

## 11.6 RESOURCE ASSESSMENT

Through its on-going work towards establishing a “greener” River Vale, the Township has supported strong conservation and recreation objectives in its most recent Master Plan Periodic Reexaminations (1988, 1994, and 2000), and is preparing even stronger Conservation and Recreation Elements for the preparation of its new Master Plan. These documents have served to define the potential for preservation and redevelopment/reclamation of land for both conservation and recreation within River Vale. These Master Plan Elements influenced this Open Space and Recreation Plan for River Vale. The recommendations have been updated and made more contemporary, and they have been put into the following format that most closely matches the directions in the NJ Green Acres OSRP Guidelines.

Table 14: Privately-Owned Potential Open Space and Recreation Resources  
(see Figure 8)

BLOCK/ LOT	SIZE (AC)	TYPE (and Name if appropriate)	LOCATION (see System Map-Recr. & O.S. Inventory)	LEVEL OF PROTECTION	FORM OF OWNERSHIP
502/12	3.40	Woodlands & old house	South side of Woodside School	Weak (Owner's prerogative)	Private Individual
502/18	0.41	House and lot	South side of Woodside School	Weak (Owner's prerogative)	Private Individual
1602/6	1.20	Woodlands, pond, Pascack Brook, flood plain, old house, wetlands	Demarest Avenue west of Cedar Lane across from Washington Ave	Medium (regulatory control)	Private Individual
1602/7	3.80	Woodlands, pond, Pascack Brook, flood plain, house, wetlands	Demarest Avenue west of Cedar Lane	Medium (regulatory control)	Private Individual
1301/31	4.76	Woodlands, flood plain, wetlands	371 Rivervale Road, south of Holdrum School	Medium (regulatory control)	Private Individual
701/2, 3, 4, 6, 9, & 12	99+	Bergen Hills Golf Course & Club House	East side of Rivervale Road (#660) south of James Lane	Weak (New owner's prerogative, but with regulatory restrictions)	Corporation
701/5	0.484	Older house on upland lot	650 Rivervale Road adjacent to Bergen Hills Golf Course	Weak (New owner's prerogative)	Corporation
701/5.01	0.780	Medium aged house on upland lot	654 Rivervale Road adjacent to Bergen Hills Golf Course	Weak (New owner's prerogative)	Corporation
701/8	3.40	Vacant former industrial site	634 Rivervale Road adjacent to Bergen Hills Golf Course	Weak (New owner's prerogative)	Corporation
701/7	0.67	Vacant formerly developed site	644 Rivervale Road adjacent to Bergen Hills Golf Course	Weak (New owner's prerogative)	Corporation
301.01/3.01	2.20	Vacant, wooded, with utility easm't.	West end of Graney Drive	Weak (Owner's prerogative)	Private Individual
301/12	5.30	Woodlands, wetlands	West side of Orangeburgh Road across from Abbe Court	Medium (regulatory control)	Private Individual

801/11.01	4.30	Lake, Holdrum Brook, wetlands, woodlands, house	North side of west end of Prospect Avenue	Medium (regulatory control)	Private Individual
1001.01/10.01	5.16	Woodlands, wetlands, C1 lands	North side of Poplar Road east of John Street	Weak, subject of development proposal	Corporation
1001.01/2.01	10.05	Woodlands, C1 lands	North side of Poplar Road west of reservoir	Weak, subject of development proposal	Corporation
1101/3.01	10.6	Woodlands, C1 lands	East end of Stanley Place	Weak, subject of development proposal	Corporation
1602/9	4.04	Woodlands, Pascack Brook, pond, flood plain, wetlands, house	Southwest corner of Demarest Avenue and Cedar Lane	Medium (regulatory control)	Corporation
1602/13	2.76	House, Pascack Brook, wetlands, pond, flood plain, woodlands	West side of Cedar Lane opposite Cedar Place	Medium (regulatory control)	Private Individual
1901/6	4.30	House, wetlands, C-1 Hackensack River, flood plain, woodlands	West side of Westwood Ave, south of Blauvelt Street	Medium (regulatory control)	Private Individual
2103/10	6.30	Woodlands, Pascack Brook, flood plain, wetlands	West side of Rivervale Road south of Tiffany Avenue	Medium (regulatory control)	Private Individual
2103/1	2.20	Woodlands, Pascack Brook, flood plain, wetlands	Southeast side of Brookside Ave abutting Boro. of Westwood	Medium (regulatory control)	Private Individual

**Opportunities**

The following table corresponds to the table above. In this new table, each potential resource identified above is evaluated for its open space and/or recreation potential, with the most likely opportunities expressed.

Table 15: Privately-Owned Potential Open Space and Recreation Resources Opportunities (see Figure 8)

<b>BLOCK/ LOT</b>	<b>OPPORTUNITIES ENVISIONED BY RIVER VALE FOR TOWNSHIP'S OPEN SPACE AND RECREATION SYSTEM</b>
502/12	This site contains undisturbed woodlands and an old house on an oversized lot, adjacent to Woodside School. Would provide uplands habitat for ecological study by students.
502/18	This site contains woodlands and a house on a lot, adjacent to Woodside School. Would provide uplands habitat for ecological study by students if combined with 502/12.
1602/6	This is a beautiful natural site in the Pascack Brook flood plain, replete with numerous natural resources including a passing waterway. It also features an old house. It would make a lovely passive park when combined with 1602/7.
1602/7	This is a beautiful natural site in the Pascack Brook flood plain, replete with numerous natural resources including a freshwater pond and passing waterway. It also features a house. It would make a lovely passive park.