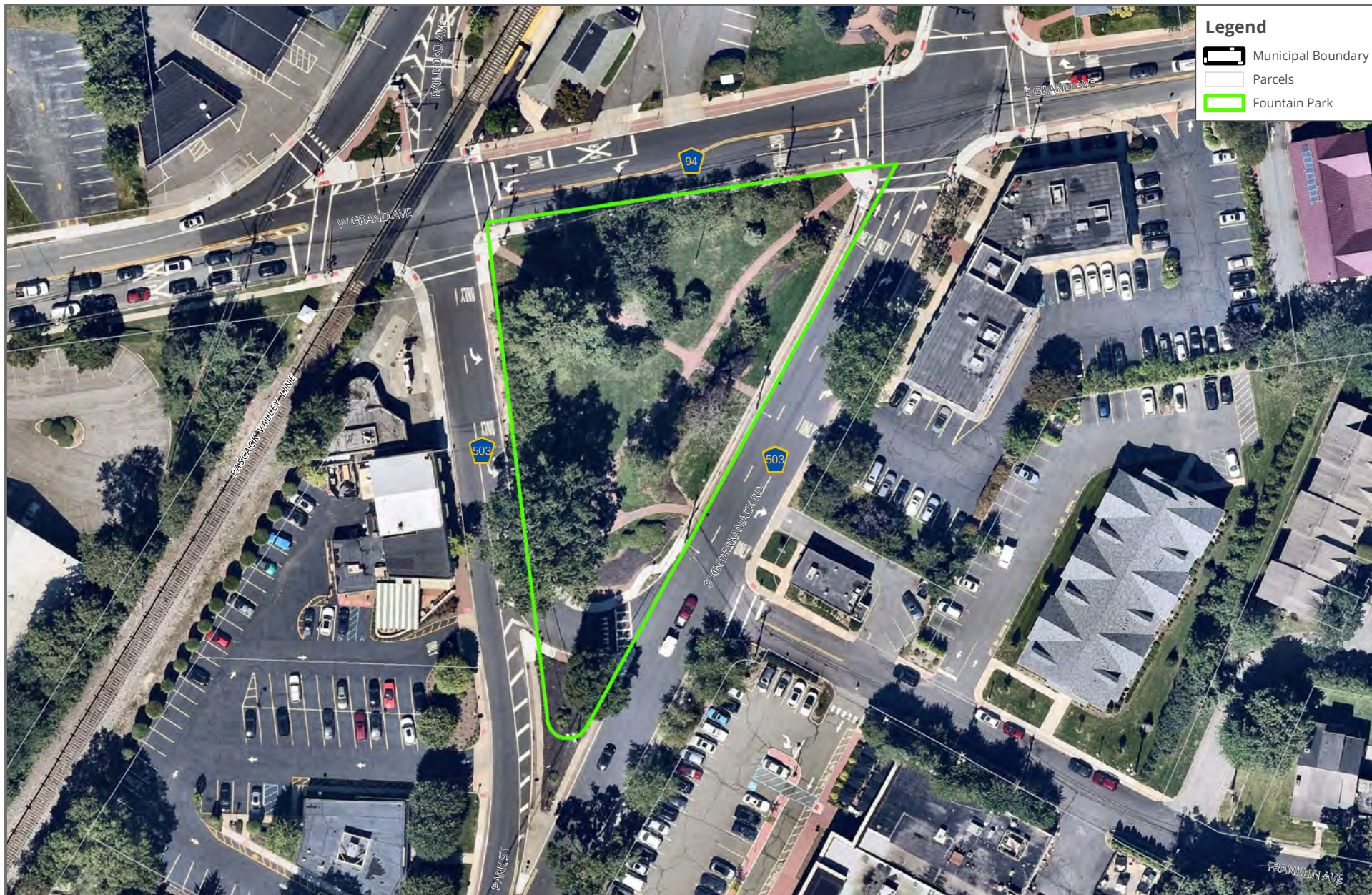
Park quality is excellent.

MAINTENANCE/CONDITION

No maintenance issues were observed during our site inspection on November 8, 2023. However, the wood benches appear dated and could be replaced.

ACCESSIBILITY

- Vehicular – no on-site parking exists due to the park's small size. However, parking is also available nearby along Railroad Avenue.
- Pedestrian – in addition to the walkways within the park, there are sidewalks along Grand Avenue, Kinderkamack Road, and Park Street.
- Bicyclist – no bike racks are provided.



FOUNTAIN PARK (BLOCK 2403, LOT 1)

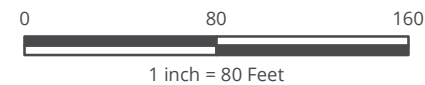
This map was developed using NJDEP GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

NJDOT Roads and Railroads

NJGIN Municipalities and Parcels

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NearMap Aerial (September 6, 2023)



ENVIRONMENTAL LEARNING CENTER

NEAREST INTERSECTION

Phillips Parkway & DePiero Drive

AREA

4.46 acres

CLASSIFICATION

Natural Resource Area

NATURAL FEATURES

- Forest
- Wetlands

PRIMARY RECREATION USES

- Walking
- Sitting/resting

USER GROUPS

- Infants (0 – 2 years)
- Pre-School (2 – 5 years)
- Primary and Middle School (5 – 12 years)
- Adolescents
- Adults

POSITIVE ATTRIBUTES

- Raised, wooden boardwalk loop that meanders through forest and wetlands
- Benches located along boardwalk
- Trash bins located along the boardwalk
- New signs with QR codes provide links to information about each station
- New trail kiosk installed at the trail entrance

NEGATIVE ATTRIBUTES

- No park identification sign along Philips Parkway

SITE UTILIZATION

Good utilization of a natural area.

FACILITY QUALITY

Park quality is good.

MAINTENANCE/CONDITION

The park is maintained in excellent condition. However, the benches appear dated but there were no broken or damaged pieces observed during the field visit on November 8, 2023. Information should be posted on the signs along the boardwalk.

ACCESSIBILITY

- Vehicular – no on-site parking is available. However, plenty of parking is available at the adjacent Municipal Complex.
- Pedestrian – there is a sidewalk along Philips Parkway, which connects to the southern trailhead. The northern trailhead is accessed through the parking lot of the Municipal Complex. Connectivity to the Shoppes at DePiero Farm is provided through the Municipal Complex.
- Bicyclist – no bike racks are provided on site. However, a bike rack is present on the adjacent Municipal Complex near the main entrance.



ENVIRONMENTAL LEARNING CENTER (BLOCK 2802, LOT 5)

This map was developed using NJDEP GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

NJDOT Roads and Railroads

NJGIN Municipalities and Parcels

NYS Cities and Towns

NearMap Aerial (March 21, 2023)

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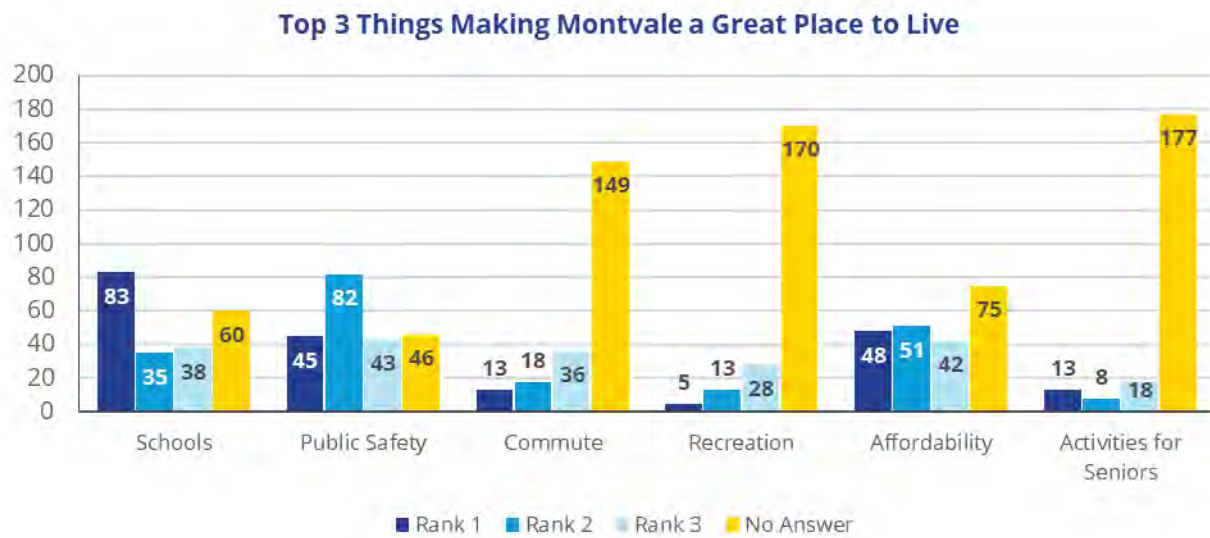
1 inch = 100 Feet



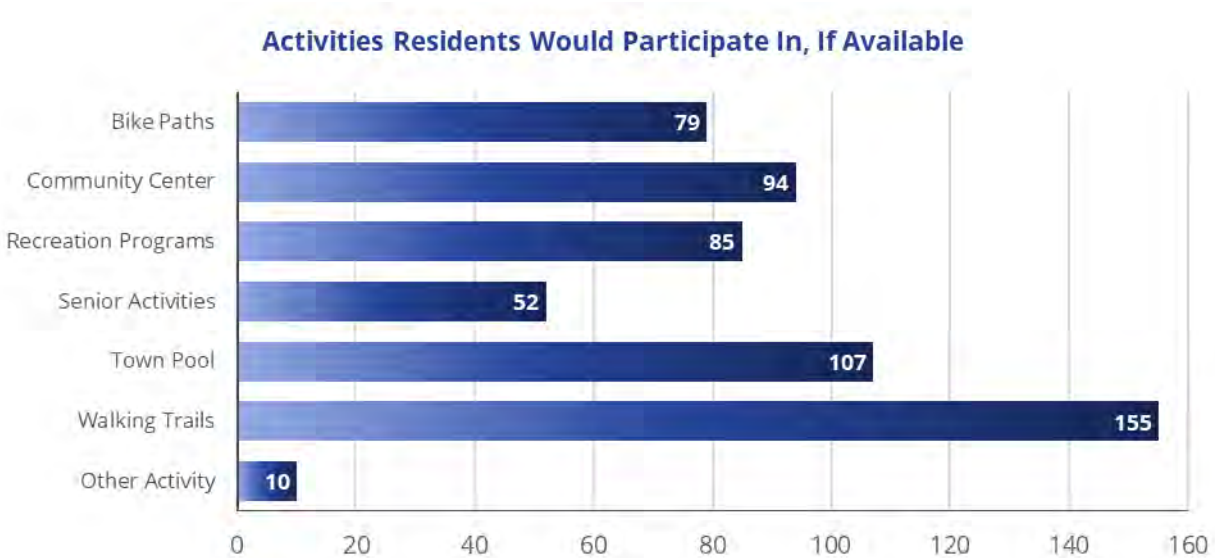
V. Public Survey Results

The Borough distributed an online Resident Survey to gather data to incorporate into this master plan document Resident Survey. The survey was available from May 20, 2024 to June 10, 2024. The Resident Survey contained 28 questions, and the Borough received 216 responses. This Chapter discusses the results of the Resident Survey, which contained several questions related to open space, parks, and recreation.

Question #6 asked residents to rate their top three things that make Montvale a great place to live. The responses indicate that recreation was not highly ranked for most respondents compared to the other categories, which included public safety, commute, affordability, and activities for seniors. Of the responses gathered for recreation, 13 ranked it #1, 18 ranked it #18, and 36 ranked recreation as #3. See the chart below for how recreation was ranked amongst the other categories.

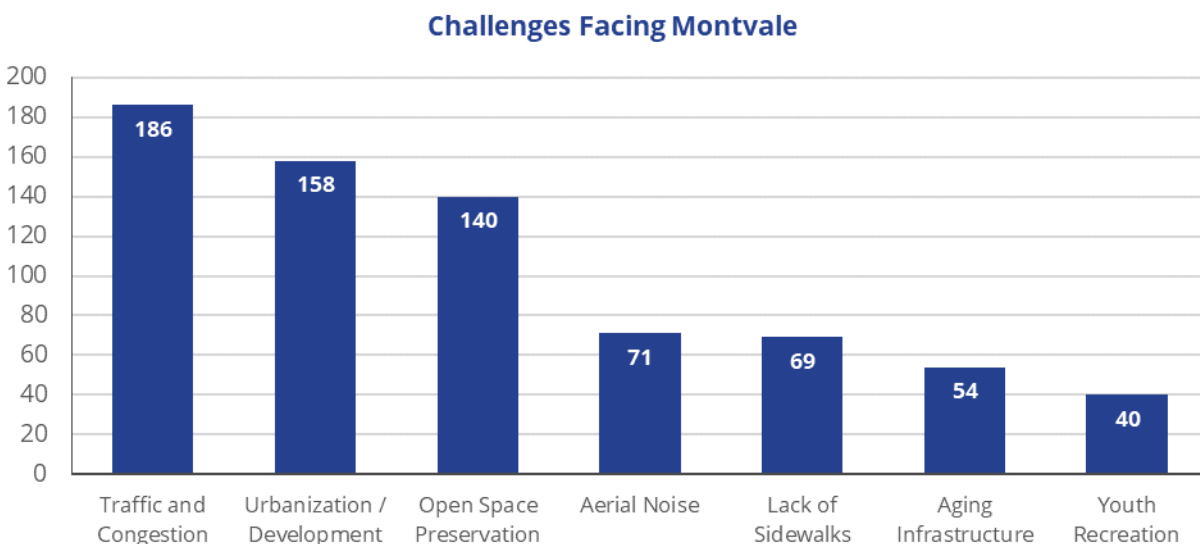


Question #9 asked residents what activities they would participate in, if available. Top responses included walking trails, a town pool, and a community center. Other notable responses included recreation programs, bike paths, and senior activities as shown in the chart on the following page. Note that the “other” category includes a variety of activities such as concerts, kids park, dog park, splash pad, and community garden.



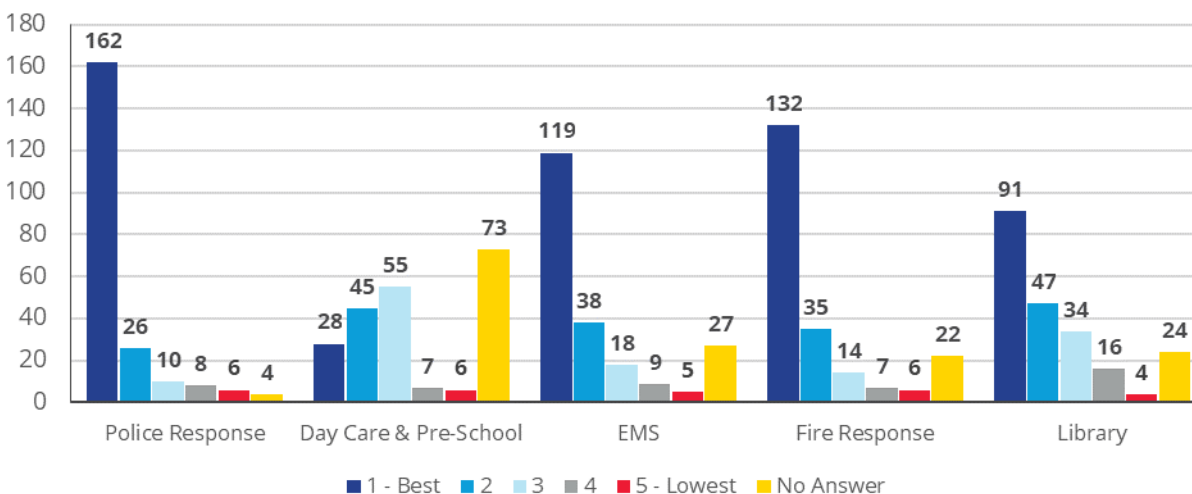
Question #13, asked residents which parks or fields need the most maintenance, upgrades, or facilities. Unfortunately, this question generated only 67 responses. Of those that answered, a majority (29 responses) indicated Memorial Park is in need of maintenance, upgrades, or new facilities such as fields or bathrooms. Seven responses specified Chestnut Ridge Recreation Complex (identified as La Trenta in the Survey), and eight responses noted both Memorial Park and Chestnut Ridge Recreation Complex are in need of maintenance, upgrades, or new facilities. Some respondents indicated they were not sure if either park needed maintenance, while others noted that the parks are in good condition.

Residents were asked what major challenges Montvale is facing in Question #14. Open space preservation received 140 responses from residents and youth recreation received 40 responses. Compared to other top responses, the survey results indicate resident sentiment towards preserving additional open space and recreation areas. See the chart below for the top seven responses to Question #14.

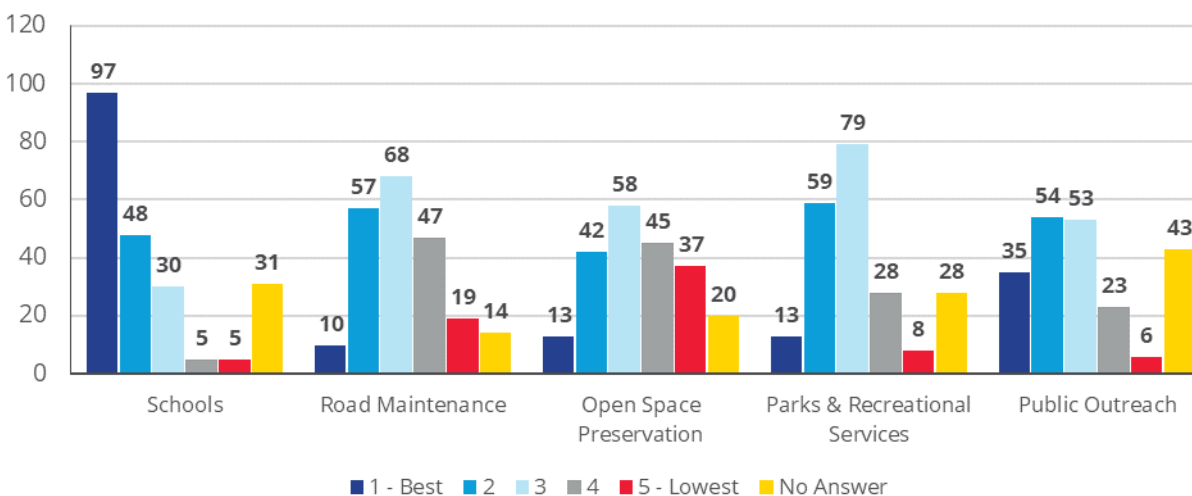


Question #16 asked residents to rate the quality of services provided in Montvale, including police response, day care and pre-school, EMS, fire response, library, schools, road maintenance, open space preservation, parks & recreational services, and public outreach. The survey provided a scale of 1 through 5 with 1 being “best” and 5 being “lowest”. Based on the responses generated, residents generally ranked open space preservation in the middle of the scale with 42 responses of “2”, 58 responses of “3” and 45 responses of “4”. Only 13 responses ranked open space preservation as “Best” (1), while 37 ranked it “Lowest” (5). Similarly, parks and recreational services received 59 responses of “2”, 79 responses of “3” and 28 responses of “4” and only 13 responses of “Best”. See the charts below for how open space and recreation services compare to the other services ranked by Borough residents.

Quality of Montvale's Services



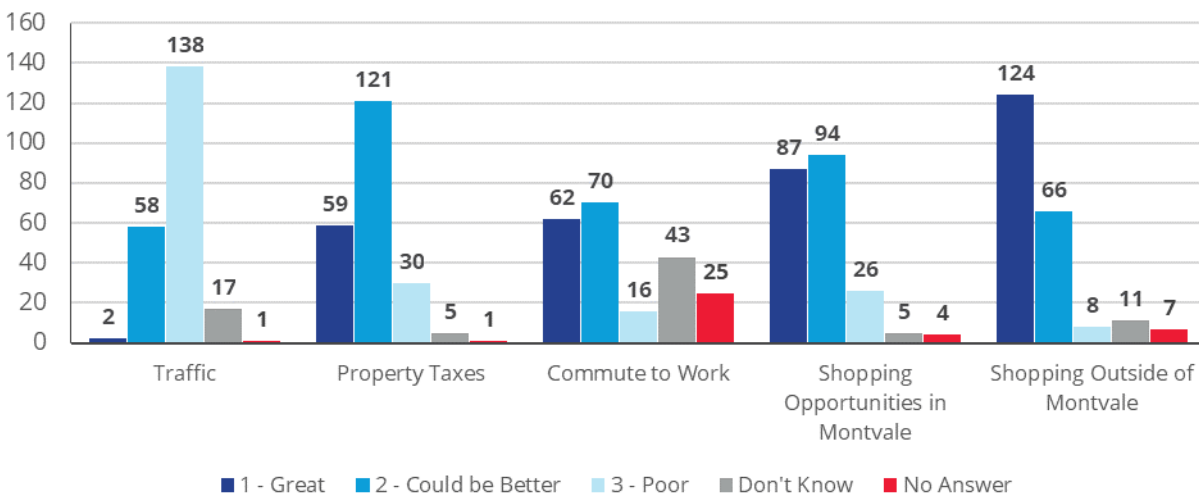
Quality of Montvale's Services (continued)



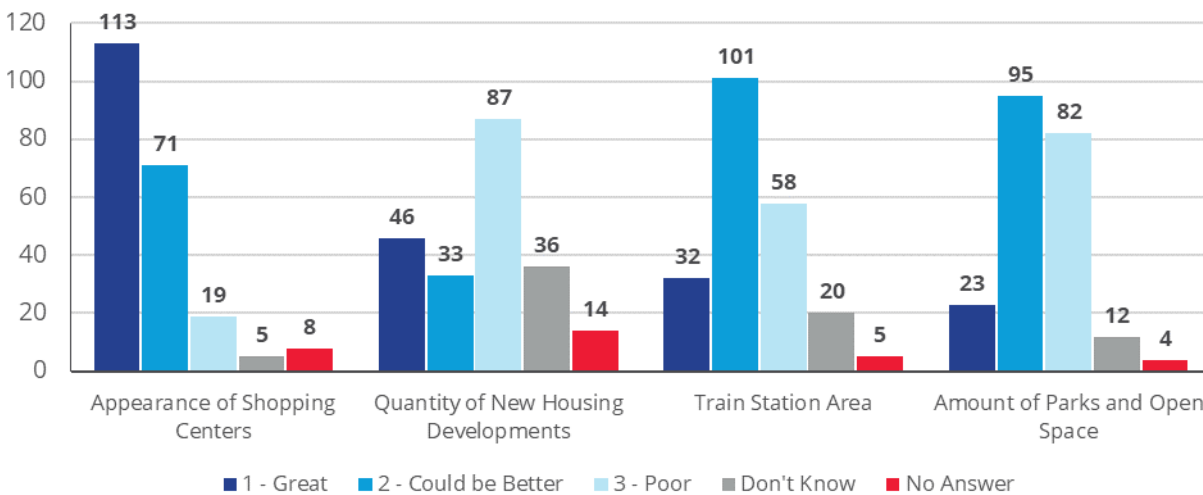
In a similar fashion, residents were asked to rate a variety of conditions in Montvale including traffic, property taxes, shopping, housing development, train station area, and parks and open space in Question #22. The scale provided for this question was from 1 through 4 with 1 being “great”, 2

being “could be better”, 3 being “poor”, and 4 being “don’t know”. Based on the responses, residents rated the amount of parks and open space in Montvale as “could be better” (95 responses) or “poor” (82 responses). It should be noted that 23 responses rated this condition as “great”. See the chart below for all of the conditions ranked by residents who participated in the survey.

Ratings of Borough Conditions



Ratings of Borough Conditions (continued)



Question #24, which implored residents to rate services in Montvale, received a similar response for the Borough's parks and recreational programs. A total of 113 responses were received rating the Borough's programs as “adequate”, while 54 rated them as “could be better”. It should be noted that 35 responses rated the Borough's parks and recreational programs as “great” and only seven rated them as “needs improvement”.

VI. Goals and Objectives

The Borough of Montvale has experienced tremendous population growth as a result of the residential development that has occurred over the past nine years. During this same time period, no new parks or open spaces were created. The Borough believes parks and open spaces provide significant mental, physical, and emotional benefits to residents. Furthermore, parks and open spaces offer environmental **benefits** such as ground water recharge, protection of wildlife habitat, air quality improvement, and stormwater management. To ensure the Borough's parks and open space facilities align with the needs of the community, the following goals and objective shall serve to guide open space and recreation planning within Montvale:

1. Increase the number and acreage of park/open space facilities to serve the anticipated population of 10,090 residents.
 - a. Strive to add no less than 63.68 acres of park/open space within no less than two parks/open spaces.
 - b. Negotiate to mitigate the shortfall of acreage to serve the projected population, by approaching non-residential landowners with large lots (more than 5 acres) that are not fully developed to discuss future preservation and/or conservation easements.
2. Enhance Memorial Park and Chestnut Ridge Recreation Complex's active recreation facilities to continue to meet resident demand and recreation trends.
3. Continue to upgrade and enhance all Borough parks and open spaces.
4. Construct a community center with sufficient space to host indoor recreation activities and to potentially support the Borough's summer camp program.
5. Affirmatively act to create mini parks and open spaces on private land when applications for large sites are reviewed.

VII. Recommendations

This chapter provides a detailed discussion of the Borough-owned sites, their existing conditions, and the recommended improvements and modifications for each park. Additionally, this chapter provides a description of other sites in the Borough that have the potential to be used for active and/or passive recreation.

Park Specific Recommendations

Chestnut Ridge Recreation Complex

This 12.25-acre park is located at 159 Chestnut Ridge Road and is commonly known as La Trenta. Chestnut Ridge Recreation Complex contains two baseball/softball fields (Fields #9 and #10), three tennis courts, a field house, off-street parking, and trash and recycling facilities. Bleachers are provided near each field for spectating and the fields and tennis courts are equipped with lights for night-time play. The fields are utilized by the Montvale Athletic League, Pascack Hills High School teams, and private recreation programs. Field usage by the Montvale Athletic League and private recreation programs has significantly increased in the past five years. Additionally, the fields are open to the public year-round.



In general, this park facility appears to be in excellent condition. However, the exterior of the field house is in need of cleaning and new field lighting is needed. We offer the following recommendations to improve the park based on the site inspection and interview assessments:

- Install four pickle ball courts by converting existing tennis court(s).
- Add batting cages.
- Install a designated batter's box on fields missing this feature.
- Install new lighting at both ball fields and tennis courts.
- Construct accessible bathrooms.
- Conduct maintenance and repairs to fields and tennis courts where wear and tear is present.
- Clean and/or repaint the field house façade.
- Consider adding picnic tables within the park.

Fieldstone

Located to the rear of Fieldstone Middle School is Fieldstone. This tract contains a portion of Full Field #2, which is utilized for full or half-field soccer and a portion of a baseball field (Field #8). (It should be noted that the adjacent school property is home to Field #7 and Full Field #1.) The area to the north and east of the fields is primarily wooded. However, a utility right-of-way traverses the property in an east-west fashion behind Field #8. The fields are also used by the Montvale Athletic League, Pascack Hills High School teams, and private recreation programs. Field usage by High School teams has decreased in recent years while usage by the Montvale Athletic League has increased.

The all-turf fields at Fieldstone are in excellent condition and the facility overall appears to be well maintained. However, there is no field lighting and no permanent bathrooms. We offer the following recommendations to improve the park based on the site inspection and interview assessments:

- Add field lighting.
- Install permanent bathroom facilities. (Construction has commenced on the permanent bathroom facilities. They will be located on the school's property, not the Borough's.)
- Install a designated batter's box on fields missing this feature.
- Consider adding a playground off Hilton Place or Maureen Court by creating an area through selective tree removal.
- Evaluate blazing a walking trail through the wooded area.

Woodland Heights

Woodland Heights is nearly 11-acre tract that was dedicated to the Borough as part of a subdivision approval to construct a 20-lot single-family residential development along Flintlock Drive. The site has frontage along Flintlock Drive and Stag Hill Road. The site is subject to a conservation restriction/easement to the NJDEP that was executed on June 18, 2014, which limits the use and improvements on the property. Specifically, the document states,

...the Property shall only be used as shown on the Site Layout Plan as open space, open to the General Public, and shall forever be retained and preserved in its natural, scenic and open space conditions and there shall be no use permitted of the Property that will impair or interfere with these conservation values of the Property, and the erection of any structures by Grantor or

Grantee, including, without limitation, any buildings, fences, billboards, and benches are expressly prohibited...

Due to the requirements of the conservation restriction/easement, it is recommended that this tract remain in its natural state. No recommendations are offered for Woodland Heights.

Railroad Park

Railroad Park is one of two parks in the Borough's "downtown" located between North Kinderkamack Road, the NJ Transit Pascack Valley Line, and West Grand Avenue. The park contains nearly one acre and is improved with walking paths, benches, and lawn area for passive recreation. The park also has a Veterans Memorial at the North Kinderkamack Road and Grand Avenue intersection, which acts as the park's focal point. The park is also adjacent to the Borough's train station and shares a small off-street parking area.



Railroad Park appears to be in good condition and well maintained. However, some of the benches appear to be older and could be replaced. Recommendations for Railroad Park are as follows:

- Refurbish and/or replace the existing wood benches as needed.
- Provide picnic tables in the shaded lawn areas.
- Consider enhancing the existing Veterans Memorial.

- Signage should be added to identify the park as part of the Borough's Open Space system. Said signage should reflect a universal design to identify Montvale's parks and open spaces.

Memorial Park

This 24.38-acre park is the Borough's largest park in its open space system. Recreation facilities provided at Memorial Park include baseball and softball fields, batting cages, tennis courts, pickleball courts, swing sets and playgrounds, bocce ball courts, picnic tables, and a walking path along the Pascack Brook. The Borough also has an agreement with the Board of Education to utilize the fields on the adjacent Memorial Elementary School property as well as make improvements to the fields with the Board's permission. The baseball/softball fields at Memorial Park and the Memorial Elementary School are identified as Field #1 (Major), Field #2 (Flag), Field #3 (Softball), Field #4 (Minor), Field #5 (Pee Wee), and Field #6 (Tee Ball). Memorial Park is also home to the Borough's Senior Community Center, Fire Department, and Department of Public Works.

The Borough's summer camp program is currently hosted at Memorial Park. The program is generally over capacity each summer and is in need of additional staff and indoor space during inclement weather. The fields are utilized by Montvale Athletic League, which have seen increased usage in the past five years.



Memorial Park appears to be in excellent condition, is well maintained, and utilizes the space efficiently. However, the area north of the Senior Community Center, which was the former location

of the Borough's community pool, is currently open lawn space that does not appear to be actively used. Memorial Park offers the most recreation facilities and activities of the Borough's parks. However, there is space on the property to accommodate additional amenities and features as well as improve the park's existing facilities. We offer the following recommendations to improve the park based on the site inspection and interview assessments:

- Install a turf infield on Field #1 (Major). The Borough has received a grant to bring this project to fruition.
- Relocate Field #5 (Pee Wee) closer to Grand Avenue to enlarge the field space. This would require use of Borough-owned Block 2305, Lot 14.
- Evaluate Field #4 (Minor) and Field #5 (Pee Wee) to be reconfigured and used as a multi-use field for sports such as soccer and lacrosse.
- The field north of the Senior Community Center was the former location of the Borough's community pool. When the pool was filled in, the area was improperly graded, which made the area rocky and unsafe for use as a multi-sport field. This space is occasionally used for temporary events. This area should be evaluated to determine what, if any, additional recreational amenities could be added, such as a grass field.
- Erect a pavilion near the playground, which would provide cover and shade for all users, especially the summer camp program. The pavilion could also be equipped with picnic tables.
- Install safety netting between the pickleball courts and Major Field.
- Evaluate the location and installation of a raised bed community garden.
- Add a designated batter's box on fields missing this feature.
- Install new or upgraded lighting at all fields, pickleball courts, and basketball courts.
- Add ADA accessible bathrooms.
- Consider connecting the northern terminus of the trail along the Pascack Brook to the paved walkway along the west side of Memorial Drive.
- Examine the feasibility of connecting the trail along the Pascack Brook to the larger Intermunicipal Trail under Veolia management that terminates in Park Ridge. One potential option is via the existing sidewalk along West Grand Avenue to the intersection of West Grand Avenue and Mill Road. To enable safe pedestrian crossing to Park Ridge, a new crosswalk with flashing pedestrian lights would need to be installed at the intersection.
- The park has a digital sign at the West Grand Avenue frontage. However, the sign does not state the park name. Signage should be installed to identify "Memorial Park" at both the West Grand Avenue and Bayberry Drive entrances. Said signage should reflect a universal design to identify Montvale's parks and open spaces.
- Conduct maintenance and repairs to fields and tennis courts where wear and tear is present.
- Evaluate locating a new community center and/or gymnasium on adjacent Block 2305, Lot 14, which is owned by the Borough. It should be noted that the Borough needs an indoor recreation center and/or community center to provide indoor sports and recreation spaces, activity spaces, and meeting rooms. An indoor facility would also allow the summer camp and certain sports to be relocated inside during inclement weather.
- If the Senior Community Center users were relocated to another site, consider renovating the building for use by the summer camp and other indoor activities.

Fountain Park

Fountain Park is the second park located in the Borough's "downtown", immediately south of Railroad Park. Like Railroad Park, this park offers walking paths, benches, and shaded lawn areas. The focal point of this park is the circular stone area with seating in each quadrant, which was the former location of a fountain. Fountain Park appears to be in good condition and well maintained. However, like Railroad Park, some benches could use upgrades.



The following recommendations are made to enhance Fountain Park:

- Refurbish and/or replace the existing wood benches as needed.
- Provide picnic tables in the shaded lawn areas.
- Signage should be added to identify the park as part of the Borough's Open Space system. Said signage should reflect a universal design to identify Montvale's parks and open spaces.
- Consideration should be given to installing a new fountain.
- Many of the landscape beds have little to no plantings such as shrubs, groundcovers, and perennials. The Borough should contact a local gardening club to see if they would help to plant additional shrubs and groundcovers in the beds to enhance the aesthetics of the Park.

Environmental Learning Center

This park facility contains 4.46 acres and is located on the north side of Phillips Parkway immediately east of the Borough's Municipal Complex. The site is mostly in its natural state except for an

elevated boardwalk that meanders the property. Educational signs and benches are provided at certain locations along the boardwalk. New signs with QR codes were recently installed, which connect to information about each station. The boardwalk trail can be accessed in the southwest corner and northwest corner of the property from the Municipal Complex property. A trail kiosk was recently erected at the northwest entrance. The park is primarily wooded, except for an area along Phillips Parkway, and contains a wetlands area and State threatened wildlife species.



The Environmental Learning Center appears well maintained. We offer the following recommendations to improve the park based on the site inspection and interview assessments:

- Many of the informational signs along the boardwalk are broken and/or missing information. New information signs are being prepared as part of an Eagle Scout project.
- There is no park identification signage along Phillips Parkway. Signage should be added to identify the Center as part of the Borough's Open Space system. Said signage should reflect a universal design to identify Montvale's parks and open spaces.
- Additionally, there is a small wooden sign with painted text "Trail" at the northwest entrance to the park. A new, larger sign should be erected that is more visible to the public.
- In general, the framing, and benches should be evaluated and replaced as necessary.

Potential Recreation and Open Space Sites

The following properties are not currently used for open space or parks but have the potential to offer active and passive facilities.

127 Summit Avenue

In 2022, the Borough of Montvale purchased Block 1002, Lot 7, commonly known as 127 Summit Avenue, which contains 28.4 acres (27.8 acres according to GIS data). In March of 2024, the Borough sold the property to Veolia Water New Jersey, Inc., which will enable the water company to install a new water tower to improve water pressure within the Borough. The property has a deed restriction related to water utility use. The site has several environmental features including a large swath of wetlands that essentially divide the property in half, steep slopes, a C1 stream and associated 300-foot buffer, and is within the FEMA Special Flood Hazard Area. See the map on page 57. It should be noted that all the existing environmental features do not appear on the publicly available mapping for this site. Additionally, the Borough's ERI indicates State Threatened species are located throughout the property.¹² Veolia has expressed interest in allowing the Borough to develop and utilize the eastern half of the property as a walking and/or hiking trail for passive recreation. The feasibility of utilizing the site for passive recreation will be addressed during the Planning Board process.

It is recommended that the Borough work with Veolia to create a small parking lot on the eastern side of the site along Summit Avenue and gain permission to blaze walking trails in the eastern portion of the site.

Wildwood Pond

Located at the north end of Wildwood Court at the New York State border is Wildwood Pond, also known as Block 504, Lot 5. This Borough-owned property is 4.2 acres and is traversed by a tributary of the Pascack Brook, a C1 stream, in a northwest-southeast direction. This results in the entire property being located within the stream's 300-foot buffer. See the map on page 58. The property also contains areas of steep slopes as well as areas that meet habitat suitability requirements for priority, threatened, or endangered species.¹³

This property has the potential be developed with a loop trail for passive recreation. It is recommended that the Borough investigate the feasibility of blazing natural trails within the property. There may be an opportunity to partner with a local Boy Scout troop to implement the trail system.

Summit Avenue and Craig Road, Lot 3.01

In 2024, a minor subdivision was approved to consolidate Lots 2, 3, 4, and 5 of Block 1903 and subsequently subdivide the merged lot into two lots. These properties are located at the corner of Summit Avenue and Craig Road and historically owned by the DePiero family. New Lot 3.01, containing 8.393 acres, was purchased by the Borough of Montvale on August 28, 2024. The lot has two single-family homes, several greenhouses, and other accessory structures. Mill Brook is just east of the site and the associated 300-foot buffer extends into the eastern "leg" of the property. Additionally, areas of steep slopes are located along the eastern property line. The remainder of the

¹² Montvale ERI, accessed October 11, 2024, page 36.

¹³ Ibid.

property is generally free of environmental features. The Borough's ERI indicates State Threatened species are located along the eastern property line, which appears to coincide with the 300-foot C1 stream buffer. It should be noted that this office used a Plan entitled "Minor Subdivision", prepared by Schwanewede, Hals & Vince, last revised September 25, 2024, to estimate the location of Lot 3.01 on the map on page 59 as GIS data has not been updated to include the recently subdivided parcel.

The Borough seeks to use this property for a mix of active and passive recreation, which may include, but not limited to farm use, a community garden, a community center, splash pad, and other similar uses. It should be noted that the Borough needs an indoor recreation center and/or community center to provide indoor sports and recreation spaces, activity spaces, and meeting rooms. An indoor facility would also allow the summer camp and certain sports to be relocated inside during inclement weather. The Borough should evaluate the site to determine what recreational uses it can accommodate and if the property is a suitable location for a community center.

Summit Avenue and Craig Road, Lot 2.01

In 2024, a minor subdivision was approved to consolidate Lots 2, 3, 4, and 5 of Block 1903 and subsequently subdivide the merged lot into two lots. New Lot 2.01 encompasses 6.5 acres, is located along Craig Road, and is privately owned. However, the Borough of Montvale has the right of first refusal to purchase the lot if the current landowners seek to sell it in the future.

Lot 2.01 contains three single-family homes, four greenhouses, a storage barn used by a landscape service, and an outdoor storage area for the landscape service's vehicles, equipment, and materials. The site's environmental features are similar to that of adjacent Lot 3.01. The property is west of Mill Brook, which has a 300-foot buffer that extends into the eastern portion of the property. The east side of the property also contains steep slopes. See the map on page 60.

As this property is adjacent to Lot 3.01, which the Borough owns, it would be a logical acquisition to expand the envisioned active and passive recreation facilities. The Borough should consider this site for open space and/or active recreation acquisition if and when the opportunity arises.

St. Paul's Episcopal Church

Located at 4 Woodland Road, Block 2204, Lot 28, contains just over 8 acres. The site is developed with a church, accessory structures, parking area, and driveway. The lot has areas of steep slopes (see the map on page 61) but is generally free of environmental features. However, the Borough's ERI maps areas with State Threatened wildlife species along the northern, northeastern, and western property lines.¹⁴

The Borough should consider purchasing the site, obtaining a right of first refusal, and/or procuring a conservation easement on the undeveloped sections of the property to preclude future development and/or redevelopment.

Montvale Evangelical Free Church

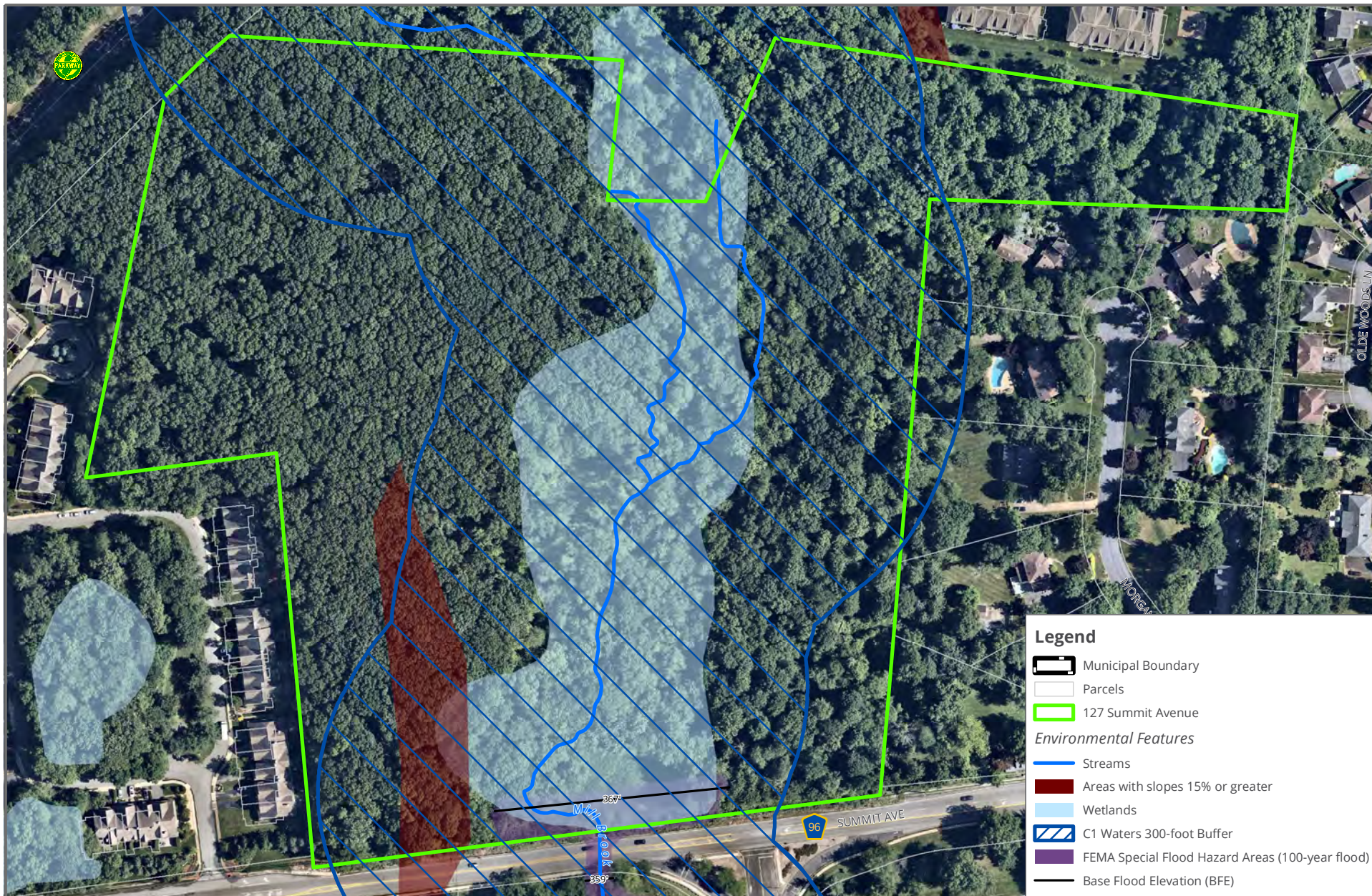
This church owns two parcels located at 141 West Grand Avenue, which are re known as Block 2204, Lots 22 and 23. The two lots contain 8.2 acres. Lot 22 contains the church, parking area, driveways, and a residence at the rear of the property, while Lot 23 has a gravel parking area and residence in

¹⁴ Montvale ERI, accessed October 11, 2024, page 36.

the southern half. The northern half of Lot 23 is undeveloped and forested. The site contains a small area of steep slopes on Lot 23. See the map on page 62. Additionally, an area with State Threatened wildlife species exists in the northern corner of Lot 23 according to the Borough's ERI.¹⁵

The Borough should consider purchasing the site, obtaining a right of first refusal, and/or procuring a conservation easement on the undeveloped sections of the property to preclude future development and/or redevelopment. This parcel is an optimum site for a community center / indoor recreation.

¹⁵ Ibid.

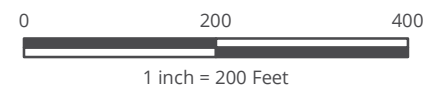


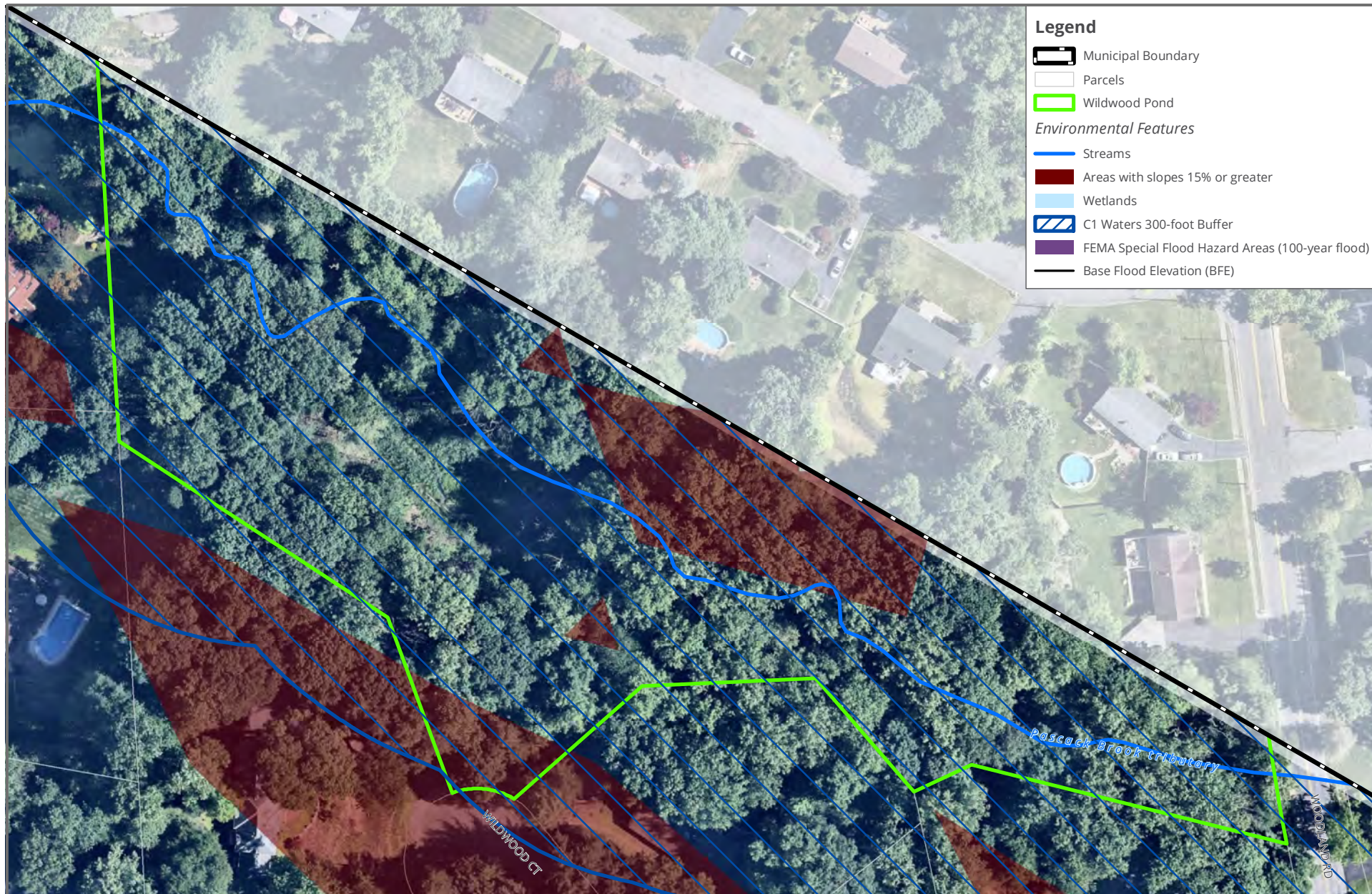
127 SUMMIT AVENUE (BLOCK 1002, LOT 7)

ENVIRONMENTAL FEATURES

This map was developed using NJDEP GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

Sources: FEMA Flood Insurance Rate Map Panel 34003C0091H, NHD Streams (300' buffer applied by this office), Plan entitled "Waypoint Residential Active Adult Community; Summit Avenue", prepared by PS&S, last revised June 25, 2020 (stream on property drawn by this office), NJDEP Wetlands, NJDOT Roads and Railroads, NJGIN Municipalities and Parcels, NYS Cities and Towns, 15% slopes interpolated by this office from USGS 10-foot contours, NearMap Aerial (June 14, 2024)





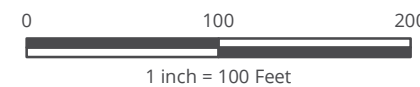
WILDWOOD POND (BLOCK 504, LOT 5)

ENVIRONMENTAL FEATURES

This map was developed using NJDEP GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

Sources:

FEMA Flood Insurance Rate Map Panel 34003C0091H, NHD Streams (300' buffer applied by this office), NJDEP Wetlands, NJDOT Roads and Railroads, NJGIN Municipalities and Parcels, NYS Cities and Towns, 15% slopes interpolated by this office from USGS 10-foot contours, NearMap Aerial (June 14, 2024)





SUMMIT AVENUE AND CRAIG ROAD (BLOCK 1903, LOT 3.01)

ENVIRONMENTAL FEATURES

This map was developed using NJDEP GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

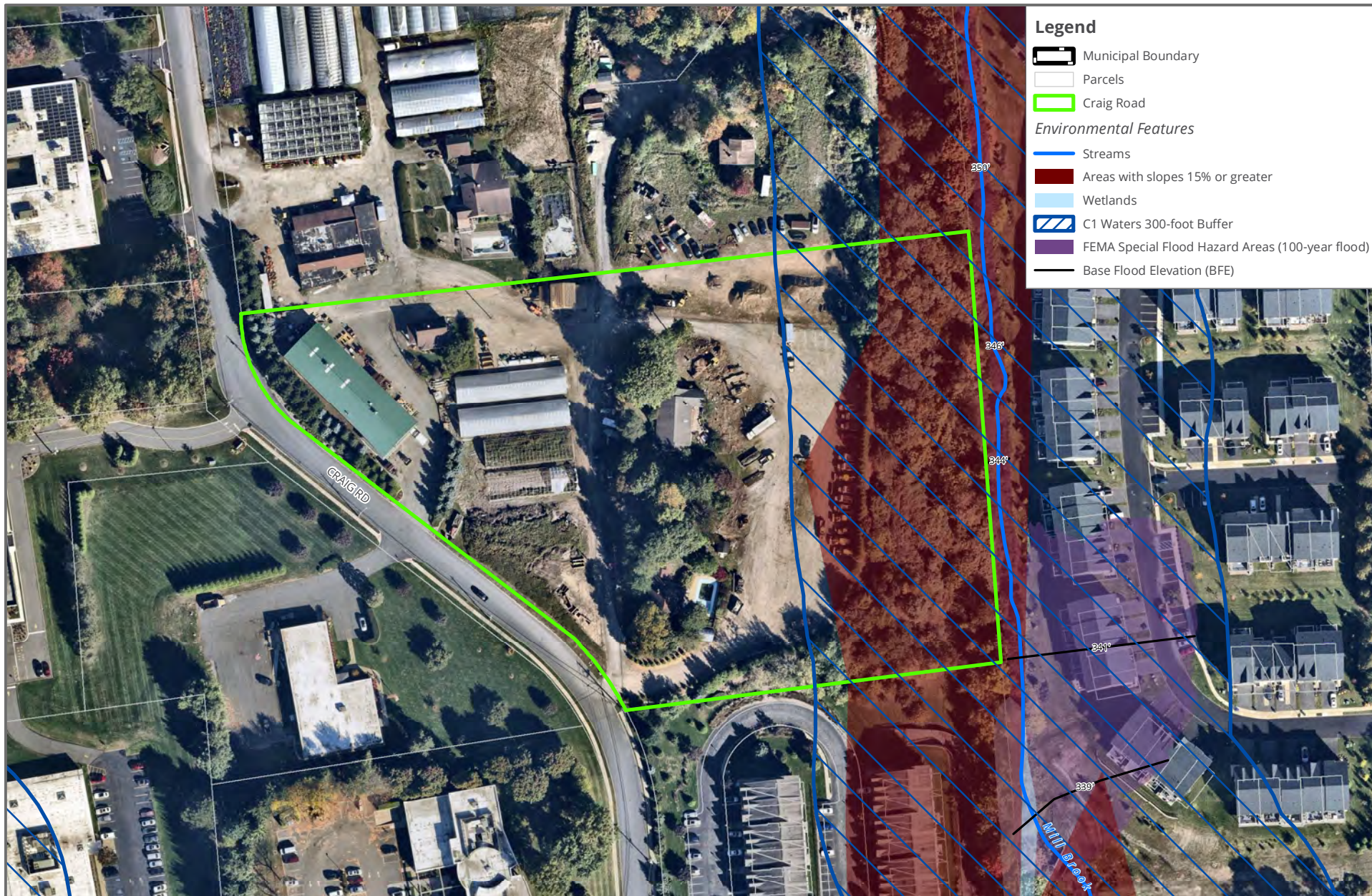
Sources:

FEMA Flood Insurance Rate Map Panel 34003C0091H, NHD Streams (300' buffer applied by this office), NJDEP Wetlands, NJDOT Roads and Railroads, NJGIN Municipalities and Parcels, Plan entitled "Minor Subdivision", prepared by Scheanewede Hals & Vince, revised through September 26, 2024, NYS Cities and Towns, 15% slopes interpolated by this office from USGS 10-foot contours, NearMap Aerial (October 4, 2024)

0 150 300

1 inch = 150 Feet





- Legend**
- Municipal Boundary
 - Parcels
 - Craig Road
 - Environmental Features**
 - Streams
 - Areas with slopes 15% or greater
 - Wetlands
 - C1 Waters 300-foot Buffer
 - FEMA Special Flood Hazard Areas (100-year flood)
 - Base Flood Elevation (BFE)

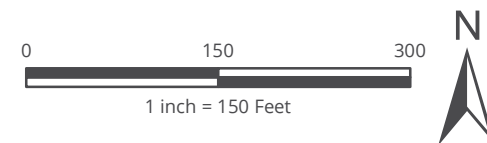
CRAIG ROAD (BLOCK 1903, LOT 2.01)

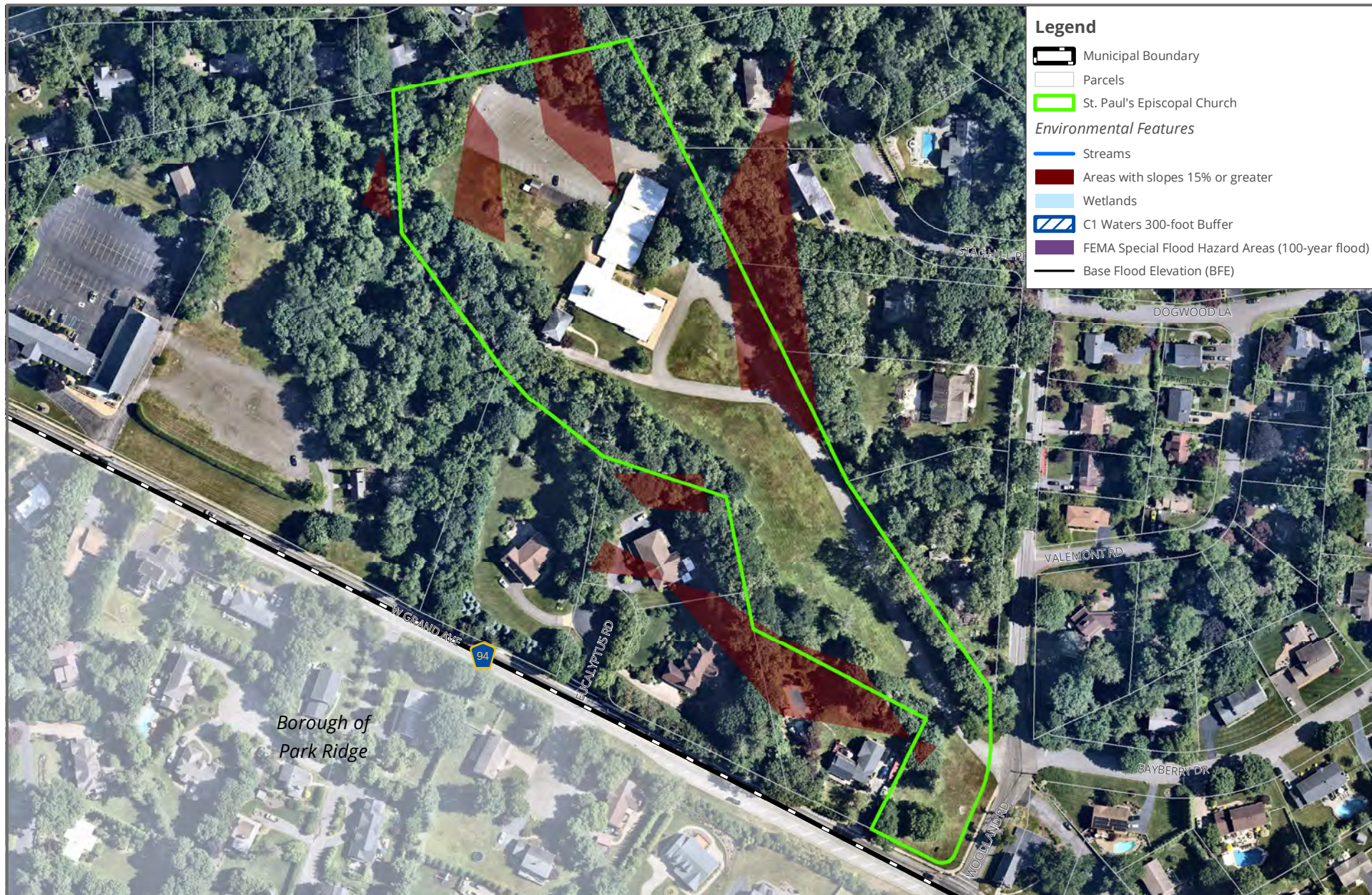
ENVIRONMENTAL FEATURES

This map was developed using NJDEP GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

Sources:

FEMA Flood Insurance Rate Map Panel 34003C0091H, NHD Streams (300' buffer applied by this office), NJDEP Wetlands, NJDOT Roads and Railroads, NJGIN Municipalities and Parcels, Plan entitled "Minor Subdivision", prepared by Scheanewede Hals & Vince, revised through September 26, 2024, NYS Cities and Towns, 15% slopes interpolated by this office from USGS 10-foot contours, NearMap Aerial (October 4, 2024)





Legend

- Municipal Boundary
- Parcels
- St. Paul's Episcopal Church
- Environmental Features**
 - Streams
 - Areas with slopes 15% or greater
 - Wetlands
 - C1 Waters 300-foot Buffer
 - FEMA Special Flood Hazard Areas (100-year flood)
 - Base Flood Elevation (BFE)

ST. PAUL'S EPISCOPAL CHURCH (BLOCK 2204, LOT 28)

ENVIRONMENTAL FEATURES

This map was developed using NJDEP GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

Sources:

FEMA Flood Insurance Rate Map Panel 34003C0091H, NHD Streams (300' buffer applied by this office), NJDEP Wetlands, NJDOT Roads and Railroads, NJGIN Municipalities and Parcels, NYS Cities and Towns, 15% slopes interpolated by this office from USGS 10-foot contours, NearMap Aerial (June 14, 2024)

0 100 200
1 inch = 100 Feet





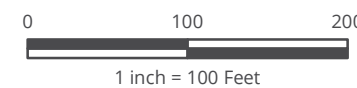
MONTVALE EVANGELICAL FREE CHURCH (BLOCK 2204, LOTS 22 AND 23)

ENVIRONMENTAL FEATURES

This map was developed using NJDEP GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

Sources:

FEMA Flood Insurance Rate Map Panel 34003C0091H, NHD Streams (300' buffer applied by this office), NJDEP Wetlands, NJDOT Roads and Railroads, NJGIN Municipalities and Parcels, NYS Cities and Towns, 15% slopes interpolated by this office from USGS 10-foot contours, NearMap Aerial (June 14, 2024)



VIII. Acquisition Plan

This document recommends the potential acquisition of five properties within the Borough to support Montvale's growing population and/or preserve environmentally sensitive areas.

- The Planning Board recommends the Borough consider purchasing the St. Paul's Episcopal Church site (Block 2204, Lot 28), obtaining a right of first refusal, and/or procuring a conservation easement on the undeveloped sections of the property to preclude future development and/or redevelopment.
- The purchase of the Montvale Evangelical Free Church property (Block 2204, Lots 22 and 23), acquiring a right of first refusal, and/or procuring a conservation easement on the undeveloped sections of the property to preclude future development and/or redevelopment is proposed. This site is immediately adjacent to the St. Paul's Episcopal Church site. Combined, all three parcels total over 16 acres.
- If the opportunity arises, the Planning Board recommends the Borough purchase Block 1903, Lot 2.01 along Craig Road. Lot 2.01 encompasses 6.5 acres and is immediately south of Borough owned property (Lot 3.01).
- The 2008 Master Plan identified Block 1001, Lot 3 for potential acquisition. This is a 0.61-acre property along Chestnut Ridge Road developed with a single-family home. The property is immediately south of the Chestnut Ridge Recreation Complex and potential acquisition would allow for expansion of the park.
- The 2008 Master Plan identified Block 2305, Lot 16 for potential acquisition. Located along Grand Avenue, this 0.60-acre site is developed with a single-family home. The property is adjacent to Memorial Park and a potential acquisition would allow for the expansion of the park.

IX. Action Plan

Where does Montvale go from here? Goals have been set, and a list of recommendations and improvements have been described, but how does the Borough transform its parks and open spaces from their present condition to the desired vision? This section prioritizes the recommendations and improvements that have been outlined in the previous chapters to provide an organized framework for the Borough.

The Action Plan on pages 65 through 67 transforms the recommendations and improvements into action items. The Action Plan provides a timeline for completion and lists the responsible entity to implement the task. The Action Plan contains four timeframes:

Time Frame			
Short	Mid	Long	Description
X			Short: 0 to 2 years
	X		Mid: 3 to 5 years
		X	Long: 6+ years
X	X	X	Ongoing

The Action Plan is roughly a ten-year timeline and should be updated to report on progress, enact adjustments, and include any proposals for new actions. The Open Space and Recreation Plan is not a static document and can be amended at the discretion of the Planning Board.

Park	Action Item	Advisory Department / Committee	Time Frame			Responsible Entity
			Short	Mid	Long	
Chestnut Ridge Recreation Complex	Install four pickleball courts by converting existing tennis court(s).	Recreation Dept		X		Borough of Montvale
	Add batting cages.	Montvale Athletic League		X		Borough of Montvale/Montvale Athletic League
	Install a designated batter's box on fields missing this feature.	Recreation Dept		X		Borough of Montvale
	Install new lighting at both ball fields and tennis courts.	Recreation Dept			X	Borough of Montvale
	Construct accessible bathrooms.	Buildings and Grounds			X	Borough of Montvale
	Conduct maintenance and repairs to fields and tennis courts where wear and tear is present.	Recreation Dept	X			Borough of Montvale
	Clean and/or repaint the field house façade.	Buildings and Grounds	X			Borough of Montvale
	Consider adding picnic tables within the park.	Recreation Dept		X		Borough of Montvale
Fieldstone	Add field lighting. (Subject to community feedback.)	Recreation Dept			X	Borough of Montvale/Board of Ed
	Install permanent bathroom facilities. (Construction has commenced.)	Board of Education	X			Board of Education
	Install a designated batter's box on fields missing this feature.	Recreation Dept		X		Borough of Montvale
	Consider adding a playground off Hilton Place or Maureen Court by creating an area through selective tree removal.	Recreation Dept			X	Borough of Montvale
	Evaluate blazing a walking trail through the wooded area.	Environmental Commission			X	Borough of Montvale
Railroad Park	Refurbish and/or replace the existing wood benches as needed.	Mayor and Council		X		Borough of Montvale
	Provide picnic tables in the shaded lawn areas.	Mayor and Council		X		Borough of Montvale
	Consider enhancing the existing Veterans Memorial.	Mayor and Council		X		Borough of Montvale
	Install park signage to identify "Railroad Park".	Buildings and Grounds	X			Borough of Montvale
Memorial Park	Install a turf infield on Field #1 (Major).	Buildings and Grounds	X			Borough of Montvale
	Relocate Field #5 (Pee Wee) closer to Grand Avenue to enlarge the field space, which could require use of Borough-owned Block 2305, Lot 14.	Recreation Dept		X		Borough of Montvale

Park	Action Item	Advisory Department / Committee	Time Frame			Responsible Entity
			Short	Mid	Long	
Memorial Park	Evaluate the reconfiguration of Field #4 (Minor) and Field #5 (Pee Wee) to be used as a multi-use field.	Recreation Dept/Montvale Athletic League		X		Borough of Montvale
	Evaluate the field north of the Senior Community Center, to determine what if any additional recreational amenities could be added.	Recreation Dept		X		Borough of Montvale
	Erect a pavilion near the playground, which could also be equipped with picnic tables.	Recreation Dept	X			Borough of Montvale
	Install safety netting between the pickleball courts and Major Field.	Recreation Dept	X			Borough of Montvale
	Install additional benches around the playground perimeter.	Recreation Dept	X			Borough of Montvale
	Evaluate the location and installation of a raised bed community garden.	Environmental Commission	X			Borough of Montvale
	Add a designated batter's box on fields missing this feature.	Recreation Dept		X		Borough of Montvale
	Install new or upgraded lighting at all fields, pickleball courts, and basketball courts.	Recreation Dept/MAL			X	Borough of Montvale/Board of Ed.
	Add ADA accessible bathrooms.	Buildings and Grounds			X	Borough of Montvale
	Consider connecting the northern terminus of the trail along the Pascack Brook to the paved walkway along the west side of Memorial Drive.	Environmental Commission	X			Borough of Montvale
	Examine the feasibility of connecting the trail along the Pascack Brook to the larger Intermunicipal Trail under Veolia management that terminates in Park Ridge.	Environmental Commission		X		Borough of Montvale
	Install park signage to identify "Memorial Park" at both the West Grand Avenue and Bayberry Drive entrances.	Buildings and Grounds	X			Borough of Montvale
	Conduct maintenance and repairs to fields and tennis courts where wear and tear is present.	Recreation Dept.	X			Borough of Montvale
	Evaluate locating a new community center on adjacent Block 2305, Lot 14, which is owned by the Borough.	Mayor and Council			X	Borough of Montvale
	If the Senior Community Center users were relocated to another site, consider renovating the building for use by the summer camp and other indoor activities.	Mayor and Council			X	Borough of Montvale

Park	Action Item	Advisory Department / Committee	Time Frame			Responsible Entity
			Short	Mid	Long	
Fountain Park	Refurbish and/or replace the existing wood benches as needed.	Recreation Dept		X		Borough of Montvale
	Provide picnic tables in the shaded lawn areas.	Recreation Dept		X		Borough of Montvale
	Install park signage to identify "Fountain Park".	Buildings and Grounds	X			Borough of Montvale
	Consideration should be given to installing a new fountain.	Buildings and Grounds		X		Borough of Montvale
	Contact a local gardening club requesting help plant additional shrubs, groundcovers, and perennials in the landscaping beds to enhance the aesthetics of the Park.	Environmental Commision	X			Borough of Montvale
Environmental Learning Center	Repair and/or replace the informational signs along the boardwalk. (New information signs are being prepared as part of an Eagle Scout project.)	Environmental Comission	X			Borough of Montvale
	Install park signage to identify "Environmental Learning Center" along Phillips Parkway.	Environmental Commission	X			Borough of Montvale
	Install a larger, visible park sign to replace the wooden "Trail" sign at the northwest park entrance.	Environmental Comission (Eagle Scout Project-Already Complete)	X			Borough of Montvale
	Evaluate the boardwalk framing and benches and replace as necessary.	Environmental Commision	X	X	X	Borough of Montvale

X. Public Participation

The Borough created a Master Subcommittee of Borough staff, consultants, and Planning Board members to provide input during the preparation of this report. Additionally, the Borough prepared and distributed two online surveys to gather data to incorporate into the Master Plan, a Business Owner Survey and a Resident Survey. Both surveys were available from May 20, 2024 to June 10, 2024. The Business Owner Survey contained 27 questions, while the Resident Survey contained 28 questions. There were 45 responses to the Business Owner Survey and 216 responses to the Resident Survey. This Open Space and Recreation Plan acknowledges and incorporates the results of the Resident Survey related to parks and recreation. Interviews were conducted with the Borough Engineer, Recreation Director, and Borough Council Recreation Liaison. The Borough's Environmental Commission also reviewed the draft report and provided comments and feedback regarding the park recommendations. Additionally, this Open Space and Recreation Plan will be reviewed at a public hearing where members of the public will have the opportunity to appear and provide comments on the Plan.

XI. Relationship to the County Park Plan

The Bergen County Planning Board recently adopted a new Bergen County Master Plan on April 11, 2023, which includes a chapter entitled “Open Space, Agriculture, Parks & Recreation”.¹⁶ This chapter discusses the County’s parks and recreation facilities, preserved open spaces, as well as agricultural preservation. The County Parks and Open Space Map on page 5 illustrates the parks and open spaces in Bergen County. None of the mapped areas are within the Borough of Montvale.¹⁷ The Parks and Open Space by Jurisdiction map on page 6 illustrates the seven Borough-owned parks discussed in this document.¹⁸ Pages 9 through 12 discuss the County’s existing parks and open spaces, including active and passive parks, additional facilities such as the Bergen County Zoo and public golf courses, events, and other facilities not owned by the County. The remainder of the chapter provides goals and objectives of the Plan each with a discussion of the purpose of the goals and objectives and how to effectuate them. The goals and objectives include those related to preservation, access and connectivity, park programs and events, public access, and operation and maintenance. Many of these goals and objectives relate to the County park system and are general in nature. However, the following goals and objectives relate to the Borough of Montvale and the proposed recommendations of this Plan. See the County Plan for a discussion of all the goals and objectives.¹⁹

- Goal 1: Preserve and Balance Open Space
 - Objective 1.1: Underserved Areas
- Goal 2: Improve Access and Connectivity
 - Objective 2.2: Improve Signage
 - Objective 2.3: Improve Lighting
 - Objective 2.4: Pedestrian Improvements
 - Objective 2.5: Bicycle Improvements
 - Objective 2.6: Transit Connections
 - Objective 2.7: Vehicular Improvements
 - Objective 2.8: Improve Pathways
- Goal 5: Improve Amenities and Infrastructure
 - Objective 5.2: Athletic Amenities
 - Objective 5.3: Social Amenities
 - Objective 5.4: Restroom Facilities
 - Objective 5.5: Inclusive Parks
- Goal 8: Operate and Maintain Sustainable Parks
 - Objective 8.5: Efficient Lighting

It should be noted that page 8 provides a discussion on funding for parks and open spaces. The County has an Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation

¹⁶ Bergen County Master Plan, <https://co.bergen.nj.us/county-master-plan-public-notice>, accessed December 1, 2023.

¹⁷ Bergen County Master Plan, Open Space, Agriculture, Parks & Recreation chapter, page 5, https://co.bergen.nj.us/images/Departments_Services/Planning_Engineering/bergen-county-master-plan/adopted-docs/open-space_agriculture_parks-recreation.pdf, accessed December 1, 2023.

¹⁸ Ibid, page 6.

¹⁹ Ibid, pages 13 through 56.

Trust Fund to “support open space acquisition and recreation development as well as historical preservation and farmland protection throughout Bergen County.”²⁰ There are two programs within the Trust Fund, a County Program and a Municipal Park Improvement Program. The following relevant funding opportunities are provided through the Trust Fund to advance the goals and objectives of the Plan:

- The Land Preservation Grant Program, which is part of the County Program, assists municipalities, qualified nonprofits, and the County itself to purchase land for new parks, or purchase land adjacent to existing parks to increase their size.
- The Municipal Park Improvement Program supplements municipal efforts to improve municipal open space and recreation facilities.²¹

The Borough may be able to obtain funding through the above programs to purchase land for new parks, to expand existing parks and open spaces, and to improve existing parks and open spaces.

²⁰ Ibid, page 8.

²¹ Ibid, page 8.

XII. Appendix

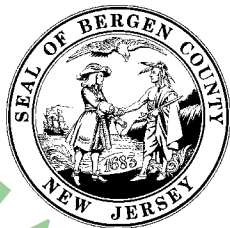
A. 2015 Deed of Dedication

R:\Projects\M-P\MPP\MPP0220\Reports\Planning\251008dag_OSRP_Adopted.docx



John S. Hogan
Bergen County Clerk

Bergen County Clerk
One Bergen County Plaza
Hackensack, NJ 07601
(201) 336-7000
www.bergencountyclerk.org/



INSTRUMENT # 15-071351

V 02056 1491

RECORDED DATE: 09/23/2015 11:16:17 AM

Document Type: Deed

Transaction #: 7054473

Document Page Count: 4

Operator Id: CLERK

RETURN TO:

ROBERT T REGAN ESQ
345 KINDERKAMACK ROAD
PO BOX 214
WESTWOOD NJ 07675

SUBMITTED BY:

PRIMARY NAME

BEAR BAN BUILDERS LLC

SECONDARY NAME

MONTVALE BOROUGH OF

ASSOCIATED DOCUMENT(S):

MUNICIPALITY: MONTVALE

LOT: 24.01

BLOCK: 1301

FEES / TAXES:

Recording: \$73.00

Total: \$73.00

INSTRUMENT #: 15-071351

Recorded Date: 09/23/2015 11:16:17 AM

I hereby CERTIFY that this document is recorded
in the Clerk's Office in Bergen County, New
Jersey.



John S. Hogan
Bergen County Clerk

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.**

RECORD AND RETURN TO:

ROBERT T. REGAN

ATTORNEY AT LAW
STURBRIDGE COMMONS
345 KINDERKAMACK ROAD
P.O. BOX 214
WESTWOOD, NEW JERSEY 07675

Prepared by:

BEATTIE PADOVANO, LLC

By: *Antimo A. Del Vecchio*
Antimo A. Del Vecchio, Esq.
An Attorney at Law of New Jersey

DEED OF DEDICATION

For Public Open Space

Block 1301, Lot 24.01

Borough of Montvale, NJ

(Dedication of Land)



15-071351 Deed
V Bk: 02056 Pg: 1491-1495 Rec. Fee \$73.00
John S. Hogan, Bergen County Clerk
Recorded 09/23/2015 11:16:17 AM

This Deed is made as of September 03, 2015

BETWEEN: BEAR-BAN BUILDERS, LLC, a New Jersey Limited Liability Company, with offices at 28 West Grand Avenue #12, Montvale, New Jersey 07645, hereinafter referred to as Grantor,

AND: BOROUGH OF MONTVALE, a municipal corporation of the State of New Jersey, maintaining offices at 12 Mercedes Drive, Montvale, County of Bergen and State of New Jersey 07645, hereinafter referred to as Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of One and 00/100 (\$1.00) Dollar. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Borough of Montvale, New Jersey, Block 1301, Lot 24.01

Property. The property consists of the land and all the buildings and structures on the land in the BOROUGH OF MONTVALE, COUNTY OF BERGEN and STATE OF NEW JERSEY for the purposes set forth below. The legal descriptions are as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

Commonly known as Woodland Road, Montvale, New Jersey

Being a portion of the same premises conveyed to Grantor herein by Deed dated February 12, 2014 from Erika Hessler recorded in the Bergen County Clerk's Office on February 21, 2014 in Book 1622 at Page 1459.

1238803_1\007681



**DESCRIPTION OF
PROPOSED LOT 24.01 IN BLOCK 1301
(CONSERVATION AREA)
ENCOMPASSING ALL OF LOT 39 IN BLOCK 2204,
A PORTION OF LOT 40 IN BLOCK 2204,
AND A PORTION OF LOT 26 IN BLOCK 1301
BOROUGH OF MONTVALE
BERGEN COUNTY, NEW JERSEY**

ALL that certain tract or parcel of land and premises, situate, lying, and being in the Borough of Montvale, Bergen County, New Jersey, described as follows:

Being a portion of lands of Bear-Ban Builders, LLC and formerly of Henry J. Bonnabel, to be deeded to the Borough of Montvale, and being more particularly described as follows;

BEGINNING at a point in the southerly line of a parcel of land to be dedicated to the Borough of Montvale for road purposes where the same is intersected by the division line between the herein described lot on the west and tax map lot 38, block 2204 on the east, and running thence:

- 1) S 03°52'59" E, along the easterly line of the herein described tract, a distance of 347.79 feet to a point and corner, thence;
- 2) S 85°29'57" W, along the southerly line of the herein described tract, a distance of 456.45 feet to a point and corner, thence;
- 3) N 19°26'08" W, along the westerly line of the herein described tract, a distance of 406.00 feet to a point, thence;
- 4) N 20°25'56" W, continuing along the same, a distance of 992.32 feet to a point and corner, thence;
- 5) S 89°31'10" E, along the northerly line of the herein described tract, a distance of 235.60 feet to a point and corner, thence;
- 6) S 03°50'55" E, along the easterly line of the herein described tract, a distance of 252.08 feet to a point, thence;
- 7) S 27°43'09" E, along the northeasterly line of the herein described tract, a distance of 179.36 feet to a point, thence;
- 8) S 45°14'12" E, along the same, a distance of 363.17 feet to a point, thence;
- 9) S 63°07'47" E, continuing along the same, a distance of 175.32 feet to a point in the westerly line of the aforesaid lands to be dedicated to the Borough of Montvale for road purposes, thence;
- 10) S 00°17'01" W, along the westerly line of said lands to be dedicated for road purposes, a distance of 183.22 feet to a point, thence;
- 11) N 89°49'01" E, along the southerly line of said lands to be dedicated for road purposes, a distance of 163.72 feet to a point in the same and to the point and place of BEGINNING.

The above description encompasses 444,131 square feet, 10.196 acres and is as shown on a map entitled "Minor Subdivision Plat, Woodland Heights, Woodland Road," revised 04/30/2014 and prepared by McNally Engineering, LLC of Oakland, NJ. The said plan was revised from the 08/11/2008 approved Minor Subdivision Plat to reflect the changes required by the resolution of approval dated December 2, 2008 and to correct the proposed lot numbers.

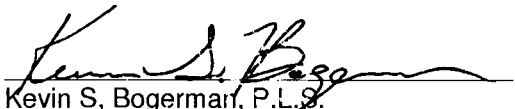

Kevin S. Bogermark, P.L.S.
NJ License # 41379
May 29, 2014

EXHIBIT "A" Page 1 of 1

169 RAMAPO VALLEY ROAD, OAKLAND, NEW JERSEY 07436

TEL: 201.337.9051 • FAX: 201.337.3391

CERTIFICATE C

V BK 02056 PG 1493

27928700, EXP. 8

SUBJECT to covenants, restrictions and easements of record and such facts as may be shown by survey prepared by McNally Engineering, LLC, dated December, 2007, revised through the date of this Deed.

SUBJECT to Conservation Restriction/Easement in favor of the New Jersey Department of Environmental Protection granted simultaneously with this Deed.

SUBJECT to easements and setback lines as shown on proposed "Minor Subdivision Plat, Woodland Heights, Woodland Road," last revised on April 30, 2014 and prepared by McNally Engineering, LLC.

SUBJECT to municipal and governmental regulations, if any, provided it is not the intent of the parties to make them restrictive covenants.

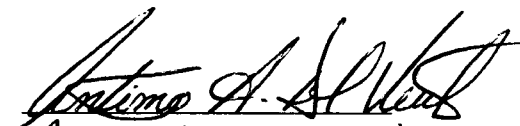
PROVIDED, FURTHER, that the Property shall only be used as shown on the Site Layout Plan as open space, open to the General Public, and shall forever be retained and preserved in its natural, scenic and open space condition and there shall be no use permitted of the Property that will impair or interfere with these conservation values of the Property, and the erection of any structures by Grantor or Grantee, including, without limitation, any buildings, fences, billboards, and benches are expressly prohibited. Without limiting the foregoing, the storage or dumping of trash, hazardous or toxic materials, the placement of underground storage tanks, or any other act or omission which would be contrary to the grant of Conservation Restriction/Easement to the New Jersey Department of Environmental Protection is expressly prohibited; and

PROVIDED, FURTHER, that the Grantor grants and conveys to the Grantee, to the extent that the Grantor has any right to do so, if any, access to the Property.

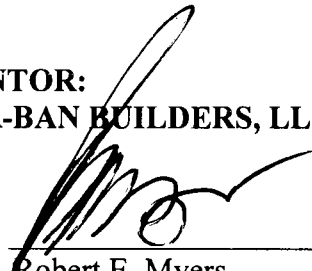
Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

WITNESSED BY:


Antimo A. DelVecchio

GRANTOR:
BEAR-BAN BUILDERS, LLC

By: 
Name: Robert E. Myers
Title: Managing Member

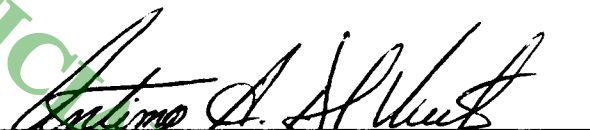
STATE OF NEW JERSEY

SS:

COUNTY OF BERGEN

I CERTIFY that on September 03, 2015, Robert E. Myers personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (1) this person signed, sealed and delivered the attached document as Managing Member of BEAR-BAN BUILDERS, LLC, the limited liability company named in this document;
- (2) this document was signed and made by the corporation as its voluntary act and deed by virtue of authority from its Board of Directors; and
- (3) this deed was made for One and 00/100 (\$1.00) Dollar as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5).


Antimo A. DiVecchio, ~~Notary Public or Attorney at Law~~
of the State of New Jersey