

# 2023 Open Space and Recreation Plan

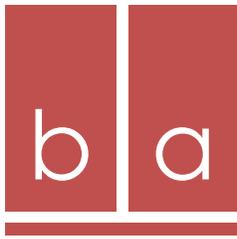
Dated January 11, 2023

Borough of Tenafly | Bergen County, New Jersey



This Open Space and Recreation Plan was prepared during the COVID-19 pandemic, which claimed countless lives throughout the nation as well as in our own local community.

It is therefore dedicated to the memories of those who lost their lives, as well as those essential workers who labored tirelessly to help the rest of us retain our way of life.



Community Planning  
Land Development and Design  
Landscape Architecture

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# 2023 Open Space and Recreation Plan

Borough of Tenafly  
Bergen County, New Jersey

Prepared for the Borough of Tenafly  
Planning Board

BA# 3641.01

The original document was appropriately signed and sealed on January 11, 2023 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners

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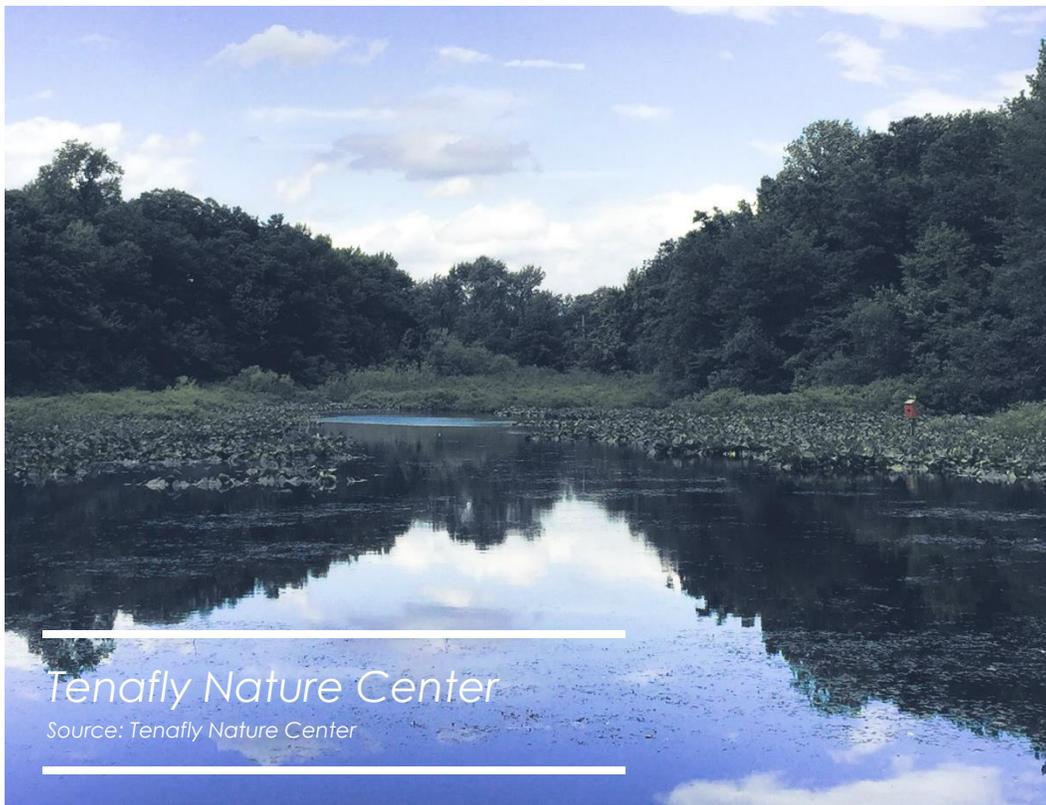
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# Executive Summary

The Borough of Tenafly's 2023 Open Space and Recreation Plan (OSRP) has been prepared in accordance with the guidelines and requirements set forth by the New Jersey Department of Environmental Protection's (NJDEP's) Green Acres Program. Ultimately, this new 2023 OSRP is an update of the Borough's previously adopted 2008 OSRP. It incorporates much of the same background information contained in that previous plan, provides updates on open space, recreation, and other land development issues throughout the community, and offers revised goals and policies as well as an action plan to better guide Tenafly's future initiatives.

Conservation efforts throughout the Borough have existed for well over one hundred (100) years. This 2023 OSRP represents a continuation of that long-standing tradition of embracing open space and recreation. Indeed, the purpose of the 2023 OSRP is to provide an up-to-date blueprint to assist the community in identifying its existing open space and recreation needs, where its existing facilities are in need of additional capacity, and opportunities for future potential open space and recreation acquisitions.

In order to better determine the Borough's present and future needs, this 2023 OSRP was prepared through a collaborative effort with various community entities, including the Borough's staff and experts, the Recreation Department, representatives from the Borough's schools, the Historic Preservation Commission, the Environmental Commission, and the Borough Planning Board. An online survey was also conducted to solicit feedback from the community.



Through this collaborative effort, the following overarching goals have been identified. These goals, which are listed in no order of importance, serve as the basis for shaping the Borough's open space and recreation policies and action plan.

- ❖ To maintain and enhance public open spaces so they will continue to maintain Tenafly's character.
- ❖ To support conservation efforts in order to preserve environmentally sensitive land, groundwater, natural features, open space, and protect the character of residential neighborhoods.
- ❖ To upgrade existing recreation facilities with the addition of new equipment and replacement of old equipment that does not meet current safety standards as well as creation of new facilities in appropriate locations.
- ❖ To provide a variety of recreational uses, both passive and active, for all segments of the Borough's population and to ensure that sufficient open space and recreation opportunities exist on an equal and accessible basis.
- ❖ To preserve and protect various historic sites located throughout the Borough and to develop a greenway system as well as directional signage to link to them, which will serve to enhance the integration and connectivity of open space throughout the community.
- ❖ To provide and enhance various scenic sites throughout the Borough.
- ❖ To support regional Rails to Trails efforts, also known as the Northern Valley Greenway.
- ❖ To support environmental resiliency, combat the realizations of climate change, and protect fauna and flora through the acquisition and maintenance of open space.
- ❖ To encourage the coordinated acquisition of open space to further the purposes enumerated in this plan.

# Section 1: Introduction to the Plan

Open space has always been an essential component in the fabric of Tenafly, even when the Borough simply consisted of four (4) homes, a militia headquarters, and a schoolhouse surrounded by forest and hills. As the Borough has grown into a bustling community of nearly fifteen thousand (15,000) residents, open space and recreation has continued to be an invaluable part of day-to-day life. Indeed, the Borough has a long history of not only recognizing the value of open space and recreation, but of also implementing strategies to preserve and enhance those features for current and future generations to enjoy.

Through these efforts, the Borough has managed to provide its residents with an assortment of regional and local parks, recreational facilities, and nature preserves. Today, slightly more than twenty percent (20%) of the Borough is devoted to open space and recreation.

Nevertheless, the Borough is facing substantial challenges regarding its open space and recreational amenities. Chief among them is the continued demand for its athletic fields, which has not only resulted in significant scheduling challenges but has also physically stressed the Borough's facilities due to constant overuse. Another chief challenge is the relative lack of access to passive open space amenities for the majority of the Borough's residents, as a significant portion of these amenities are located within the easterly portion of Tenafly which consequently make them difficult to access without the use of an automobile.

With little available space remaining in the community, it is therefore imperative that the Borough continue to take a proactive stance in preserving and enhancing its open space and recreation resources. As such, the following 2023 Open Space and Recreation Plan (OSRP) provides an inventory of the Borough's existing resources, an analysis to determine its future needs, goals and policies to better guide the Borough's efforts, and an action plan to provide concrete and realistic steps to obtain these goals.

This 2023 OSRP is largely an extension of the previous efforts undertaken by the community. It seeks to ensure that future generations may continue to enjoy the quality of life offered by the Borough.

Accordingly, the following 2023 Open Space and Recreation Plan is divided into the following sections:

❖ Section 1: Introduction

The remainder of this introductory section discusses open space, including the forms it may take and its benefits. It also provides information on what an open space and recreation plan is as well as its required contents.

❖ Section 2: Goals

The following section outlines the goals of the Borough of Tenafly as they relate to open space and recreation. These goals are intended to serve as the basis for shaping the Borough's open space and recreation policies and action plan.

❖ Section 3: Inventory

Section 3 provides an inventory of the Borough's open spaces resources, including those that are regionally and locally owned. It also documents the Borough's existing recreation facilities and programs.

❖ Section 4: Needs Analysis

Next, Section 4 analyzes the open space and recreation needs of the Borough based upon national standards and guidelines, as well as from more localized outreach efforts.

❖ Section 5: Recommendations

Based upon the analysis contained in the previous section, Section 5 offers recommendations regarding open space and recreation.

❖ Section 6: Action Plan

Section 6 provides an action plan, which is an implementation strategy for helping to achieve the goals of this OSRP.

❖ Section 7: Public Participation

The penultimate section summarizes the public participation efforts which were utilized to develop and shape this OSRP.

❖ Section 8: Relationship to Other Plans

Finally, Section 8 briefly outlines the master plans of the Boroughs' surrounding municipalities as they relate to open space and recreation.

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## 1.1: What is Open Space?

Simply put, open space is undeveloped land. Open space can come in a variety of different forms and types. It can be small or large, active or passive, land or water, flat or mountainous, and publicly or privately owned. Below are just some examples of the many forms open space may take:

Forests	Lakes	Public art	Athletic fields
Fields	Ponds	Scenic views	Playgrounds
Meadows	Historic sites	Gardens	Trails
Yards	Cultural centers	Orchards	Greenways

The Municipal Land Use Law (MLUL), which provides the statutory basis for planning and zoning across New Jersey, provides a more detailed insight into what open space is:

*Open space means any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space; provided that such areas may be improved with only those buildings, structures, streets and off-street parking and other improvements that are designed to be incidental to the natural openness of the land or support its use for recreation and conservation purposes.*

As outlined above, one of the main components of open space is that it must be “set aside, dedicated, designated, or reserved.” In other words, open space must be generally safe from any development that is not incidental to the use of that space.

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## 1.2: What are the Types of Open Space?

While open space can be found in a variety of different forms, it typically falls under four general categories:

### **Active Recreation**

Active recreation consists of activities that require equipment. These activities generally take place at prescribed places, sites, or fields. They may be formally organized and performed with others.

### **Passive Recreation**

Passive recreation includes activities which require little to no organization. They may also (although not always) be relatively inactive and less energetic, and often rely upon the natural environment.

### **Farmland Preservation**

Farmland preservation is a joint effort by landowners and local governments. The goal of farmland preservation is to set aside and protect a region’s agricultural areas for future use, education, and enjoyment.

### **Greenbelt**

A greenbelt is an interconnected network of undeveloped and typically forested areas. Greenbelts maintain clean water and air resources. They also help protect flora and fauna, and create natural buffers between land uses.

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### 1.3: What are the Benefits of Open Space?

Open space is vital for both the physical and mental well-being of a community. Its benefits are wide-ranging and affect nearly every facet of everyday life. Some of these benefits include the following:

#### **Quality of Life**

Open space can exist in a variety of forms, including forests, fields, meadows, trails, waterways, greenways, and other vistas. In addition to their natural beauty, these spaces offer mental and physical health benefits to its users, and provide a valuable break from the hustle and bustle of everyday life.

#### **Ecological Benefits**

The preservation of open space assists with stormwater management as well as protects and preserves important environmental features, such as wetlands, floodplains, and steep slopes. Furthermore, these areas often contain delicate ecosystems filled with unique wildlife and vegetation species. As the effects of climate change continue to be realized, open space will become increasingly important to offset its negative repercussions.

#### **Recreational**

Open space provides recreational opportunities for community members of all ages and backgrounds. Athletic fields and facilities may be varied, and can accommodate tennis, baseball, basketball, hockey, football, soccer, cricket, running, boating, and general exercise – just to name a few. No matter the activity, recreational fields can act as gathering spaces that bring the community together.

#### **Transportation**

One of the often-overlooked benefits of open space are its transportation benefits. Interconnected parks, trails, and greenways provide for an alternative means of transportation, one that is both environmentally friendly and traffic reducing.

#### **Economic**

Open space is also an investment into a community. By promoting attractive and desirable places, open space can attract new businesses and residents to nearby areas. Proximity to open space amenities can also increase nearby property values and provide tourism opportunities.

As per the Trust for Public Land, “proximity to parks and open space enhances the value of residential properties and produces increased tax revenues for communities. Open space captures precipitation, reduces stormwater management costs, and by protecting underground water sources, open space can reduce the cost of drinking water up to ten-fold.”

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## 1.4: What is an Open Space and Recreation Plan?

As established by the New Jersey Department of Environmental Protection's (NJDEP's) Green Acres Program, an Open Space and Recreation Plan (OSRP):

*"...articulates a local government's vision of open space and recreation. It should establish a philosophical and practical justification for the protection and preservation of open space and recreation opportunities. The purpose of an OSRP is to provide a framework for implementation. Through an OSRP, you identify and examine open space and recreation resources important to you and lay out ways to protect and enjoy them."*

Put simply, an OSRP is a blueprint that recognizes the benefits of open space. It provides an identification of a community's resources, as well as a strategy to preserve, enhance, and expand upon those resources to ensure that future generations may continue to enjoy them. While every OSRP is specifically curtailed to the needs of the municipality for which it is prepared, they nevertheless address the same requirements and guidelines as established by the MLUL and the Green Acres Program.

N.J.S.A. 40:55D-28 of the MLUL outlines the contents of a municipal master plan, which is intended to guide the use of lands within a municipality in a manner which protects public health and safety and promotes the general welfare. Recreation plans and conservation plans are identified as optional master plan elements.

The MLUL establishes that the recreation plan element is intended to show:

*"...a comprehensive system of areas and public sites for recreation."*

Likewise, the MLUL further establishes that a conservation plan element should provide for:

*"...the preservation, conservation, and utilization of natural resources, including, to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, endangered or threatened species wildlife and other resources, and which systematically analyzes the impact of each component and element of the master plan on the present and future preservation, conservation and utilization of those resources."*

The Green Acres Program provides more detailed guidelines for the preparation of an OSRP. Created in 1961 to meet the state's growing recreation and conservation needs, the NJDEP's Green Acres program provides guidelines to assist local governments in the preparation of their OSRPs. These guidelines establish ten (10) items which are required to be addressed in an OSRP in order for a municipality to participate in the Green Acres Planning Incentive (PI) funding category. This category awards fifty percent (50%) matching grants to local governments to preserve lands identified in their OSRP.

These ten (10) required items are summarized as follows:

**1. Executive Summary**

The Executive Summary should include a concise summary of the Plan's origin, purpose, planning processes and findings, major goals it establishes, and actions it proposes.

**2. Goals and Policies**

Goals and policies should clearly state the community's philosophy of open space and recreation and be responsive to identified needs.

**3. Inventory**

The OSRP should document the public and private resources that provide existing recreation and open space opportunities for the community. This inventory should include the size, location, ownership, and usage of these resources.

**4. Needs Analysis**

A needs analysis should be conducted to determine the adequacy of the municipality's current open space and recreation system to satisfy present and projected public recreational needs.

**5. Resource Assessment**

The OSRP should provide an assessment of those public and private land and water resources that have the potential for providing open space or recreation opportunities.

**6. Action Plan**

An action plan should be developed which provides direction for the orderly and coordinated execution of the OSRP.

**7. General Open Space System Map**

The OSRP must contain a map of the open space and recreation system which shows the location and general configuration of all existing public and private open space and recreation resources and sites identified as having open space and recreation potential.

**8. Additional Parcel Data Requirements**

To coordinate efficient open space planning in New Jersey, all plans throughout the state are entered into the Green Acres Program GIS, which utilizes ArcGIS Software. As such, a copy of the Borough's GIS information pertaining to open space and recreation must be submitted electronically.

**9. Public Participation**

The OSRP is to include a discussion of the public participation process that was used to gather citizen input and to assess community open space and recreation needs.

**10. Plan Adoption**

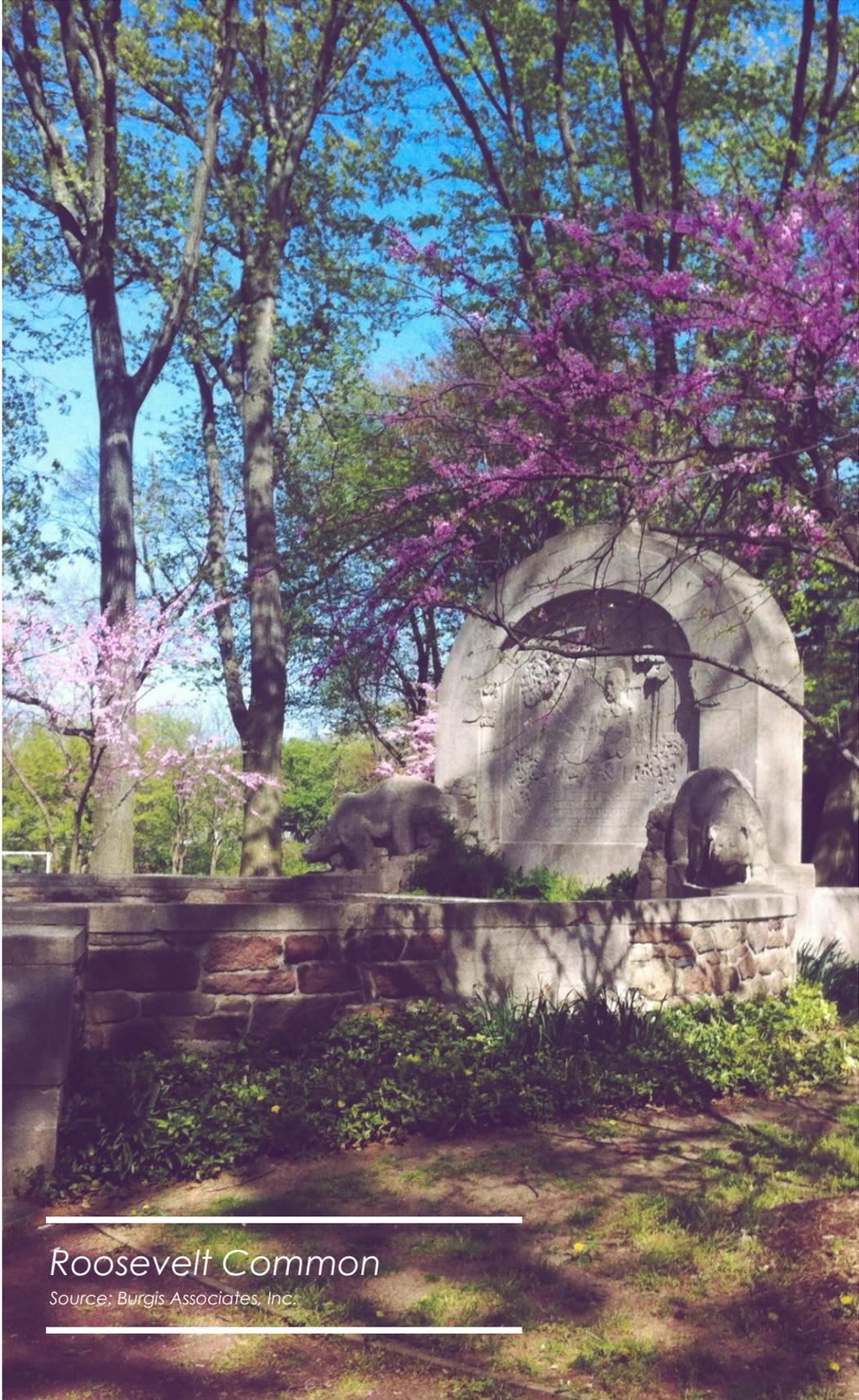
Finally, the Planning Board must adopt the OSRP as an element of the local master plan.

## Section 2: Goals

The purpose of this 2023 Open Space and Recreation Plan (OSRP) is to continue the Borough's tradition of preserving and enhancing open space and recreation amenities for future generations to enjoy. It therefore largely maintains and builds upon the goals and policies established by the previous 2008 Open Space and Recreation Plan.

These goals and policies, which are listed in no order of importance, are established as follows:

- ❖ To maintain and enhance public open spaces so they will continue to maintain Tenafly's character.
- ❖ To support conservation efforts in order to preserve environmentally sensitive land, groundwater, natural features, open space, and protect the character of residential neighborhoods.
- ❖ To upgrade existing recreation facilities with the addition of new equipment and replacement of old equipment that does not meet current safety standards as well as creation of new facilities in appropriate locations.
- ❖ To provide a variety of recreational uses, both passive and active, for all segments of the Borough's population and to ensure that sufficient open space and recreation opportunities exist on an equal and accessible basis.
- ❖ To preserve and protect various historic sites located throughout the Borough and to develop a greenway system as well as directional signage to link to them, which will serve to enhance the integration and connectivity of open space throughout the community.
- ❖ To provide and enhance various scenic sites throughout the Borough.
- ❖ To support regional Rails to Trails efforts, also known as the Northern Valley Greenway.
- ❖ To support environmental resiliency, combat the realizations of climate change, and protect fauna and flora through the acquisition and maintenance of open.
- ❖ To encourage the coordinated acquisition of open space to further the purposes enumerated in this plan.



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## Roosevelt Common

Source: Burgis Associates, Inc.

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## Section 3: Inventory

Through its longstanding conservation efforts, the Borough has managed to provide its residents with an assortment of regional and local parks, recreational facilities, and nature preserves. Today, the Borough contains a total of approximately 728.93 acres of open space and recreational lands. This represents slightly more than twenty percent (20%) of the total area of Tenafly. These resources are summarized on the following table.

As shown, approximately two hundred and forty-two (242.08) acres – or nearly one-third (33.21%) of all open space and recreation lands within the Borough – are owned and managed by a regional entity. Specifically, the Palisades Interstate Park Commission is responsible for both the Palisades Interstate Park and Greenbrook Sanctuary. Both of these resources are located within the easternmost portion of the Borough.

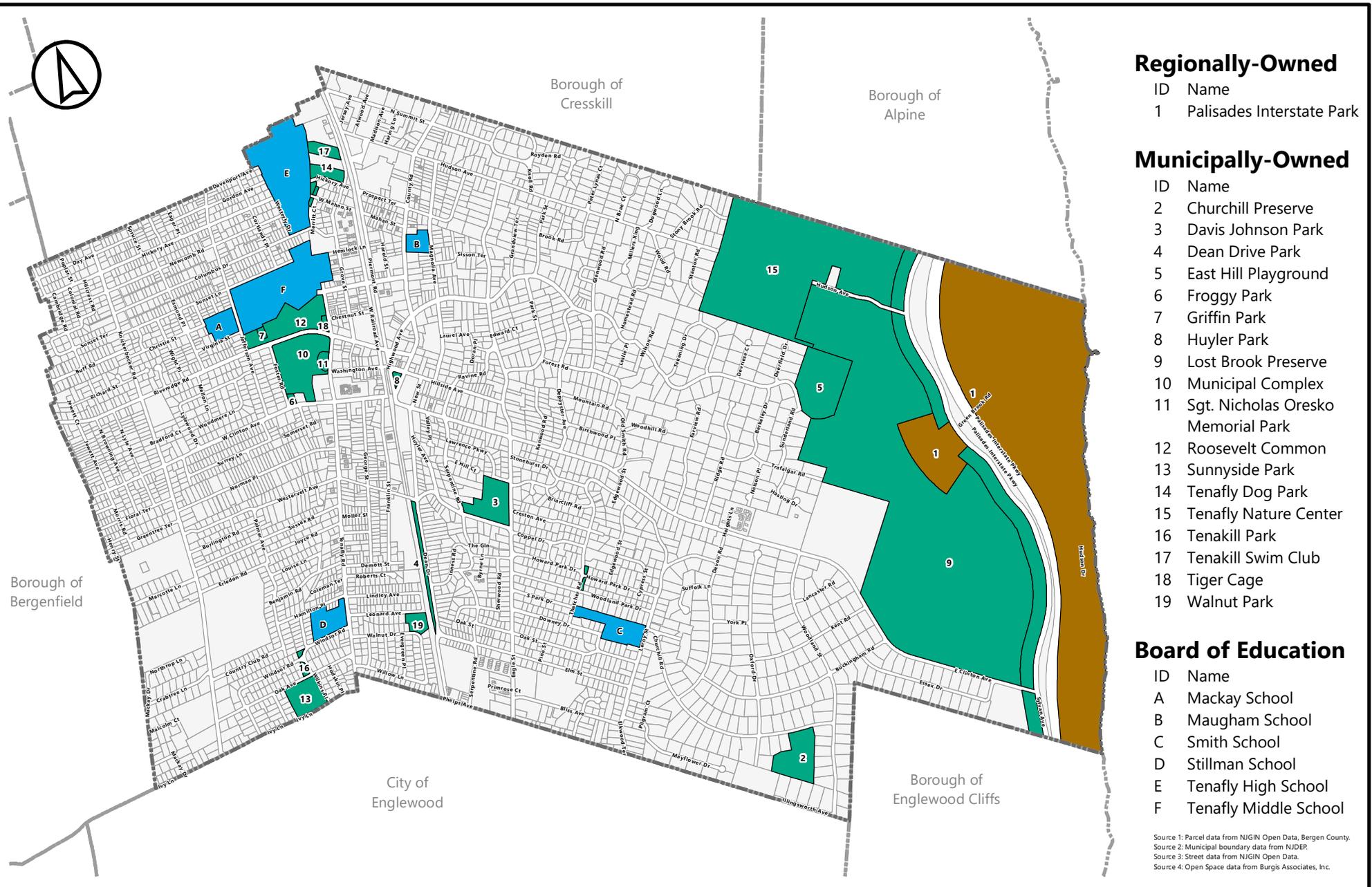
Moreover, an additional approximate four hundred and twenty-one (421.70) acres of open space and recreational lands are owned by the Borough. This accounts for slightly over one-half (57.85%) of all such lands throughout Tenafly. Nearly ninety percent (88.05%) of these lands are devoted to passive recreational use. The two (2) largest Borough-owned passive recreational facilities include the Lost Brook Preserve and the Tenafly Nature Center, which account for 230.20 acres and 86.90 acres of land, respectively. However, passive open space is, by and large, not integrated throughout the westerly and central portions of the Borough which remains an ongoing concern of the community. Slightly less than twelve percent (11.94%) of the remaining Borough-owned lands are oriented toward active recreational uses.

Finally, educational facilities comprise approximately an additional sixty-five (65.15) acres of open space and recreational lands. This accounts for slightly less than nine percent (8.94%) of all such lands throughout the community.

A summary of these state, county, municipal, and privately-owned resources is provided on the following pages:

Table 1: Inventory

<b>Land Resource</b>	<b>Acreage</b>	<b>Percentage</b>
Regional	242.08	33.21%
Municipal: Active Recreation	50.37	6.91%
Municipal: Passive Recreation	371.33	50.94%
Educational Facilities	65.15	8.94%
<b>Total</b>	<b>728.93</b>	<b>100.00%</b>



### Regionally-Owned

- | ID | Name                      |
|----|---------------------------|
| 1  | Palisades Interstate Park |

### Municipally-Owned

- | ID | Name                               |
|----|------------------------------------|
| 2  | Churchill Preserve                 |
| 3  | Davis Johnson Park                 |
| 4  | Dean Drive Park                    |
| 5  | East Hill Playground               |
| 6  | Froggy Park                        |
| 7  | Griffin Park                       |
| 8  | Huyler Park                        |
| 9  | Lost Brook Preserve                |
| 10 | Municipal Complex                  |
| 11 | Sgt. Nicholas Oresko Memorial Park |
| 12 | Roosevelt Common                   |
| 13 | Sunnyside Park                     |
| 14 | Tenafly Dog Park                   |
| 15 | Tenafly Nature Center              |
| 16 | Tenakill Park                      |
| 17 | Tenakill Swim Club                 |
| 18 | Tiger Cage                         |
| 19 | Walnut Park                        |

### Board of Education

- | ID | Name                  |
|----|-----------------------|
| A  | Mackay School         |
| B  | Maugham School        |
| C  | Smith School          |
| D  | Stillman School       |
| E  | Tenafly High School   |
| F  | Tenafly Middle School |

Source 1: Parcel data from NJGIN Open Data, Bergen County.  
 Source 2: Municipal boundary data from NJDEP.  
 Source 3: Street data from NJGIN Open Data.  
 Source 4: Open Space data from Burgis Associates, Inc.

<p>Dwg. Title</p> <h2 style="text-align: center;">Open Space Inventory Map</h2>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="font-size: small;">Project No.</td> <td style="font-size: small;">Date</td> <td style="font-size: small;">Drawn</td> </tr> <tr> <td style="text-align: center;">3684.01</td> <td style="text-align: center;">03.09.21</td> <td style="text-align: center;">DN</td> </tr> </table>	Project No.	Date	Drawn	3684.01	03.09.21	DN	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px dashed gray; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Municipal Boundary</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; margin-right: 5px;"></span> Parcels</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #808000; margin-right: 5px;"></span> Regionally-Owned Open Space/Rec</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #008000; margin-right: 5px;"></span> Municipally-Owned Open Space/Rec</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #0000ff; margin-right: 5px;"></span> BOE-Owned Open Space/Rec</li> </ul>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="font-size: small;">Scale:</td> <td style="font-size: small;">Dwg. No.:</td> </tr> <tr> <td style="text-align: center;">1" = 2,000'</td> <td style="text-align: center;">exist</td> </tr> </table> <p style="font-size: x-small; text-align: center;">2020 COPYRIGHT BA - NOT TO BE REPRODUCED</p>	Scale:	Dwg. No.:	1" = 2,000'	exist
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<p><b>BURGIS ASSOCIATES, INC.</b>  <small>COMMUNITY PLANNING   LAND DEVELOPMENT AND DESIGN   LANDSCAPE ARCHITECTURE</small>      25 Westwood Avenue      Westwood, New Jersey 07675</p>	<p>Project Title</p> <h2 style="margin: 0;">2023 Open Space and Recreation Plan</h2> <p style="font-size: x-small; margin: 0;">BOROUGH OF TENAFLY   BERGEN COUNTY, NEW JERSEY</p>												

### 3.1: Regionally-Owned Resources: The Palisades Interstate Park

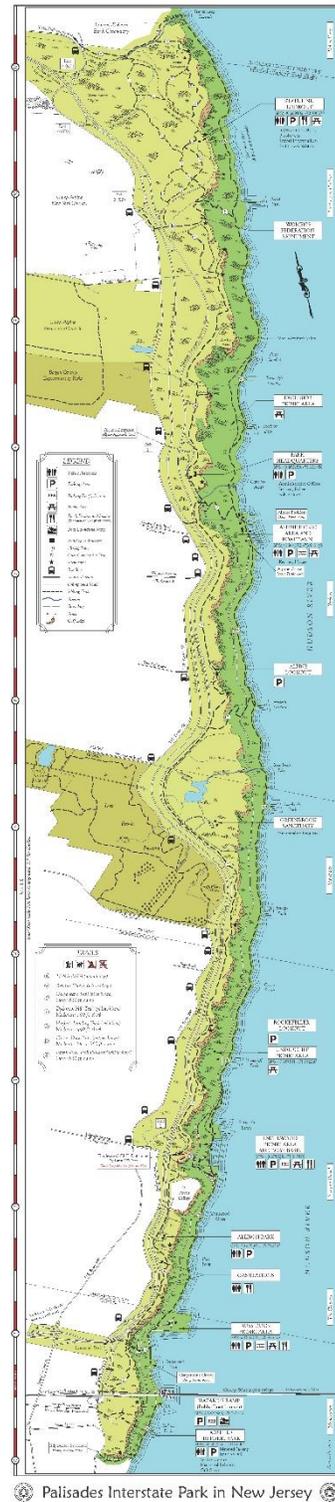
The Palisades Interstate Park is located within the northeasterly portion of Bergen County. The park is approximately twelve (12) miles long and one-half (0.5) mile wide, and consists of nearly two thousand and five hundred (2,500) acres of wild Hudson River shorefront, uplands, and cliffs.

The park is maintained by the Palisades Interstate Park Commission, which was created in 1900 to preserve lands along the Hudson River which were threatened to be drastically altered due to relentless quarrying. After nearly a decade's worth of work, the Commission officially opened the Palisades Interstate Park on September 27, 1909 with the intent of transforming this stretch of the Hudson River waterfront into a unique public playground. Today, this area consists of more than thirty (30) miles of hiking and ski trails, a boat launching ramp, a scenic riverside drive, a cliff-top parkway and overlooks, riverfront picnic areas and playgrounds, a nature sanctuary, two boat basins, and historic sites.

The Palisades Interstate Park occupies approximately two hundred and fifty (250) acres of land within the Borough of Tenafly. The majority of the park is located to the east of US Route 9W, while a smaller portion exists to the west of US Route 9W.

The easterly half of the park within the Borough consists of approximately two hundred and twenty-five (225) acres. A large portion of this area is occupied by Greenbrook Sanctuary, which is a heavily wooded nature preserve at the top of the Palisades cliffs. The sanctuary totals approximately one hundred and sixty (165) acres. Nearly two-thirds ( $\frac{2}{3}$ ) of the sanctuary is located within Tenafly, while the remaining one-third ( $\frac{1}{3}$ ) is located in neighboring Alpine.

Greenbrook Sanctuary, which is also owned by the Palisades Interstate Parkway but not open to the public (since it is a nature preserve, it can only be accessed by members), is home to over two hundred and fifty (250) species of birds as well as various species of plants and animals. It is also home to a five (5) acre pond and three (3) streams which drain the area and tumble down the cliffs into the Hudson River.



# Greenbrook Sanctuary

## TRAILS

(letters denote specifically marked trails)

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

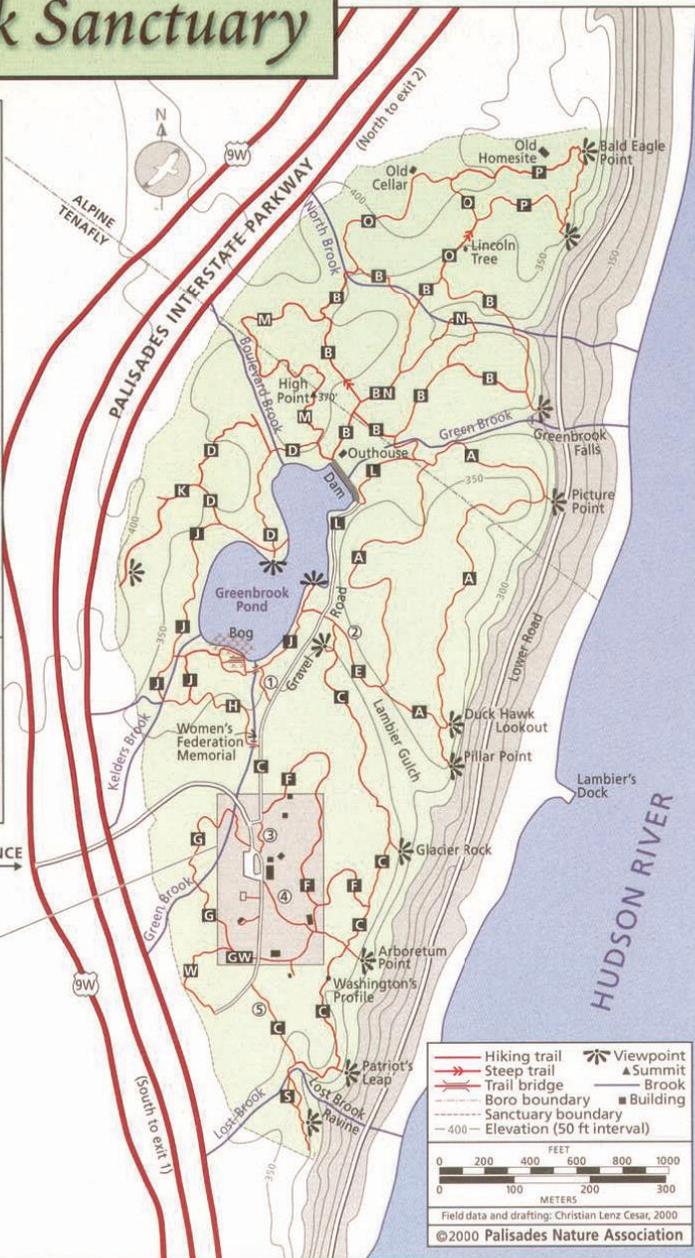
## TRAVEL DIRECTIONS

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

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



ENTRANCE →



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## Greenbrook Preserve

Source: *Only In Your State*

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# Palisades Interstate Park

Source: Google Maps

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### 3.2: Municipal Resources

The Borough offers numerous municipally-owned and operated resources which offer a variety of active and passive recreational opportunities for the community. These resources include the following, which are summarized in the following pages.

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*Click on the name of one of the parks below to jump to that section.*

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- |                           |                                    |                       |
|---------------------------|------------------------------------|-----------------------|
| Churchill Nature Preserve | Huyler Park                        | Tenafly Dog Park      |
| Davis Johnson Park        | Lost Brook Preserve                | Tenafly Nature Center |
| Dean Drive                | Municipal Center                   | Tenakill Park         |
| East Hill Playground      | Roosevelt Common                   | Tenakill Swim Club    |
| Froggy Park               | Sgt. Nicholas Oresko Memorial Park | Tiger Cage            |
| Griffin Park              | Sunnyside Park                     | Walnut Park           |

#### CHURCHILL NATURE PRESERVE



Map 2: Churchill Nature Preserve (1" = 600')

Located along Churchill Road, this eight (8) acre site was acquired by the Borough in 1960 for present and future generations of Tenafly residents to observe the natural flora and fauna of the area in its original state. Local Scout Troup 86 has provided trail maintenance and has constructed new bridges within the preserve.

### DAVIS JOHNSON PARK & GARDENS

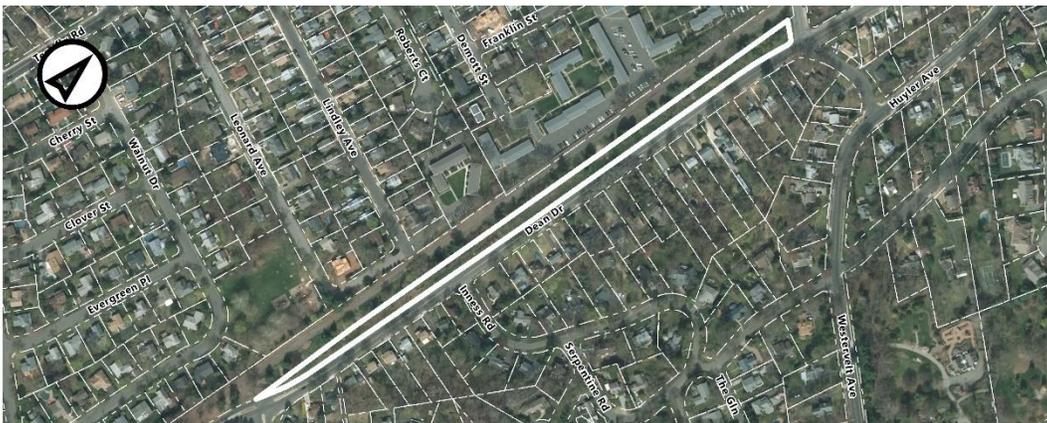


Map 3: Davis Johnson Park (scale: 1" = 500')

Located at the corner of Engle Street and Westvelt Avenue, this approximately seven (7) acre park contains cultivated gardens and walking paths, including a rose garden which has become a significant attraction for visitors. It also contains a greenhouse, maintenance facility, meeting room, gazebo, brick patio, landscaping and flowerbeds, and the stabilized ruins of the Johnson House Foundation. Lighting has also been added in the vicinity of the gazebo and rose garden. The park is part of the locally designated Atwood Highwood Park Historic District. The park and gardens are the site for photographs for many wedding parties and wedding ceremonies throughout the year. Individuals may reserve the park for this purpose by applying to the Department of Public Works for a permit. It is also one of the sites for the Borough's summer concert series.

The original tract of 5.26 acres was bequeathed to the Borough in the 1960s from the Estate of Alliene S.D. Johnson. In 1993, Tenafly acquired an additional 1.97 acres immediately adjacent to it in order to protect the park from the impact of a proposed development.

### DEAN PARK



Map 4: Dean Park (scale: 1" = 500')

Located along the westerly side of Dean Drive and the easterly side of the railroad line, Dean Park extends for approximately 2,150 feet from Westvelt Avenue to Walnut Drive. It is a linear green park, and comprises an area of approximately 2.64 acres.

### EAST HILL PLAYGROUND



Map 5: East Hill Playground (scale: 1" = 800')

Located immediately adjacent to the Lost Brook Preserve, this 14.8-acre site is largely undeveloped and is densely wooded. It was acquired by the Borough in 1958 as part of a land exchange and was originally reserved for future use as a school. Today, this land is now retained as part of the Borough's open space network.

### FROGGY PARK



Map 6: Froggy Park (scale: 1" = 250')

Froggy Park is located at the corner of West Clinton Avenue and Foster Road, to the south of the Borough's municipal complex. It is a popular play area for children between the ages of two (2) and five (5).

## GRIFFIN PARK



Map 7: Griffin Park (scale 1" = 200')

Griffin Park is located within the Roosevelt Common, adjacent to the tennis courts and an existing parking area. Established in 1996 in memory of Griffin Matthew Caine through a donation by his family and friends, this shady play area contains playground equipment for children ages five (5) to twelve (12) years old. Since its creation, Griffin Park has been expanded to include an upper play area. In 2021, the park was renovated to be fully ADA compliant including accessible parking, pathways, and play equipment.



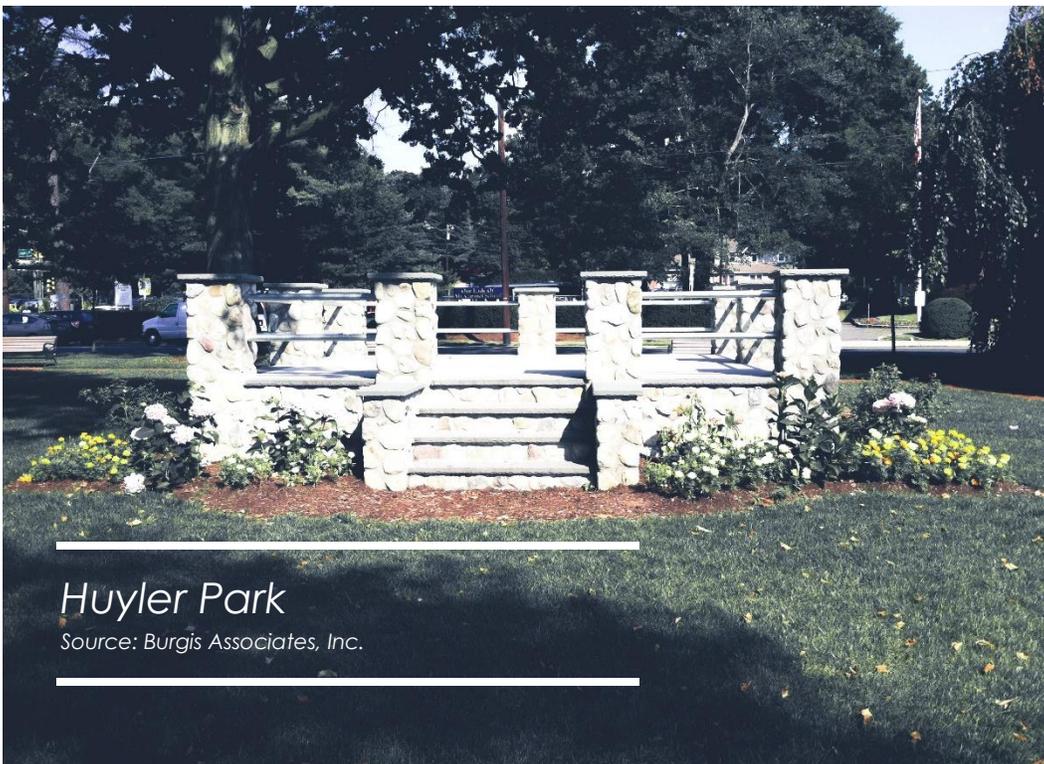
## HUYLER PARK



Map 8: Huyler Park (scale: 1" = 250')

Huyler Park is located in the heart of the Borough's downtown, next to its historic railroad station. This park is the site of a summer concert series hosted by the Borough of Tenafly and local sponsors. It also serves as the site for the Borough's annual Memorial Day ceremonies. The park contains memorials to Tenafly's veterans, a reused platform, and memorial evergreens as well as significant specimen plantings of weeping beech. The adjoining railroad station is on both the National and State Register of Historic Places.

As detailed in the Borough's 2013 Land Use Plan and Reexamination Report, several improvements were added to Huyler Park including: landscaping, the installation of lighting, walkways, and benches; and the replacement of the park's bandstand and gazebo.



## LOST BROOK PRESERVE



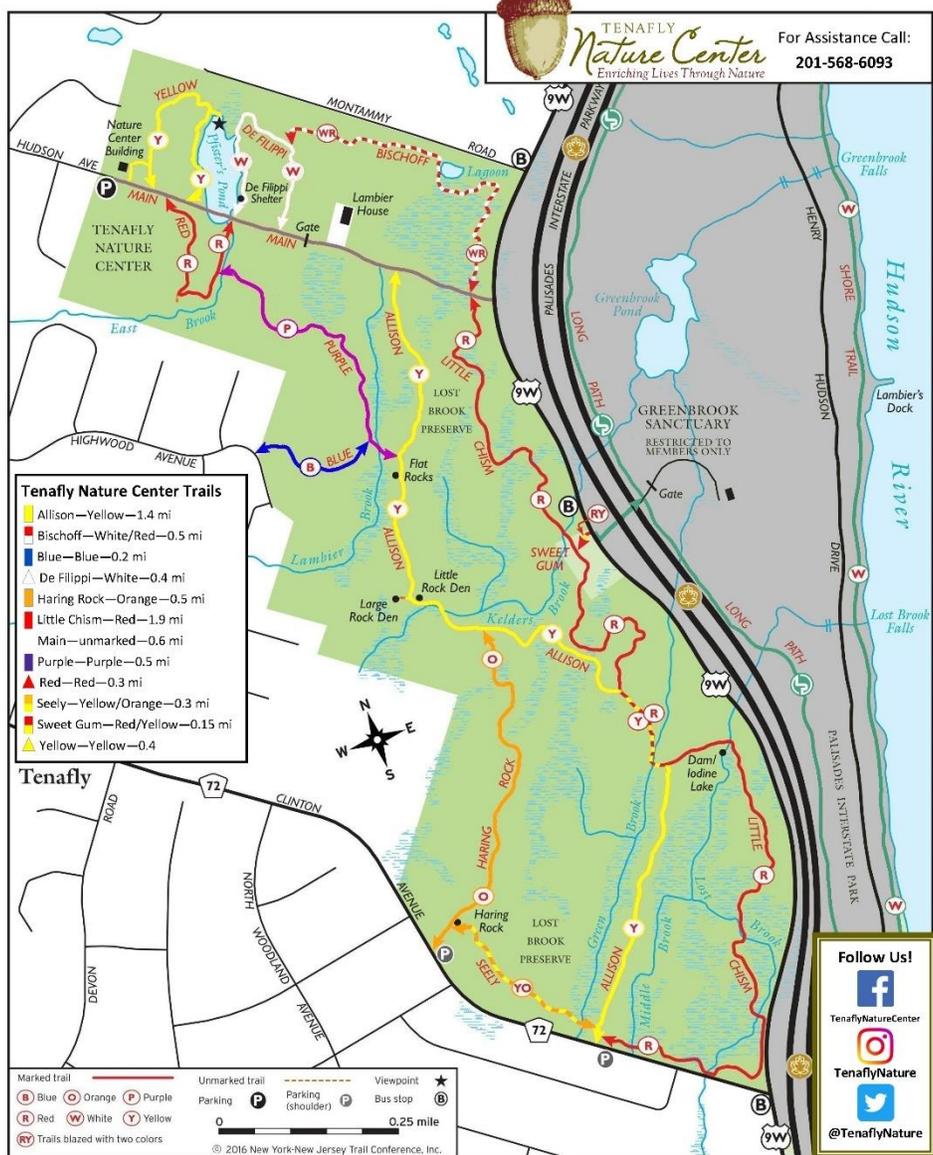
Map 9: Lost Brook Preserve (1" = 2,500')

The Lost Brook Preserve is located within the easterly portion of the Borough, along both East Clinton Avenue and US Route 9W. The preserve was created from an approximately two hundred and thirty (230) acre portion of a three hundred and thirty (330) acre woodland lot that was acquired by the Borough in 1975. This acquisition was made possible by the largest Green Acres grant ever awarded at the time by the State of New Jersey, as well as other public and private funds including substantial pledges by local residents.

Today, the preserve is open to the public year-round and offers seven (7) miles of hiking trails through a dense swath of hardwood forest. In 2005, the Borough leased the Lost Brook Preserve to the Tenafly Nature Center to maintain and manage it, as well as to sponsor, organize, and supervise events such as hiking and nature walks.



TENAFLY Nature Center  
Enriching Lives Through Nature  
For Assistance Call: 201-568-6093



**Follow Us!**

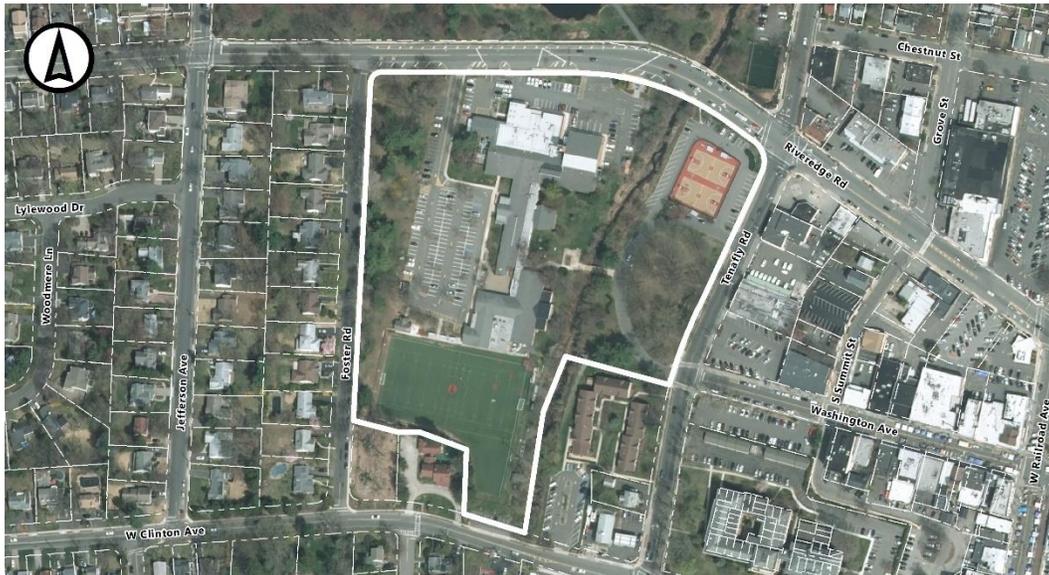
- TenaflyNatureCenter (Facebook)
- TenaflyNature (Instagram)
- TenaflyNature (Twitter)
- @TenaflyNature (Twitter)

Tenafly Nature Center is a nonprofit organization that depends on memberships and donations.  
Please become a member of the Tenafly Nature Center and support our efforts: [TenaflyNC.org/member](https://www.tenaflynaturecenter.org/member) Thank you!

### MCCANDLESS ROOM

Moreover, the municipal center itself also provides a number of recreation opportunities for the community. The McCandless Room, which is adjacent to the Tenafly Public Library, is utilized for various community activities organized by the Recreation Department, including karate and dance classes, enrichment programs, camps, and other additional activities. The center is also utilized for activities such as science exhibitions, puppet shows, cooking club meetings, and other events sponsored by the library. The annual flu clinic is also held at the McCandless Room. The room is named after Mr. Charles McCandless, a generous donor to the Tenafly Library.

### MUNICIPAL CENTER ATHLETIC FIELDS AND BASKETBALL COURT



Map 10: Municipal Center Athletic Fields and Basketball Court (scale: 1" = 420')

Located immediately adjacent to the Borough's municipal center and library, this facility consists of an artificial turf field which was most recently replaced in the fall of 2018. This multipurpose field is utilized for youth and adult soccer, football, softball, boys' lacrosse, cheer team, and other programs and activities organized by the Borough's Recreation Department. Restrooms, a snack bar, and a storage garage have been added to this facility in recent years. The field is presently lit with Musco lighting from dusk until 10:00 pm every day from March 1<sup>st</sup> through December 1<sup>st</sup>. The field may only be utilized by permit, which can be obtained at the Recreation Office. The field also contains a concession stand with bathrooms.

In addition, municipal basketball courts are located at the southwesterly corner of Riveredge Road and Tenafly Road, across from the Tenafly Post Office. The courts are presently lighted from dusk until 10:00 pm, with the exception of December, January, and February when the lights are turned off. A full-sized skating rink is installed on the basketball courts during the winter months.



McCandless Room

Source: Burgis Associates, Inc.



Municipal Center Athletic Fields

Source: Burgis Associates, Inc.

## ROOSEVELT COMMON



Map 11: Roosevelt Common (scale: 1" = 350')

Located along Riveredge Road across from the Borough's municipal center, this ten (10) acre park was originally carved out from a thirty (30) acre piece of property that had been donated to the Borough's Board of Education by the Mackay Family. The Roosevelt Common portion of the site was later transferred to the Borough by the Board of Education in 1980.

The park was originally designed by Marjorie Sewell Cautley, a renowned landscape architect who was influential in the conceptual development of some early, visionary twentieth-century American communities. Today, Roosevelt Common is a popular location among the Borough's community, as it features a number of both active and passive recreation opportunities. The Common includes walking paths, two (2) children's play areas (including Griffin Park), and seven (7) tennis courts. The park's tennis courts, which were recently resurfaced in 2019, are presently lit with Musco lighting from dusk until 10:00 pm every day from March 1<sup>st</sup> to December 1<sup>st</sup>. Badges are required for the utilization of these courts, which can be purchased at the Recreation Office.

A skate park was originally developed with a matching grant from the Bergen County Open Space Trust Fund. Nevertheless, it is not currently functional due to the removal of all but one of its ramps. No decisions have been made yet as to whether the skate park will be restored.

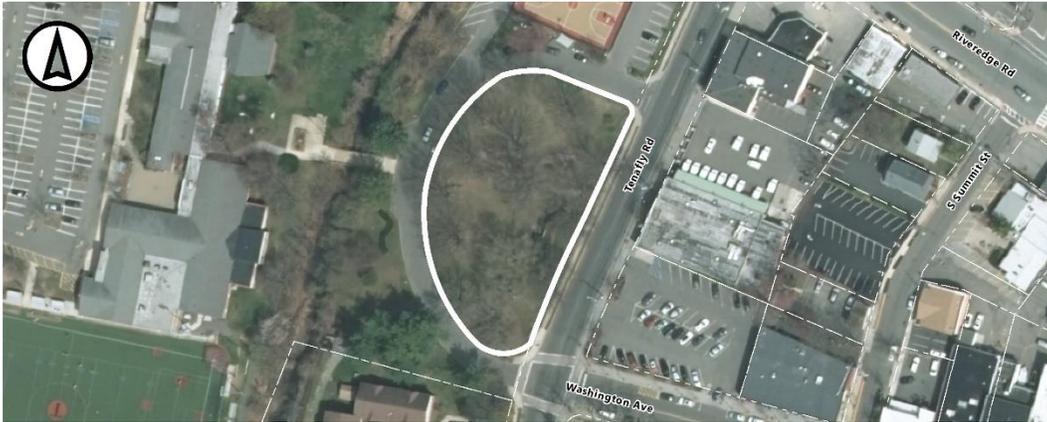
In addition to the aforementioned, the park also features the historic Theodore Roosevelt Monument and surrounding setting, which was approved for listing on both the National and the New Jersey Registers of Historic Places. The monument, which was dedicated on July 15, 1928, was carved in situ by renowned painter and sculptor Trygve Hammer. It is one of twenty-six (26) publicly accessible, outdoor memorials to the former president, and is the only one (1) such memorial to commemorate his conservation efforts. The Theodore Roosevelt Monument was restored in 2006 with Municipal Open Space Trust Funds as well as Bergen County Open Space Farmland Recreation and Historic Preservation Trust Funds.



## Roosevelt Common

Source: Jon Warms.

SGT. NICHOLAS ORESKO MEMORIAL PARK



Map 12: Sgt. Nicholas Oresko Memorial Park (source 1" = 200')

In November 2018, the Borough refurbished and dedicated a park on Tenafly Road in the memory of Sergeant Nicholas Oresko, a longtime Tenafly resident and Medal of Honor recipient who served in the US Army during World War II. The park, which was renamed as Sgt. Nicolas Oresko Memorial Park, was updated with a stone monument to the memory of Sgt. Oresko, as well as with newly paved walking paths and benches.



### SUNNYSIDE PARK



Map 13: Sunnyside Park (scale: 1" = 350')

Located between Oak Avenue and Ivy Lane, the land which eventually became Sunnyside Park was originally deeded to the Borough by Malcom S. and Helen R. Mackay on January 22, 1925.

Today, the park features a walking path around its perimeter, an ADA compliant playground which was added in May of 2019, three (3) playing fields for softball and baseball, (Ivy, Oak, and Wilkins), room for two (2) soccer fields (small and large), a restroom facility, and an equipment garage. There is presently no lighting provided at this site. The park's fields may only be utilized by permit, which can be obtained at the Recreation Office.

### TENAFLY DOG PARK



Map 14: Tenafly Dog Park (scale: 1" = 350')

In 2019, the Borough Council voted to construct a dog park at the former location of the Tenafly Swim Club. The dog park had a soft opening in February of 2020, and is intended to be open from dusk to dawn.

## TENAFLY NATURE CENTER



Map 15: Tenafly Nature Center (source: 1" = 850')

The Tenafly Nature Center (TNC) was originally formed in 1961 to develop a “living workshop” on sixty-four (64) acres. Today, the TNC stewards a total of approximately three hundred and eighty (380) acres which also includes the Lost Brook Preserve, the forested buffer along US Route 9W, a portion of the Palisades Interstate Park, and the East Hill Playground.

Sitting atop the Palisades, the TNC consists of forested areas, wetlands, streams, and a three (3) acre pond. Visitors to the TNC can take advantage of over seven (7) miles of maintained hiking trails with several bridges and boardwalks. The TNC also supports an abundant variety of flora, fauna, and wildlife, including over fifty (50) species of nesting birds, twenty-three (23) species of mammals, and twenty-four (24) types of amphibians and reptiles. An aviary on site also houses rehabilitated hawks and owls. A sluice gate was also recently installed at Pfister’s Pond, at which educational programs are hosted.

The TNC also offers a variety of year-round environmental education programs for both the residents of the Borough as well as its surrounding communities. Environmental education programs are held in the John A. Redfield Building which also houses natural history exhibits and live animal displays, as well as in the educational pavilions and a bird-watching shelter.

The TNC offers public programming for families, adults, and children of all ages, including after-school programs, summer camp, and natural history field trips.

In 2014, the Borough held a referendum to develop a new TNC building at a new location. However, this referendum was ultimately voted down.

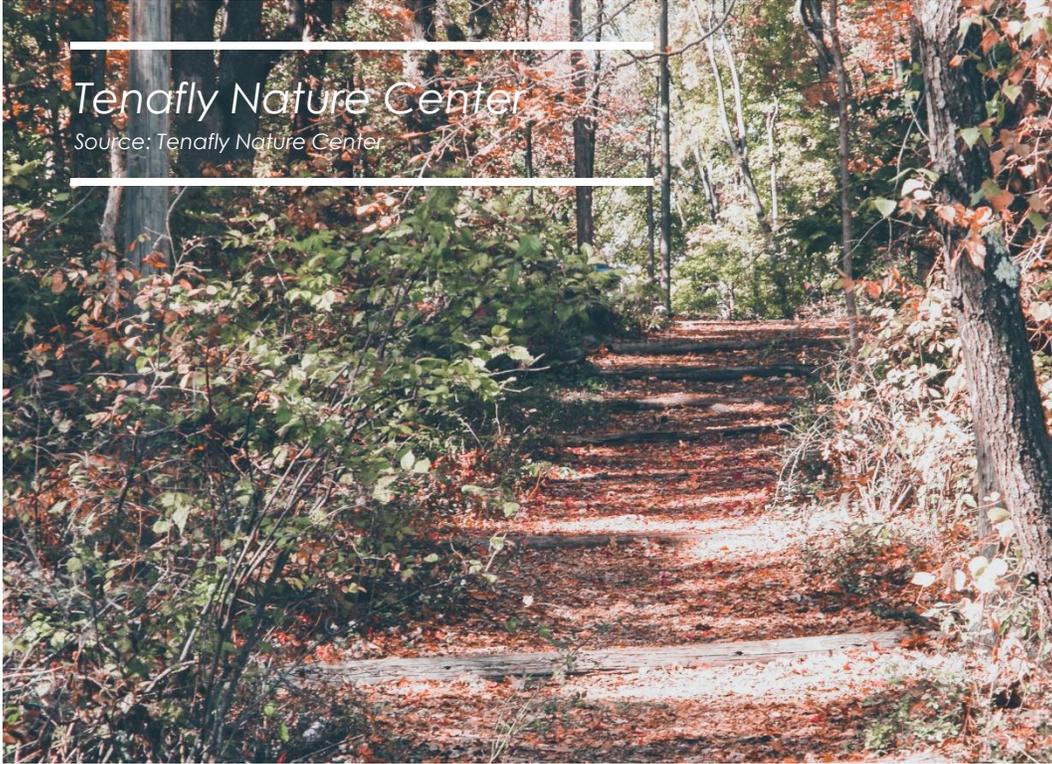


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*Tenafly Nature Center*

*Source: Tenafly Nature Center*

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Tenafly Nature Center

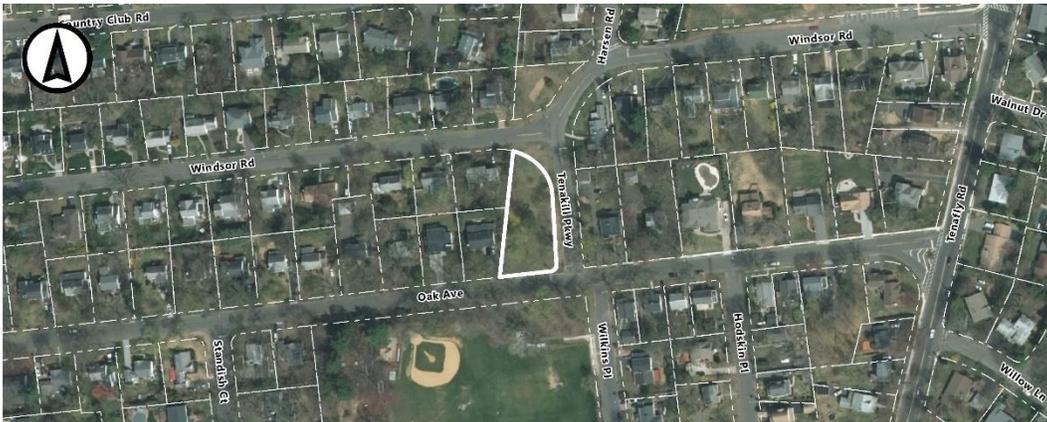
Source: Tenafly Nature Center



Tenafly Nature Center

Source: Tenafly Nature Center

### TENAKILL PARK



Map 16: Tenakill Park (scale: 1" = 350')

Located across the street from Sunnyside Park and bounded by Windsor Road, Oak Ave, and Tenakill Parkway, this park is an open area utilized by the local neighborhood. It does not presently contain any recreational facilities.

### TENAKILL SWIM CLUB



Map 17: Tenakill Swim Club

Prior to 2015, the Borough owned two (2) swim clubs along Grove Street which had been leased to separate private swim clubs: the Tenafly Swim Club and the Tenakill Swim Club. Since then, the Tenafly Swim Club has shut down, and the facility has been transformed into a dog park. The Tenakill Swim Club is still in operation. It remains a private swim club run by a non-profit organization; as such, it is not open to the public and residents are required to pay a membership fee in order to utilize it.

## TIGER CAGE



Map 18: Tiger Cage (scale: 1" = 200')

The Borough's Tiger Cage is located on the corner of Riveredge Road and Tenafly Road. This turfed cage was originally donated by the Tenafly United Soccer Club in 2013 for the soccer, lacrosse, and agility programs, as well as programs and activities run by the Recreation Department. The cage is lit with Musco lighting from dusk until 10:00 pm every day from March 1<sup>st</sup> through December 1<sup>st</sup>. The maintenance of this cage is the responsibility of the Borough.

## WALNUT PARK



Map 19: Walnut Park (scale: 1" = 350')

Walnut Park is located between Walnut Drive and Leonard Avenue, to the west of Dean Drive. The park contains two (2) children's playground areas that are ADA accessible as well as open space and a handicap-accessible pathway. Due to its location within a residential neighborhood, it is ideally accessed by the local community.

## A SUMMARY OF THE BOROUGH'S RECREATION PROGRAM

The residents of Tenaflly are provided with a comprehensive year-round recreation program which consists of a number of activities held at the Borough's various facilities. Moreover, Borough residents also participate in recreation activities with the adjoining Borough of Alpine. Most of these activities occur at Tenaflly's facilities, while practices and occasional games are held at Alpine Public School.

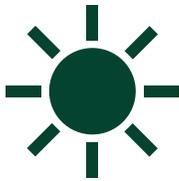
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*The Tenaflly Recreation Department, which is an accredited agency by the National Recreation and Park Association (NRPA), is a vital component of the Borough's municipal government. The department offers a wide variety of instructional programs and seasonally themed events for all ages. Its primary function is to provide sports and recreation activities for all residents of Tenaflly, regardless of their age. The department emphasizes sportsmanship, teamwork, skills development, social skill development, and the overall health and wellness of the community.*

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The year begins in springtime with girls' softball, baseball, soccer, boys' lacrosse, and adult sports. The girls' softball league and travel teams utilize the Municipal Field and Sunnyside Park for most of their practice sessions and games. The recreation league consists of approximately one hundred (100) participants ranging from kindergarten to eighth (8<sup>th</sup>) grade. Tenaflly Little League largely utilizes the facilities located on the Board of Education property adjacent to Roosevelt Common. When available, the Tenaflly Little League will also utilize the Municipal Field and the field in Sunnyside Park. The Tenaflly junior soccer league, which is comprised of approximately seven hundred (700) participants ranging from kindergarten to eighth (8<sup>th</sup>) grade, also utilizes the Municipal Field for spring soccer.



During the summer months, the Municipal Basketball Courts are used by the Recreation Department for the summer basketball leagues, programs, and camps. The Recreation Department relies upon the Board of Education to provide space at the Middle School and High School for its summer camp program, which is comprised of four hundred (400) participants ranging from kindergarten to sixth (6<sup>th</sup>) grade. The Tenaflly Youth Services Department also runs a summer day camp, which makes use of the Municipal Field from 9:00 am to 4:00 pm. In the evening, the Recreation Department uses the Municipal Field for its men's softball league, which consists of approximately one hundred and twenty (120) participants. The co-ed softball league, which is comprised of approximately ninety (90) participants, uses the high school's softball fields. Furthermore, Tenaflly Little League and the travel softball team, which are each comprised of several hundred participants and thirty (30) participants respectively, utilize the ballfields at Sunnyside Park and the Municipal Field in the evenings. Finally, the Recreation Department offers tennis lessons in the spring, summer, and fall seasons. These typically comprise approximately eighty (80) participants per session.



During the autumn months, the Municipal Field is heavily utilized by the junior football program, the cheer team, the Tenaflly junior soccer's fall league, and travel soccer. Tenaflly junior soccer, which consists of approximately eight hundred (800) boys and girls ranging from second (2<sup>nd</sup>) to eighth (8<sup>th</sup>) grade, also utilizes Sunnyside Park and Alpine Field in neighboring Alpine for its games and practices. The junior football program consists of approximately fifty (50) to eighty (80) participants. Operating concurrently with the football program is the cheer team program, which consist of approximately fifty (50) participants. The cheer team also practices at the Municipal Field and utilizes the sidelines for their routines during games. Finally, the Municipal Field is also utilized by Tenaflly Little League, which is comprised of approximately one hundred (100) participants.



As the winter months approach, most of the Borough's recreational activities move indoors. The Tenaflly youth basketball program consists of six hundred and fifty (650) boys and girls ranging from second (2<sup>nd</sup>) to eighth (8<sup>th</sup>) grade. The basketball teams use the indoor courts provided in the middle school and elementary schools. In addition, there is a junior wrestling program offered by Tenaflly High School which enrolls about fifty (50) participants each year. Tenaflly is also one of the host communities to the privately-owned Knickerbocker Country Club. Since this facility is privately owned and is membership-based, it offers very limited access for the Borough's residents. However, the club is nevertheless utilized for practice by members of the Tenaflly High School golf team.

In addition to a full-time Recreation Department, Tenaflly has a Little League organization (Tenaflly Lions), soccer organizations (Tenaflly Junior Soccer League & Tenaflly United Soccer Club), adult soccer (Tenaflly Adult Soccer League) and a basketball organization (Tenaflly Youth Basketball).

As it can clearly be seen, there are a large number of participants in the Borough's various recreational activities and programs offered throughout the year. The high number of teams and the high demand for field time generated by their participants greatly exceeds the capacity of the Borough's facilities. This high demand suggests that there is a need to upgrade and expand these facilities. Moreover, due to a lack of indoor recreation space, fewer activities can be provided during the winter months.

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### 3.3: Board of Education Recreation Facilities

In addition to its municipally-owned and operated resources, the Borough's Board of Education operates several public schools which feature recreation facilities. These resources include the following, which are summarized in the following pages.

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*Click on the name of one of the facilities below to jump to that section.*

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- |   |  |                                       |
|---|--|---------------------------------------|
| <a href="#">Mackay Elementary School</a>  | <a href="#">Smith Elementary School</a>    | <a href="#">Tenafly High School</a>   |
| <a href="#">Maugham Elementary School</a> | <a href="#">Stillman Elementary School</a> | <a href="#">Tenafly Middle School</a> |

#### MACKAY ELEMENTARY SCHOOL



Map 20: Mackay Elementary School (scale: 1" = 300')

Located to the west of Roosevelt Common, Mackay Elementary School features a playground, a small baseball field, and a surfaced multipurpose area. It also includes a gymnasium for indoor activities.

#### MAUGHAM ELEMENTARY SCHOOL



Map 21: Maugham Elementary School (scale: 1" = 300')

Constructed in 1929, Maugham Elementary School features a turf field, a playground, and a basketball court as well as a gymnasium for indoor activities. The school is located on Magnolia Avenue.

SMITH ELEMENTARY SCHOOL



Map 22: Smith Elementary School (scale: 1" = 400')

Smith Elementary School was originally constructed in 1954. It provides an open playfield that includes a softball field, a basketball court, a playground, and a gymnasium. The school is located on Downey Drive.

STILLMAN ELEMENTARY SCHOOL



Map 23: Stillman Elementary School (scale: 1" = 400')

Stillman School is located on Tenafly Road, between Hamilton Place and Windsor Road. This elementary school provides two (2) playgrounds for students, a baseball field, a soccer field, and an indoor multipurpose room for activities.

## TENAFLY HIGH SCHOOL



Map 24: Tenafly High School (scale: 1" = 650')

Located within the northerly extent of the Borough, Tenafly High School was originally constructed in 1978. Today, this school provides an extensive athletic program for all of its students and contains several recreation facilities including a turf football field, soccer fields, softball fields, baseball fields, and tennis courts.

During the autumn months, Tenafly High School offers its soccer fields for junior soccer and has previously offered its gymnasium for adult co-ed volleyball. In the springtime, the softball fields are utilized by the Borough's co-ed softball teams. During the summer months, the Recreation Department relies upon the High School for its summer camp program. Finally, during the winter months, the school's indoor gymnasium is utilized for wrestling and basketball. The gymnasium is also offered to softball and baseball in the springtime during times of inclement weather.

## TENAFLY MIDDLE SCHOOL



Map 25: Tenafly Middle School (scale: 1" = 450')

Situated between Tenafly High School and Roosevelt Common, Tenafly Middle School features a football field surrounded by a running track, a general playing field, and a gymnasium for indoor activities. The school hosts indoor basketball activities during the winter. The Recreation Department also relies upon the Middle School for its summer camp program during the summer months.

# Section 4: Needs Analysis

As previously noted in the introduction of this 2023 OSRP, the New Jersey Department of Environmental Protection's (NJDEP's) Green Acres Program requires that an open space and recreation plan include a "needs analysis" in order to determine the future open space and recreation needs of a community. This analysis can be conducted using a variety of different methodologies and guidelines. To determine the future open space and recreation needs of Tenafly, four (4) different methodologies were employed by this 2023 OSRP:

- ❖ The National Recreation and Park Association's (NRPA's) Performance Review;
- ❖ The Statewide Comprehensive Outdoor Recreation Plan's "Balanced Land Use Guidelines," and;
- ❖ Interviews and discussions with various community entities, including the Borough's staff and experts, the Recreation Department, representatives from the Borough's schools and the Historic Preservation Commission, and the Borough Planning Board.
- ❖ An online survey which was posted to the Borough's website.

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## 4.1: National Recreation and Park Association

The National Recreation and Park Association (NRPA) is the leading non-profit organization in the country dedicated to the advancement of public parks, recreation, and conservation. In 1983, the NRPA published its once widely utilized "Recreation, Park and Open Space Guidelines." These guidelines were intended to provide a framework for communities to acquire and develop open space and recreation amenities. They had typically recommended a minimum of ten (10) acres of park space per one thousand (1,000) residents.

Since that time, the NRPA has recognized that these strict and somewhat boilerplate standards are too simplistic and fail to recognize that all communities are unique and constantly evolving. As stated by the NRPA:

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*There is not a single set of standards for parks and recreation because different agencies serve different communities that have unique needs, desires, and challenges. Agencies also have diverse funding mechanisms.*

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While the NRPA has moved away from providing universal standards, it nevertheless does produce a report which summarizes the key findings from its *Parks Metric* tool which assists park and recreation professionals in the management and planning of their operating resource and capital features. Known as the *NRPA Agency Performance Review*, the report provides a snapshot of data regarding park and recreation-related benchmarks and insights.

The 2019 NRPA Agency Performance Review makes it very clear that it does not include “national standards,” nor should its reported benchmarks represent anything of the sort. Rather, the data it contains allows insights as to where a community stands when compared to other “typical” communities. Two such helpful datapoints provided by the 2019 NRPA Agency Performance Review include the number of residents per park and the acres of parkland per one thousand (1,000) residents. These datapoints are provided below for communities with less than twenty thousand (20,000) residents.

As shown in Figure 1, the 2019 NRPA Agency Performance Review identified that there was a median of 1,231 residents for every park in its sampled communities, with a lower quartile of 788 residents per park and an upper quartile of 1,985 residents. When compared to the regionally-owned and municipally-owned parks identified in Section 3, the Borough has approximately 863 residents per park.

While this falls into the lower range of residents per park as identified by the 2019 NRPA Agency Performance Review, it is nevertheless important to remember that the information reported by the NRPA does not represent guidelines. Rather, every individual community’s specific open space and recreation needs are unique and contextually sensitive. As discussed in the prior section, the majority of the regionally and municipally-owned resources within the Borough are passively oriented. As such, and as discussed later in this section, Figure 1 does not necessarily indicate that the Borough has a sufficient number of parks which are oriented toward active recreation. Moreover, the vast majority of the Borough’s passive recreation facilities are located within the easterly portion of Tenafly, and as such are not easily accessible to all residents. Thus, there still remains a need for passive recreation spaces within the westerly and central portions of the Borough.

Figure 1: NRPA Number of Residents per Park

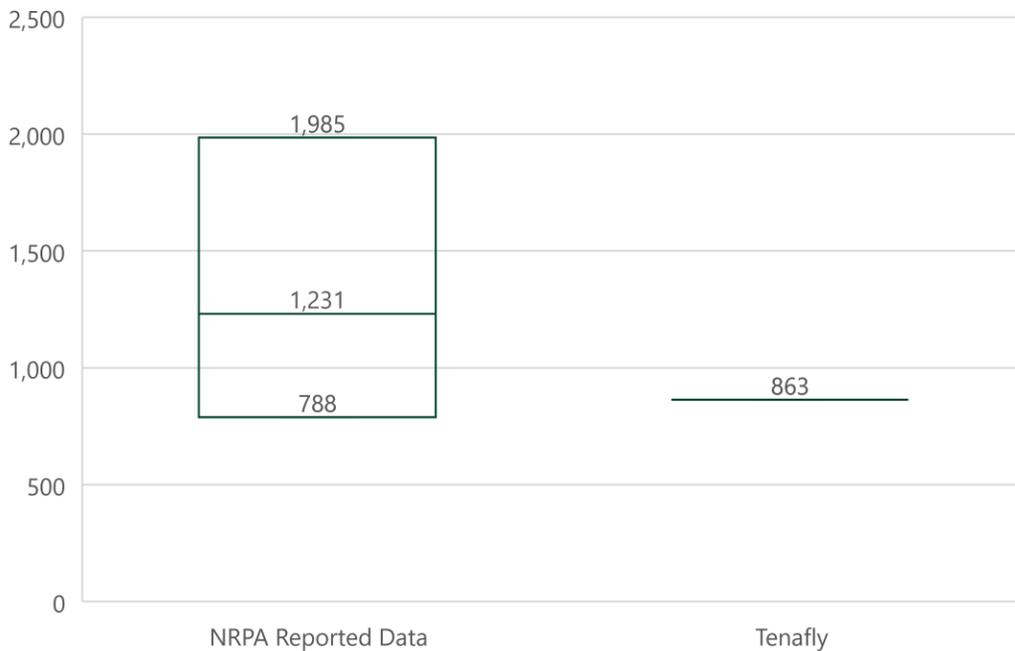
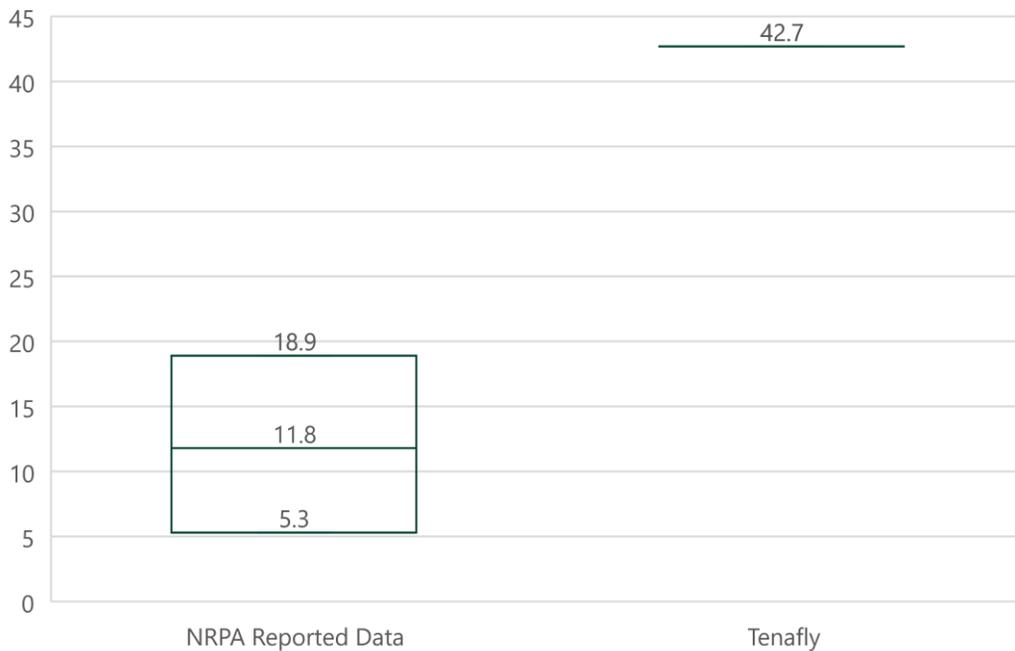


Figure 2 provides data regarding the acreage of parkland per one thousand (1,000) residents. As shown, the 2019 NRPA Agency Performance Review identified that there was a median of 11.8 acres of parkland for every resident in its sampled communities, with a lower quartile of 5.2 parks per resident and an upper quartile of 18.9 parks per resident. When compared to the regionally-owned and municipally-owned parks identified in Section 3, the Borough has approximately 42.79 acres of parkland per 1,000 residents.

This ratio far exceeds the range reported by the 2019 NRPA Agency Performance Review. Once again, however, it is important to remember that the information reported by the NRPA does not represent guidelines. Rather, every individual community's specific open space and recreation needs are unique and contextually sensitive.

As discussed in the prior section, the majority of the Borough's regionally and municipally-owned resources within the community are passively oriented. As such, and as discussed later in this section, Figure 2 does not necessarily indicate that the Borough has a sufficient number of parks which are oriented toward active recreation. Moreover, and as previously discussed, the vast majority of the Borough's passive recreation facilities are located within the easterly portion of Tenaflly. As such, they are not easily accessible to all residents. Once again, there still remains a need for passive recreation spaces within the westerly and central portions of the Borough.

Figure 2: NRPA Acres of Park Land per 1,000 Residents



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## 4.2: Statewide Comprehensive Outdoor Recreation Plan

NJDEP's Green Acres Program's Statewide Comprehensive Outdoor Recreation Plan (SCORP) serves as the state's strategic plan for open space preservation and recreation planning. The purpose of the plan is to provide guidance to the state, local governments, and conservation organizations in the preservation of open space and the provision of public recreation opportunities. The SCORP recognizes the important role which local governments play in encouraging open space and recreation planning.

In its previous iterations, the SCORP had provided the "Balanced Land Use Guidelines" for the purposes of estimating the amount of open space required for recreational purposes on a county and municipal scale. The "Balanced Land Use Guidelines" relied upon developed and developable land within a community as the basis for calculating recreation demands. This methodology ultimately recommended that at least 3% of the developed and developable area of a community be dedicated as public open space.

Similar to the former NRPA standards, it appears that the SCORP has also slowly phased out this template. The last incorporation of the "Balanced Land Use Guidelines" was in the 2008-2012 SCORP. Interestingly, the draft version of the 2013-2017 SCORP had also incorporated these guidelines; however, the adopted 2013-2017 SCORP ultimately did not include them. These guidelines were also omitted in the latest 2018-2022 SCORP as well.

Nevertheless, the following table relies upon the older and now somewhat outdated "Balanced Land Use Guidelines." As shown, the prior SCORP guidelines would suggest that the Borough does not require any additional lands for open space and recreation. However, as previously noted, each community's specific open space and recreation needs are unique and contextually sensitive. As discussed in greater detail throughout this section, the Borough does in fact have a need for more accessible passive open space amenities throughout Tenafly particularly within its westerly and central portions, as well as updated active recreation amenities.

Description	Acreage
A. Total Land Area of Borough (excluding ROWs)	2,497.53
B. Environmental Constraints	580.96
C. Federal and State Open Space	242.08
D. Developed and Developable Lands (a-(b+c))	1,674.49
E. Municipal Recreation Land Set Aside (3% of developed and developable area of municipality)	50.23
F. Present Municipal Recreation Land	421.70
<b>G. Municipal Open Space Needed</b>	<b>0.00</b>

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### **4.3: Local Analysis**

The information offered by the NRPA and the SCORP serve as a useful starting point in offering municipalities a very general understanding of how to approach their present and future open space and recreation needs. Nevertheless, both sets of information are very much intended to be general in nature. Neither is specific to a community's particular landscape or makeup. As mentioned throughout this section, every community's specific open space and recreation needs are unique and contextually sensitive. Therefore, a more in-depth analysis is typically required.

In order to determine the unique challenges and needs of the community, interviews and discussions were held with various community entities, including the Borough's staff and experts, the Recreation Department, representatives from the Borough's schools and the Historic Preservation Commission, the Environmental Commission, and the Borough Planning Board.

Overall, it was generally acknowledged that the Borough is severely lacking in active recreational space. As discussed in Section 3, the Borough has a very active recreation community. While this has certainly contributed to the Borough's reputation as a great place to live, it has placed an enormous amount of stress on the Borough's limited active recreation facilities. There are significant scheduling challenges for the Borough's facilities. Moreover, the constant demand for athletic fields has resulted in their overall overuse, which has led to poor conditions.

Furthermore, while it was recognized that Tenaflly has a significant amount of lands devoted to passive recreation, they are nevertheless largely clustered in the easterly portion of the Borough. As such, they may not be readily accessible to all of the Borough's residents. Additionally, more site-specific needs and recommendations were also offered for several of the Borough's open space and recreation facilities. These are discussed in the following section.

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### **4.4: Online Survey**

In addition to the above, the Borough provided a resident survey on its municipal website in order to solicit the community's opinions on its priorities in protecting natural resources and open space as well as providing recreational opportunities. Specifically, this survey offered residents the chance to prioritize and comment upon various open space initiatives, as well as to identify what types of recreation activities/facilities and park areas they and their families utilize. The survey was posted on the Borough's website in May of 2020. Responses were collected through August of 2020.

As summarized in Figure 3, the greatest number of survey respondents indicated that the preservation of additional lands for passive recreation should be the greatest priority for the Borough. The preservation of land to create greenways as well as the preservation of land for the protection of ground water were both tied as having the second greatest importance.

This focus on the importance of passive recreation space is reflective of the comments offered in Section 4.1 and 4.2 of this OSRP. Namely, while the Borough does contain a large amount of passive recreation space, the vast majority of these lands are located within the easterly portion of Tenafly and as such may not be easily accessible to all residents. Moreover, this focus on the need for additional passive recreation space may be reflective of the COVID-19 pandemic, and namely the need for open space areas wherein residents can visit safely in a socially-distant manner.

Figure 3: Summary of Resident Responses Regarding Open Space Priorities

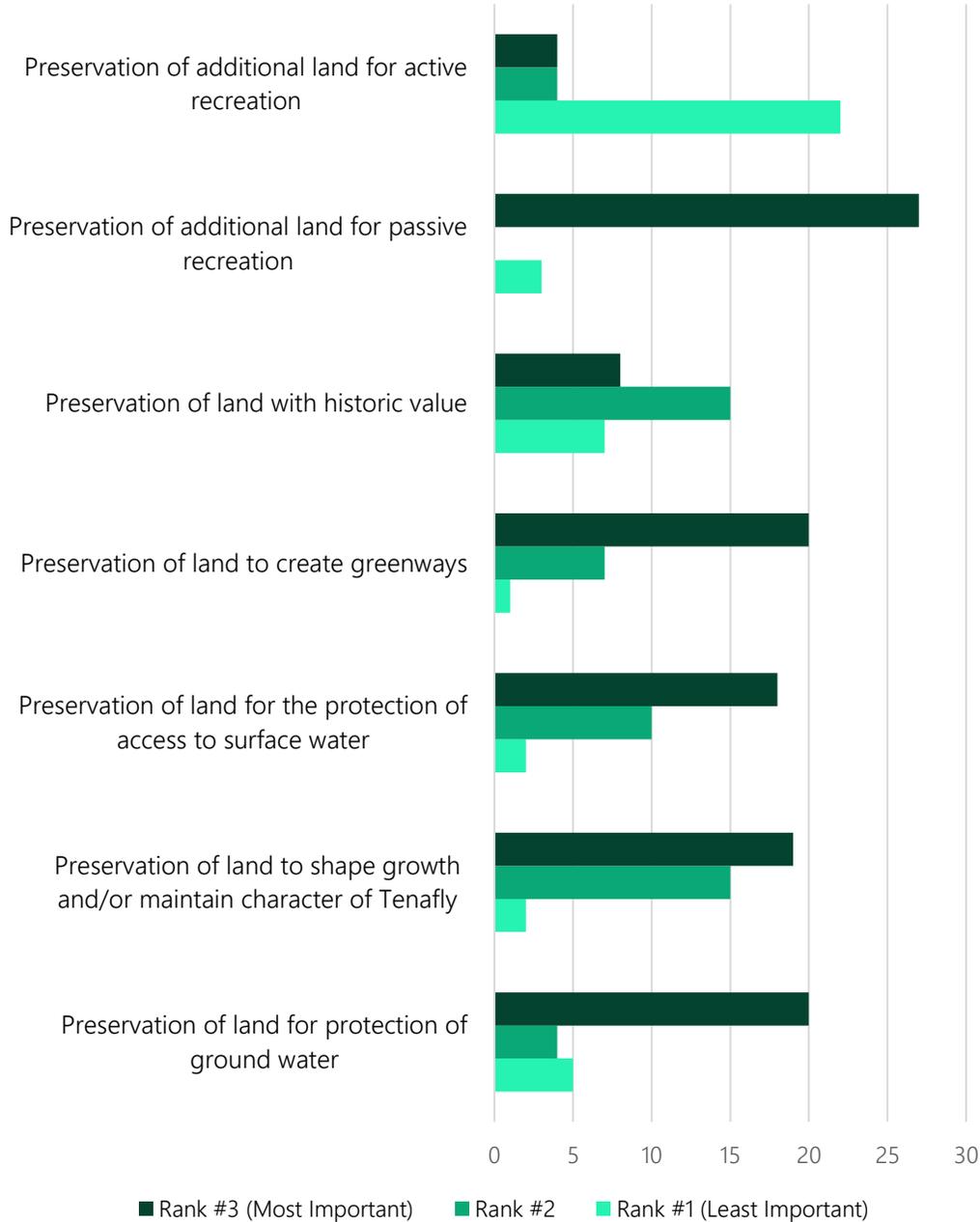
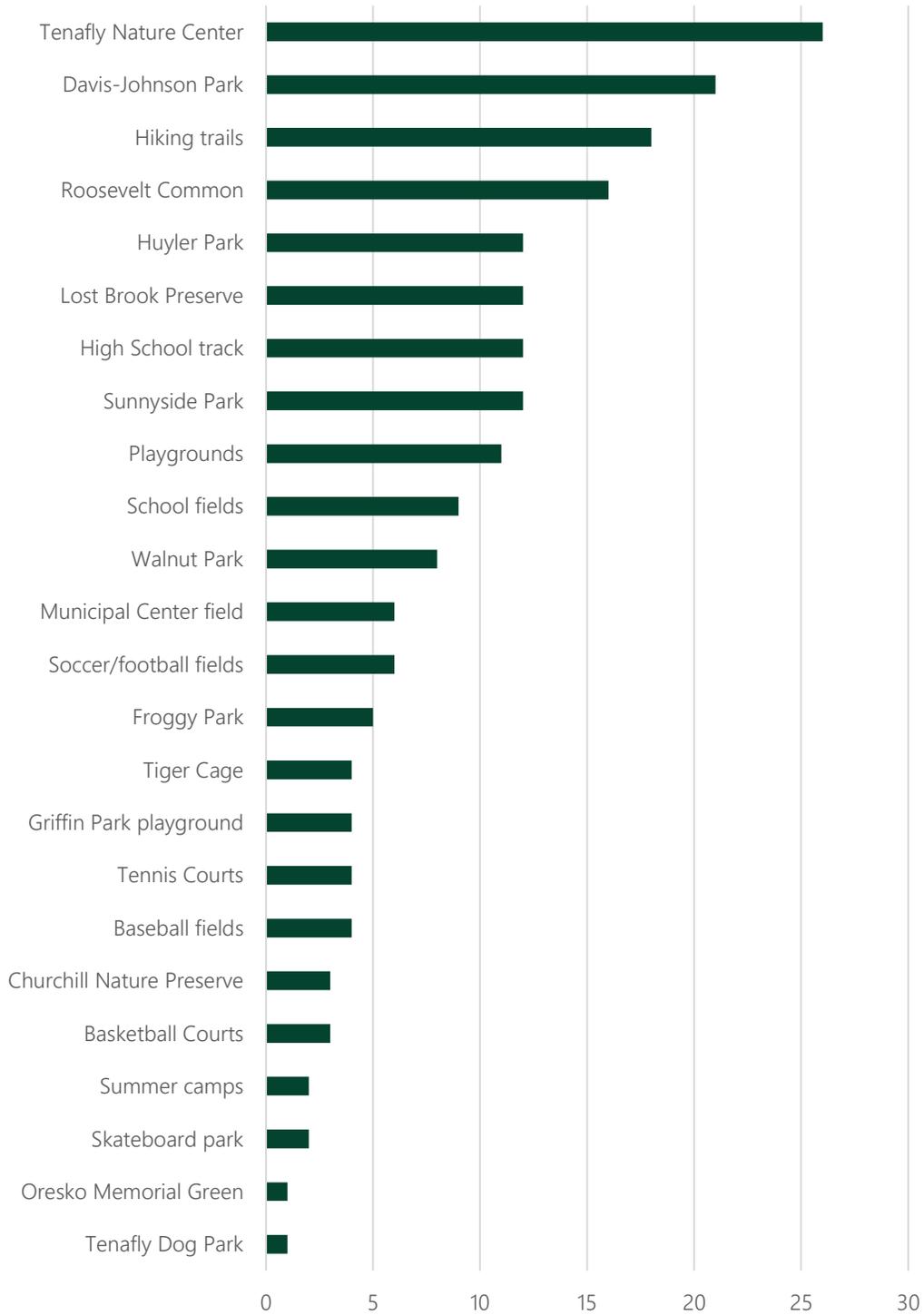


Figure 4 provides a summary of the types of activities/facilities and parks which were most frequently utilized by the survey's respondents. As shown, the Tenafly Nature Center was the most commonly utilized park, followed closely by Davis-Johnson Park.

Figure 4: Summary of Resident Responses Regarding Types of Activities/Facilities and Parks Utilized





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*Tiger Cage*

Source: Google Maps

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Google

# Section 5: Recommendations

The following section provides several recommendations to help achieve the Borough’s open space and recreation goals. These recommendations are divided into five (5) different categories:

- ❖ Site-specific recommendations for the Borough’s existing facilities;
- ❖ Potential opportunities for future property acquisition;
- ❖ Properties to consider for public reservations;
- ❖ Properties to consider for acquisition in order to expand the Borough’s existing facilities, and;
- ❖ Recommendations regarding potential development ideas.

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## 5.1: Site-Specific Recommendations for Existing Facilities

The following recommendations are offered for the Borough’s existing open space and recreation facilities.

Block 3302 Lot 2

- ❖ The Borough should discuss with the Green Acres Program the feasibility of adding passive recreation facilities to this site, including walking paths and benches.

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Dean Park

- ❖ The Borough should take advantage of the lineage nature of this park by installing bicycle and walking paths as well as exercise equipment.
- ❖ The Borough should preserve the mature trees on site.
- ❖ The Borough should recognize the proximity of Dean Park to the adjacent rail line for future Rails to Trails efforts.

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Dog Park

- ❖ A water station for dogs should be provided.
- ❖ The green space on site should be utilized as a handicap accessible and inclusive community garden for the Tenafly Garden Club.
- ❖ Topsoil, seeding, and other landscape improvements should be provided.
- ❖ The internal metal fencing should be removed.

- Municipal Complex
- ❖ Additional team benches are needed, particularly near the side of the field closest to Foster Road.
  - ❖ Covered dug-out shelters are needed.
  - ❖ The lights at the basketball court are presently on a timer system which often malfunctions. As such, it is recommended that the lights be updated to Musco lighting.
  - ❖ An updated kitchen as well as updated bathroom facilities are recommended for the McCandless Room.
- 

- Roosevelt Common
- ❖ The lighting structures at the tennis courts should be updated.
  - ❖ The Roosevelt Monument has been subject to vandalism throughout the years. There is a pending Bergen County Open Space Grant-funded project to repair the monument and add lighting to the area in order to better highlight the monument and to deter vandalism. The Borough is presently awaiting authorization from the State Historic Preservation office to proceed. According to the grant agreement, the project must be completed by August 2021.
  - ❖ The Borough should also consider adding security lighting in the vicinity of Roosevelt Monument to deter vandalism.
  - ❖ Trees which had been previously located adjacent to the monument have been removed, as they had become overgrown and were scratching the structure. The Borough should investigate suitable replacement landscaping. It is noted that landscaping is included in the aforementioned Bergen County Open Space Grant.
  - ❖ The skate park is not currently operational, as all but one of its ramps have been removed. It is recommended that the Borough conduct a study on the feasibility of converting this space to a plaza which can tie together the passive and recreational aspects of the area. The Borough should investigate whether it can utilize monies from its open space trust fund for such a study. No decision on the final utilization of this space has been made at this time.
  - ❖ Roosevelt Common is a significant passive recreational facility in the Borough. It is also centrally located, thus making it easily accessible. In recognition of the fact that little additional land exists in Tenafly for additional passive recreation space, it is

recommended that the Borough consider developing a comprehensive landscape plan for Roosevelt Common.

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#### Sunnyside Park

- ❖ This park could benefit from additional enhancement and beautification efforts. This could be achieved by developing a planted buffer along Ivy Lane, which could also provide additional safety for passing motorists on the road from errant soccer balls and baseballs.
  - ❖ Permanent shelters for players are needed. Currently, players only have access to open “dug-out” shelters.
  - ❖ High quality clay is required for the infields.
  - ❖ The on-site bathroom facility is in need of an update and new plumbing. All bathroom facilities should be provided automated sinks, soap dispensers, and towel dispensers.
  - ❖ The park has existing drainage problems which is due to volume coming to the park from upland areas as well as an insufficient pipe network. A drainage study should be authorized to determine potential solutions for this problem.
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#### Walnut Park

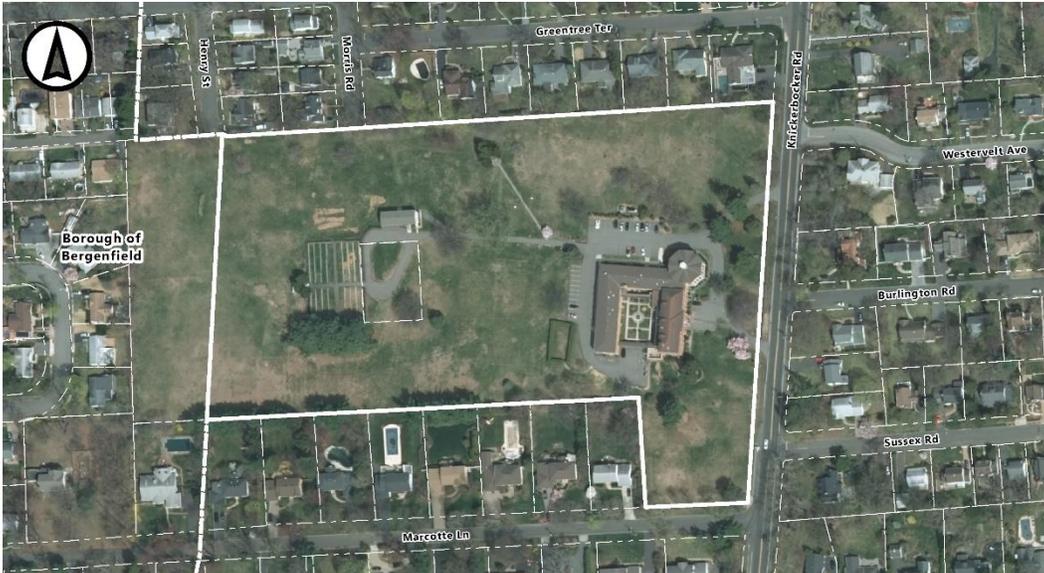
- ❖ As part of a Bergen County Open Space grant, the playground is to be replaced with a new playground. The Borough should ensure that this new playground is ADA accessible.
- ❖ As part of a Bergen County Open Space grant, concrete bleachers are to be added.
- ❖ A new bathroom facility should be installed. All bathroom facilities should be provided automated sinks, soap dispensers, and towel dispensers.
- ❖ Picnic areas should be provided.
- ❖ A small sided soccer field should be installed.
- ❖ A grass area should be installed for programs designed for children aged three (3) to five (5) years old.
- ❖ A clay baseball/softball infield area should be installed for t-ball players.

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## 5.2: Property Acquisition

The Borough is essentially a fully developed community. Nevertheless, there are a number of parcels located throughout the community which remain somewhat underdeveloped. For a fully built-out community like Tenafly, these parcels represent potential and unique opportunities for additional open space and recreation amenities. As such, the Borough should be diligent in evaluating these properties for potential acquisition, when and if they should be offered for sale.

### BLOCK 411 LOTS 17 AND 26 (KNICKERBOCKER TRACT)



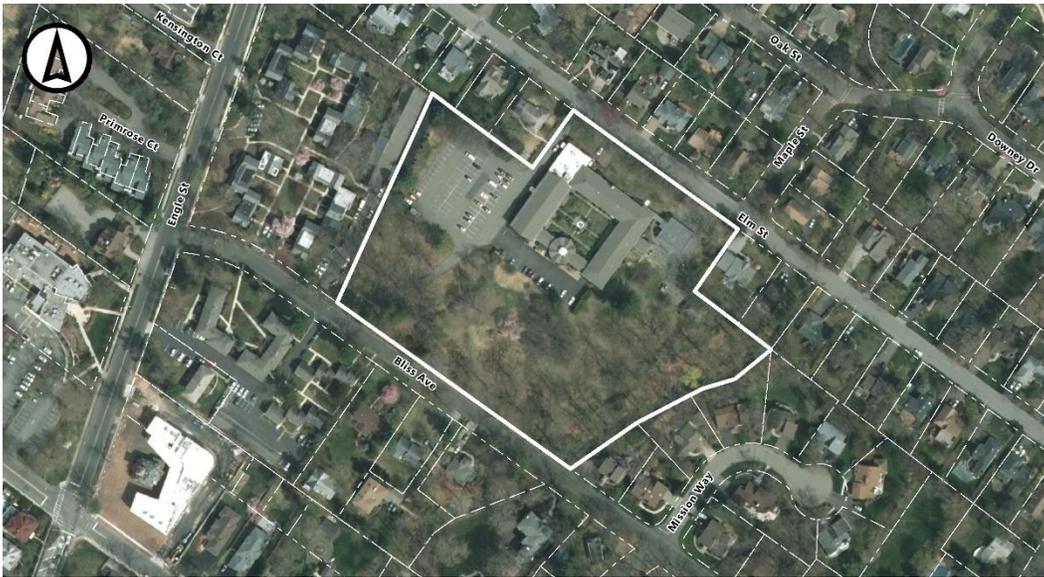
Map 26: Block 411 Lots 17 and 26 (Knickerbocker Tract) (scale: 1" = 350')

Known as the Knickerbocker Tract, this site is located within the westerly portion of the Borough, immediately adjacent to the Borough of Bergenfield. The site consists of two separate lots within Tenafly which comprise a total of 13.66 acres. It is a corner lot, and fronts along Marcotte Lane to the south and Knickerbocker Road to the east. A small, 1.84- acre portion of the site also extends into Bergenfield, thus making the total size of the property 15.8 acres.

The Franciscan Missionary Sisters presently occupy the site. Lot 17 contains a convent, chapel, and associated parking areas, while Lot 26 formerly contained a cemetery which has since been relocated. The majority of the site is characterized by an open lawn with landscaped areas. As per the NJDEP's NJ-GeoWeb resource, the site does not appear to be environmentally constrained. Surrounding land uses consist predominantly of single-family dwellings, as well as the Knickerbocker Country Club and Golf Course to the south.

While the land is currently developed and is presently not for sale, the Borough should continue to consider it for future acquisition. The site could potentially be developed as a neighborhood park in a portion of the Borough that does not have immediate access to such a facility. Furthermore, the existing building on site could potentially be converted into a multipurpose community and recreation center.

BLOCK 2007 LOT 35 (BLISS TRACT)



Map 27: Block 2007 Lot 35 (Bliss Tract) (scale: 1" = 350')

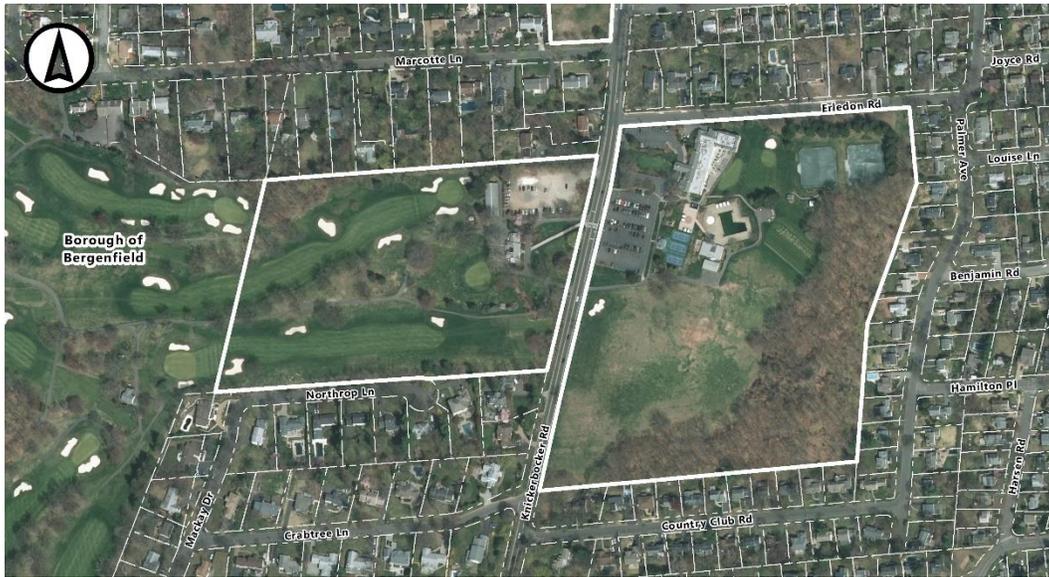
Known as the Bliss Tract, this site is located within the southerly portion of the Borough, approximately four hundred (400) feet from the City of Englewood. The site has a total area of approximately 7.0 acres. It is a through-lot, and fronts along Elm Street to the north and Bliss Ave to the south.

The site is presently developed with residences and a chapel for the Society of African Missions, as well as an associated parking lot. The majority of the site is characterized by tree cover. As per the Borough's 2019 Historic Preservation Element, the site also contains the Carriage House of the General Thomas L. James Estate, which was constructed circa 1876-1891.

As per the NJDEP's NJ-GeoWeb resource, the site is relatively free of environmental constraints; however, a small portion of the easterly side of the site is located in a flood zone. Surrounding land uses consist predominantly of single-family dwellings to the north, east, and south, as well as the East Hill multifamily garden apartment to the south and the Stonegarth multifamily garden apartment to the west.

While the land is currently developed and is presently not for sale, the Borough should continue to consider it for future acquisition. The site could potentially be developed as a neighborhood park in a portion of the Borough that does not have immediate access to such a facility. Furthermore, the existing building on site could potentially be converted into a multipurpose community and recreation center.

BLOCK 501 LOT 14/BLOCK 503 LOT 1 (KNICKERBOCKER COUNTRY CLUB)



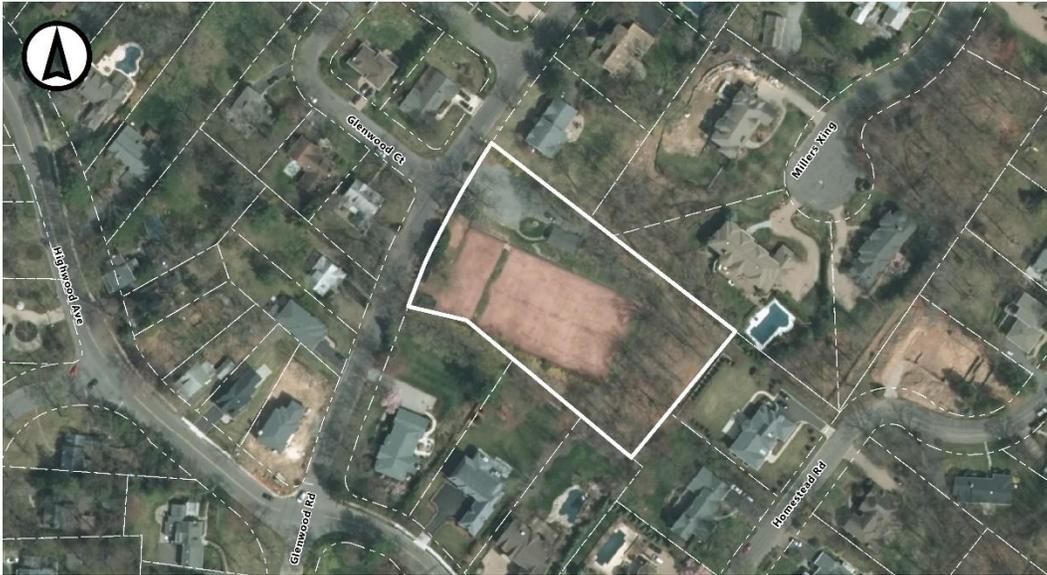
Map 28: Block 501 Lot 14 & Block 503 Lot 1 (Knickerbocker Country Club) (scale: 1" = 600')

Known as the Knickerbocker Country Club, this site is one of the largest, mostly undeveloped tracts throughout the Borough. The site is located within the westerly portion of Tenafly, immediately adjacent to the Borough of Bergenfield. It consists of two (2) separate lots which comprise a total area of 38.95 acres. Both properties front along Knickerbocker Road. A large, 158-acre portion of the site also extends into the Borough of Bergenfield, thus making the total size of the property approximately 196.95 acres.

Block 501 Lot 14, which is located on the westerly side of Knickerbocker Road, is developed with a golf course as well as an associated pro-shop, garage, and parking area. Block 503 Lot 1 is developed with the main Knickerbocker Country Club building as well as associated recreation facilities, including tennis courts, a pool, a playground, and golfing areas. As per the NJDEP's NJ-GeoWeb resource, the site appears to be largely free of environmental constraints. A small wetland area and steep slopes are located within the easterly portion of Block 503 Lot 1. Surrounding land uses predominantly consist of single-family dwellings, as well as the Knickerbocker Tract to the north.

While the land is currently developed and is presently not for sale, the Borough should continue to consider it for future acquisition. The site could potentially be developed as a neighborhood park in a portion of the Borough that does not have immediate access to such a facility. Furthermore, the existing buildings on site could potentially be converted into indoor recreation facilities.

BLOCK 2501 LOT 1 (TENAFLY TENNIS CLUB)



Map 29: Block 2501 Lot 1 (Tenafly Tennis Club) (scale: 1" = 250')

Known as the Tenafly Tennis Club, this site is located within the central portion of the Borough along the easterly side of Glenwood Road. The site has an area of 1.82 acres. It is presently developed with five (5) tennis courts as well as an associated parking area and shelter. As per the NJDEP's NJ-GeoWeb resource, the site does not appear to be environmentally constrained. Surrounding land uses consist predominantly of single-family dwellings.

While the land is currently developed and is presently not for sale, the Borough should continue to consider it for future acquisition. Should the property be acquired, it is recommended that the Borough maintain the existing courts on site.

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### 5.3: Reservation of Public Areas

Tenafly has a long history of undertaking progressive land use measures in order to protect the health, safety, and welfare of the community. This, in turn, has greatly contributed to the municipality's reputation as a desirable place to live, work, and raise a family.

In concert with this heritage of progressive action, the Borough's prior 2008 OSRP had recommended the creation and establishment of a new "conservation land use classification." The properties associated with this classification are identified in Table 2. Updates to this table have been made based upon land use changes which have occurred throughout the Borough over the past twelve (12) years.

Ultimately, this table identifies properties throughout the Borough that are over one and one-half (1.5) acres in area that could potentially be acquired for open space and/or community facilities. In certain instances, some of the existing, on-site buildings identified in the list could be adaptively reused as community facilities, thereby contributing to the improvement of the community's general welfare.

It must be noted that the inclusion of a property on Table 2 does not preclude its continued use by its current owners. Nevertheless, should those owners seek to alter or intensify the manner in which the property is utilized, the Borough may seek to preserve it for the benefit of the public. This strategy is consistent with the Municipal Land Use Law (MLUL), which understands and acknowledges the on-going need to preserve properties containing natural resources for the benefit and enrichment of the general public. This recognition has been reflected in several purposes of the MLUL, which include the following:

Goal a: *To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals and general welfare.*

Goal c: *To provide adequate light, air and open space.*

Goal e: *To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities, and regions and preservation of the environment.*

Goal i: *To promote a desirable visual environment through creative development techniques and good civic design and arrangement.*

Goal j: *To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land.*

Moreover, the strategy is also consistent with NJSA 40:55D-44, which establishes the following:

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*If the master plan or the official map provides for the reservation of designated streets, public drainage ways, flood control basins, or public areas within the proposed development, before approving a subdivision or site plan, the planning board may further require that such streets ways, basins, or areas be shown on the plat in locations and sizes suitable to their intended uses. The planning board may reserve the location and extent of such streets, ways, basins, or areas shown on the plat for a period of one (1) year after the approval of the final plat or within such further time as may be agreed to by the developer. Unless during such period or extension thereof the municipality shall have entered into a contract to purchase or institute condemnation proceedings according to law for the fee or a lesser interest in the land comprising such streets, ways, basins or areas, the developer shall not be bound by such reservations shown on the plat and may proceed to use such land for private use in accordance with applicable development regulations. The provisions of this section shall not apply to the streets and roads, flood control basins or public drainage ways necessitated by the subdivision or land development and required for final approval.*

*The developer shall be entitled to just compensation for actual loss found to be caused by such temporary reservation and deprivation of use. In such instances, unless a lesser amount has previously been mutually agreed upon, just compensation shall be deemed to be the fair market value of an option to purchase the land reserved for the period of reservation; provided that determination of such fair market value shall include, but not be limited to, consideration of the real property taxes apportioned to the land reserved and prorated for the period of reservation. The developer shall be compensated for the reasonable increased cost of legal, engineering, or other professional services incurred in connection with obtaining a subdivision approval or site plan approval, as the case may be, caused by the reservation. The municipality shall provide by ordinance for a procedure for the payment of all compensation payable under this section.*

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The 2008 OSRP specifically recommended that Tenaflly adopt an ordinance to establish that within thirty (30) days after a development application involving a property identified on the table is deemed complete or any time thereafter, the Borough issue a Notice of Release to the developer if it does not wish to acquire the parcel or a portion thereof.

Furthermore, the 2008 OSRP also recommended that at the conclusion of the period of reservation and any time extension that may have been agreed to between the Borough and the developer, the developer could seek approval from the Planning Board to develop the property for single-family dwellings. The developer would be required to utilize a cluster option and to preserve no less than one-half (½) of the tract as deed restricted open space. The purpose of this mandatory cluster development is to encourage flexibility and economic in design and layout in order to conserve open space and natural resources. The overall tract density should be determined by the underlying zoning.

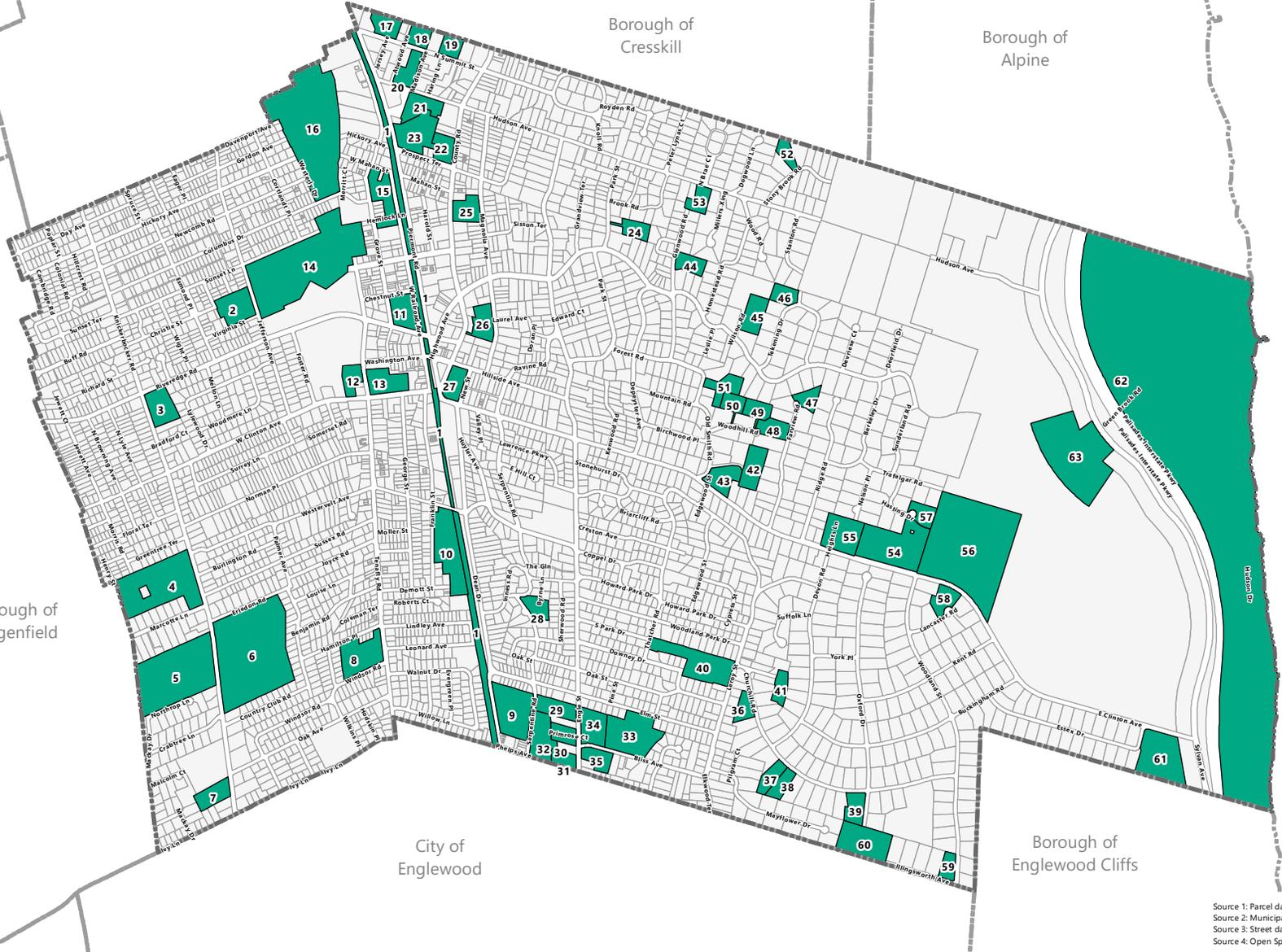
Finally, in order to insure the necessary internal consistency amongst the various elements of the Borough's Master Plan, the 2008 OSRP ultimately amended the existing Land Use Element to recognize these identified properties.

The 2023 OSRP reiterates these aforementioned policy decisions. The table that had previously been included in the 2008 OSRP has been updated to accommodate new subdivisions, identify additional properties, and eliminate municipally-owned properties.

Table 2: Reservation of Public Areas

ID	Block	Lot	Land Area	
			(acres)	Address
1	100	1	12.16	Railroad
2	207	20	3.6	111 Jefferson Ave.
3	305	1	3.33	420 Knickerbocker Rd.
4	411	17	13.26	253 Knickerbocker Rd.
5	501	14	15.11	163 Knickerbocker Rd.
6	503	1	23.85	188 Knickerbocker Rd.
7	602	10	2.25	29 Knickerbocker Rd.
8	701	8	4.89	111 Tenafly Rd.
9	715	10	6.44	Dean Dr.
10	810	2	6.93	68 Franklin St.
11	1004	1	3.55	22-40W Railroad Ave.
12	1008	2	1.85	355-369 Tenafly Rd.
13	1011	2	3.28	Clinton Ave
14	1102	24	23.68	10 Sunset Ln.
15	1104	1	3.81	West Railroad Ave
16	1210	1	23.8	11 Columbus Dr.
17	1301	3	2.09	121-131 Summit St.
18	1302	1	1.65	101 N. Summit St.
19	1302	3	1.56	67 N. Summit St.
20	1306	2.01	2.16	5 Atwood Ave.
21	1309	2.01	1.62	64 Hudson Ave.
22	1309	6	2.04	195 County Rd.
23	1309	9	4.87	Prospect Terrace
24	1505	35	1.5	62 Park St.
25	1601	11	2.16	111 Magnolia Ave.
26	1701	5	2.43	55 Magnolia Ave.
27	1704	1	2.2	10 County Rd.
28	1909	12	1.83	1 Byrne Ln.
29	2006	6	2.47	Kensington Court
30	2006	8	1.69	Engle Street
31	2006	10	1.62	1 Engle St.
32	2006	11	3.2	10 Serpentine Rd.
33	2007	35	7.08	23 Bliss Ave.
34	2007	36	3.13	30 Engle St.
35	2008	1	1.86	14 Bliss Ave.
36	2102	3	1.5	36 Churchill Rd.
37	2102	8	1.76	100 Churchill Rd.
38	2102	9	1.6	112 Churchill Rd.
39	2102	15.01	2.1	240 Oxford Drive
40	2202	13	6.64	111 Downey Dr.
41	2203	21	1.68	40 Victoria Ln.

<b>ID</b>	<b>Block</b>	<b>Lot</b>	<b>Land Area (acres)</b>	<b>Address</b>
42	2403	3	3.16	10 Boulder Rd.
43	2403	14	2.64	8 Old Smith Rd.
44	2501	1	1.82	60 Glenwood Rd.
45	2502	9	2.75	211 Highwood Ave.
46	2502	15	1.56	140 Tekening Dr.
47	2507	20	1.66	67 Farview Rd.
48	2507	24	1.86	25 Woodhill Rd.
49	2507	28	1.79	19 Woodhill Rd.
50	2507	30	1.57	9 Woodhill Rd.
51	2507	34	2.44	71 Forest Rd.
52	2603	11	1.51	23 Stonybrook Rd.
53	2604	1.02	1.75	240 Hudson Ave
54	2902	13	10.2	353 E Clinton Ave.
55	2902	14	4.7	Heights Lane
56	2903	4	29	411 E Clinton Ave.
57	2903	5	1.79	73 Hastings Dr.
58	3001	5	2.08	27 Lancaster Rd.
59	3102	11	1.54	36 Illingworth Ave.
60	3102	16	5.77	2 Illingworth Ave.
61	3302	1	7.62	174 Essex Dr.
62	3303	1	225.36	Sylvan Blvd.
63	3601	1	16.72	Sylvan Blvd.



Source 1: Parcel data from NJGIN Open Data, Bergen County.  
 Source 2: Municipal boundary data from NJDEP.  
 Source 3: Street data from NJGIN Open Data.  
 Source 4: Open Space data from Burgis Associates, Inc.

Dwg. Title		Project No.	Date	Drawn	<b>Legend</b> Municipal Boundary Parcels Public Reservation Parcels
Public Reservation Map		3684.01	06.01.20	DN	
<b>BURGIS ASSOCIATES, INC.</b> COMMUNITY PLANNING   LAND DEVELOPMENT AND DESIGN   LANDSCAPE ARCHITECTURE 25 Westwood Avenue Westwood, New Jersey 07675 p: 201.666.1811 f: 201.666.2599	Project Title		Scale:	Dwg. No.:	
	2023 Open Space and Recreation Plan		1" = 2,000'	reserve	
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## 5.4: Properties to Expand Existing Facilities

In the past, the Borough has been opportunistic in seeking to enlarge its existing open space and recreation amenities, such as Davis Johnson Park. In order not to miss any opportunity to potentially enlarge and improve its existing resources, the following table identifies those properties which surround the Borough’s existing open space and recreation assets. While it is not presently contemplated that any of these properties will be acquired, the Borough should nevertheless remain cognizant of any potential opportunities to expand its facilities.

Table 3: Adjoining Properties to Expand Existing Facilities

ID	Block	Lot	Land Area	
			(acres)	Address
1	810	52	1.12	1 Lindley Ave.
2	810	2	6.8	68 Franklin St.
3	704	12	0.2	67 Walnut Dr.
4	704	10	0.34	62 Leonard Ave.
5	603	27	0.17	19 Harsen Rd.
6	603	29	0.17	61 Windsor Rd.
7	604	11	0.25	66 Windsor Rd.
8	604	13	0.22	31 Oak Ave
9	607	7	0.19	39 Ivy Ln.
10	607	5	0.27	12 Standish Ct.
11	607	4	0.27	18 Standish Ct.
12	607	3	0.27	24 Standish Ct.
13	607	2	0.18	42 Oak Ave.
14	714	1	0.29	83 Walnut Dr.
15	1008	2	1.85	355-369 Tenafly Rd.
16	1008	5	0.5	91W Clinton Ave.
17	1102	10	0.39	10 Columbus Dr.
18	1102	12	0.18	89 Grove St.
19	1210	3	0.3	157 Grove St.
20	1210	4	0.12	155 Grove St.
21	1211	1.01	0.24	90-92 Hickory St.
22	1211	5.03	0.33	89-91 Mahan St.
23	1214	2	0.21	82 Mahan St.
24	1804	18	1.12	172 Serpentine Rd.
25	1804	23	0.42	18 East Hill Ct.
26	1804	12	0.2	50 Lawrence Pkwy.
27	1804	16	1.18	168 Serpentine Rd.
28	1804	15	0.46	166 Serpentine Rd.
29	2201	2	0.18	48 Howard Park Dr.
30	2201	24	0.17	47 Woodland Park Dr.
31	2301	17	0.21	49 Howard Park Dr.
32	2504	1	1.19	150 Tekening Rd.
33	2504	2	1.15	160 Tekening Rd.

<b>ID</b>	<b>Block</b>	<b>Lot</b>	<b>Land Area (acres)</b>	<b>Address</b>
34	2603	16	0.75	37 Stonybrook Rd.
35	2603	18	0.56	35 Stonybrook Rd.
36	2603	27	0.67	309 Hudson Ave.
37	2605	15	0.92	27 Stanton Road
38	2606	1	0.94	4 Stanton Rd.
39	2606	2	0.92	8 Stanton Rd.
40	2606	3	0.92	12 Stanton Rd.
41	2606	4	0.94	20 Stanton Rd.
42	2701	4.01	1.06	425 Hudson Ave.
43	2801	4	1.26	130 DeVriese Ct.
44	2801	5	1.23	131 DeVriese Ct.
45	2801	13	0.98	140 Deerfield Dr.
46	2802	1	0.99	151 Deerfield Dr.
47	2802	2	0.94	131 Deerfield Dr.
48	2802	3	0.93	121 Deerfield Dr.
49	2802	4	0.93	101 Deerfield Dr.
50	2805	1	1.08	45 Sunderland Rd.
51	2805	2	1.09	41 Sunderland Rd.
52	2805	3	0.96	35 Sunderland Rd.
53	2805	4	0.99	21 Sunderland Rd.
54	2805	5	1.06	50 Trafalgar Rd.
55	2805	6	1.3	60 Trafalgar Rd.
56	2903	4	29	41 E Clinton Rd.
57	3102	12	1.39	16 Illingworth Ave.
58	3102	2	0.98	212 Churchill Rd.
59	3102	3	0.95	226 Churchill Rd.
60	3102	5	1.01	272 Churchill Rd.
61	3102	16	5.77	2 Illingworth Ave.
62	3102	17	1.03	261 Oxford Dr.
63	3102	6	0.94	92 Woodland St.
64	3102	7	0.94	80 Woodland St.
65	3102	8	1	68 Woodland St.
66	3102	15	1.35	8 Illingworth Ave.
67	3102	9	1	56 Woodland St.
68	3102	14	1.37	12 Illingworth Ave.
69	3102	13	1.38	14 Illingworth Ave.
70	3102	10	1.09	44 Woodland St.
71	3302	1	7.62	174 Essex Drive



### Regionally-Owned

- | ID | Name                      |
|----|---------------------------|
| 1  | Palisades Interstate Park |

### Municipally-Owned

- | ID | Name                               |
|----|------------------------------------|
| 2  | Churchill Preserve                 |
| 3  | Davis Johnson Park                 |
| 4  | Dean Drive Park                    |
| 5  | East Hill Playground               |
| 6  | Froggy Park                        |
| 7  | Griffin Park                       |
| 8  | Huyler Park                        |
| 9  | Lost Brook Preserve                |
| 10 | Municipal Complex                  |
| 11 | Sgt. Nicholas Oresko Memorial Park |
| 12 | Roosevelt Common                   |
| 13 | Sunnyside Park                     |
| 14 | Tenafly Dog Park                   |
| 15 | Tenafly Nature Center              |
| 16 | Tenakill Park                      |
| 17 | Tenakill Swim Club                 |
| 18 | Tiger Cage                         |
| 19 | Walnut Park                        |

Source 1: Parcel data from NJGIN Open Data, Bergen County.  
 Source 2: Municipal boundary data from NJDEP.  
 Source 3: Street data from NJGIN Open Data.  
 Source 4: Open Space data from Burgis Associates, Inc.

Dwg. Title  
**Adjoining Properties Map**

Project No.	Date	Drawn
3684.01	03.09.21	DN

#### Legend

- Municipal Boundary
- Parcels
- Regionally-Owned Open Space/Rec
- Municipally-Owned Open Space/Rec
- Adjoining Properties

**BURGIS ASSOCIATES, INC.**  
 COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE  
 25 Westwood Avenue  
 Westwood, New Jersey 07675  
 p: 201.666.1811  
 f: 201.666.2599

Project Title  
**2023 Open Space and Recreation Plan**  
 BOROUGH OF TENAFLY | BERGEN COUNTY, NEW JERSEY

Scale:	Dwg. No.:
1" = 2,000'	adjoin

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## 5.5: Potential Development Ideas

Finally, the following additional general development ideas are proposed for the Borough's existing open space and recreation facilities.

### CREATION OF A COMMUNITY CENTER

As discussed throughout this 2023 OSRP, the Borough is severely lacking in active recreation space. Indeed, the community has a robust recreation program which attracts hundreds of residents of all ages. While this has certainly contributed to the Borough's reputation as a great place to live, it has also placed an enormous amount of stress on the Borough's limited active recreation facilities. There are significant scheduling challenges for these facilities, and the constant demand for athletic fields has resulted in their overall overuse. Furthermore, the Borough is often reliant upon its schools for indoor recreation space during the winter months and during times of inclement weather.

---

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

*- The Latest Illustrated Book of  
Development Definitions*

With an ever-increasing need for gathering space and room for indoor activities, it is recommended that Tenafly continue to consider the development of a community center for the benefit of the entire Borough. Such a center should contain various amenities such as a gymnasium, common gathering rooms, multi-purpose rooms, offices, kitchens, an auditorium, and storage space. To the extent feasible, a centralized location is recommended in order to make the center as accessible as possible to the community. It is further offered that a community center could be utilized as a shelter during times of emergency.

### ADA COMPLIANT PARKS

Pursuant to the American Disabilities Act (ADA), parks and playgrounds are required to have accessible designs in order to ensure that they are welcoming to all members of the community. As previously noted in this 2023 OSRP, the Borough has installed a number of ADA compliant walking paths and playgrounds within its facilities. It is highly recommended that the Borough continue ensuring that its updated facilities are designed with both accessibility and inclusion in mind.

### CONVERSION OF BLOCK 1303 LOT 2

Block 1303 Lot 2, which is owned by the Borough, is located along the westerly boundary of Tenafly along Piermont Road. This 3.5-acre property has historically been operated as a leaf compost facility. The prior 2008 OSRP had recommended that Borough consider utilizing this site for a recreational use, should its current use be extinguished.

As subsequently noted by the Borough's Department of Public Works (DPW), should the current use of the site be extinguished, a staging and receiving area for leaf collection would still be required for approximately three (3) to four (4) months of the year, from October until January. The DPW does not presently have an alternate area to utilize for this purpose within the Borough.

Furthermore, this property also serves as the site for a number of additional functions. The DPW has indicated that this property is also utilized for the storage of storm debris when the Borough experiences wind and rain/snow events which cause extensive damage to trees. When funding permits, the DPW has a contractor grind the debris from these events. A large area is necessary to mobilize and complete these grinding operations.

The DPW also notes that this property is utilized to store vehicles and equipment which are not needed full time, but may be called upon when necessary. The DPW has indicated that this constitutes a large amount of equipment, and that they presently have no other locations within the Borough to store these items.

Thus, for the reasons stated herein, it is not recommended that the Borough pursue the conversion of this property into a recreational use at this time. Any future consideration of this site for recreational use would need to be predicated on an economic and environmental analysis.

#### POCKET PARKS AND MINI PARKS

There is presently a lack of small neighborhood parks throughout Tenafly which offer convenient access to local neighborhoods and, in particular, to pre-school children and senior citizens. To address this shortfall, it is recommended that the Borough identify potential locations for small pocket parks and mini parks throughout its various neighborhoods. These parks not only provide a basic recreational need, but can also assist in environmental protection and the overall visual beautification of neighborhoods. To the extent practicable, residents should be within a ten to twenty-minute walk from such parks.

#### ADDITIONAL BICYCLE PATHS AND WALKING PATHS

Tenafly is blessed with breathtaking views of the Hudson River from the Palisades Interstate Park and Greenbrook Sanctuary. Furthermore, a significant portion of the eastern half of the Borough is occupied by preserved parkland, including Lost Brook Preserve.

However, despite this large swath of open space, there are connectivity issues within this area. Namely, the Palisades Interstate Parkway and US Route 9W, which run parallel to one another, ultimately separate Lost Brook Preserve from the Palisades Interstate Park and Greenbrook Sanctuary.

Moreover, and as previously discussed in this 2023 OSRP, Greenbrook Sanctuary is a nature preserve and as such is not open to the public. Rather, the sanctuary, which comprises a significant portion of the Palisades Interstate Park within the Borough's boundary, requires a paid membership for entry. While there are walking and hiking trails within the sanctuary, it is unfortunately not accessible to all of the public.

In consideration of the above, the Borough should consider developing better biking and walking paths to link the Lost Brook Preserve to Henry Hudson Drive and old US Route 9W. These paths would not only allow for additional recreation space, but would also help better connect Lost Brook Preserve to the Palisades Interstate Park.

#### TENAFLY LITTLE LEAGUE FACILITY

Tenaflly Little League, a nonprofit organization, presently operates a ballfield, clubhouse, dugouts, and a snack bar on the Tenaflly Middle School property, adjacent to Geissinger Field. These facilities are approximately fifty (50) years old and are thus in need of upgrades. The ballfield also suffers from drainage issues as well as from a lack of modern lighting.

Thus, the Borough should coordinate its efforts with Tenaflly Little League, the Board of Education, and the Borough's Recreation Department to assist in the upgrading of these facilities. It is recommended that the clubhouse and snack bar building as well as the dugouts be replaced. The existing lighting in the area should also be replaced with Musco lighting in order to better promote public safety in the area. The Borough should also ensure that the bleachers are up-to-code. Drainage issues in the field should be investigated as well.

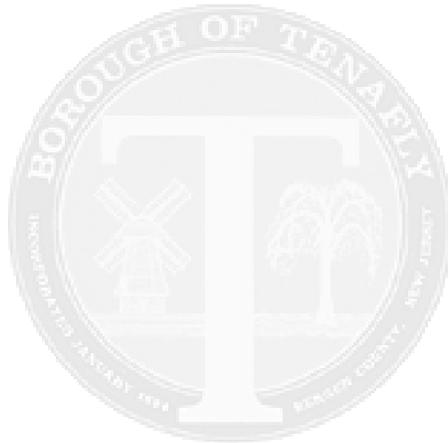
#### AUTOMATED SINKS, SOAP DISPENSERS, TOWEL DISPENSERS, AND WATER FOUNTAINS

In consideration of the COVID-19 pandemic as well as the potential for future outbreaks, the Borough should consider providing automated sinks, soap dispensers, and towel dispensers in all of its bathroom facilities. It is further recommended that water fountains be included in all parks.

#### GREENWAYS

As discussed in Section 4.4 of this plan, the preservation of land to create greenways was identified as a high priority on the Borough's resident survey. The Borough should coordinate its greenway efforts with the Bergen County Parks Master Plan, which notes that Bergen County greenways could be created by taking advantage of opportunities to physically link County parks.

The County Plan provides a conceptual greenway plan which identifies an existing trail along the easterly edge of the Borough in the Palisades Interstate Park. The Borough should contemplate ways to provide better linkages to this trail through both physical improvements as well as wayfinding signage. Furthermore, while the County's plan does not identify or propose any greenways within the westerly portion of the Borough, it does identify local roads and existing paths near the Boroughs of Riveredge and New Milford which may accommodate greenways. Thus, future westwardly greenway efforts by Tenaflly should be coordinated with those municipalities as well as with the Borough of Bergenfield in order to better connect these features.



## Section 6: Action Plan

The following action plan provides an implementation strategy for helping the Borough to achieve its open space and recreation goals. It is intended to provide guidance for the Borough on all levels, including its civic leaders, the Planning Board, the Tenafly Recreation Department, and the greater community as a whole.

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### **Block 3302 Lot 2**

- Discuss with the Green Acres Program the feasibility of installing passive recreation features
- 

### **Dean Park**

- Install bicycle paths
  - Install walking paths
  - Install exercise equipment
  - Preserve the mature trees
  - Recognize the proximity of Dean Drive to the rail line for future Rails to Trails efforts
- 

### **Dog Park**

- Provide a water station for dogs
  - Utilize the green space as a handicap accessible and inclusive community garden
  - Install topsoil, seeding, and other landscaping improvements
  - Remove internal fencing
- 

### **Municipal Complex**

- Install additional team benches
  - Install covered dug-out shelters
  - Replace the lighting at the basketball courts with Musco lighting
  - Update the kitchen in the McCandless Room
  - Update the bathroom facilities in the McCandless Room
- 

### **Roosevelt Common**

- Update the lighting at the tennis courts
  - Utilize funds from the Bergen County Open Space Grant to repair Roosevelt Common and add lighting in the area
  - Install security cameras near Roosevelt Common
  - Utilize funds from the Bergen County Open Space Grant to replace the removed landscaping near Roosevelt Monument
  - Convert the skate park to a multifunctional community plaza
  - Develop a comprehensive landscape plan for Roosevelt Common
-

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**Sunnyside Park**

- Install a planted buffer along Ivy Lane
- Install permanent shelters
- Install high quality clay for the infields
- Update the on-site bathroom facility with new plumbing
- Provide automated sinks, soap dispensers, and towel dispensers in the bathroom
- Conduct a drainage analysis

---

**Walnut Park**

- Utilize the Bergen County Open Space Grant to replace the existing playground with a new ADA accessible playground
- Utilize the Bergen County Open Space Grant to install concrete bleachers.
- Install a new bathroom facility
- Provide automated sinks, soap dispensers, and towel dispensers in the bathroom
- Install picnic areas
- Install a small sided soccer court
- Install a grass area for programs designed for children aged three (3) to five (5)
- Install a clay baseball/softball infield area

---

**Tenaflly Little League**

- Coordinate efforts with Tenaflly Little League, Board of Education, Recreation Department
- Replace the clubhouse and snack bar
- Replace the dugouts
- Upgrade the existing lighting to Musco lighting
- Ensure bleachers are up-to-code
- Investigate drainage issues

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**Additional Action Plan Items**

- Continue installation of ADA accessible playgrounds
- Convert Block 1302 Lot 2 into an open space/recreation area
- Monitor properties on Table 2 and Table 3 for additional open space, park expansions, and/or mini parks
- Develop bicycle and walking paths to link Lost Brook Preserve to Henry Hudson Drive and Old US Route 9W
- Provide automated sinks, soap dispensers, and towel dispensers in all bathroom facilities
- Provide water fountains in Borough parks.
- Maintain a program of tracking properties for sale that may be appropriate for open space acquisition
- Consider acquiring properties adjacent to existing parks and school facilities to allow for the expansion of recreational facilities

## Section 7: Relationship to Other Plans

Local planning cannot and should not be conducted with a vacuum. On the contrary, the choices made by one community may have important and far-reaching influences that may affect neighboring communities, municipalities, the greater region, and even the state as a whole. Furthermore, as economic, infrastructural, land use, public health, and transportation trends continue to evolve and become more complex, so too has the importance of examining and addressing these issues on a larger, regional scale.

Accordingly, the following section explores the relationship between the Borough's 2023 OSRP with New Jersey's and Bergen County's broader open space and recreation goals. In addition, it also examines how the 2023 OSRP relates to the Borough's neighboring municipalities. Ultimately, the Borough's 2023 OSRP is consistent to these statewide, county-wide, and localized planning documents. This consistency will help to ensure that Tenafly's open space and recreation efforts are complementary to other such efforts throughout the region.

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### 7.1: The State Development and Redevelopment Plan

Recognizing that the state must plan for its future in order to preserve and maintain its social, cultural, economic and natural assets, the New Jersey Legislature adopted the State Planning Act (NJSA 52:18A-196 et seq) in order to better:

---

*"...conserve [the State's] natural resources, revitalize its Urban Centers, protect the quality of its environment, and provide needed housing and adequate public services at a reasonable cost while promoting beneficial economic growth, development and renewal..."*

---

In an effort to realize these goals, New Jersey adopted the State Development and Redevelopment Plan (SDRP) in 1992 with the aim of providing a blueprint for future development and redevelopment on an integrated and coordinated statewide basis. Ultimately, the main objective of the SDRP is two-fold:

- ❖ To guide future development, redevelopment and economic growth in areas that already contain (or are anticipated to contain) the public services, facilities and infrastructure necessary for such growth, and;
- ❖ To discourage development where it may impair, encroach or destroy the State's natural features and environmental assets.

The SDRP seeks to curb development in rural areas and other relatively undeveloped areas of the State and encourage growth within New Jersey's predeveloped corridors, including along transportation corridors, older cities, suburbs with adequate infrastructure, and concentrated rural centers. While it does not take power away from planning and zoning at the municipal level, the SDRP is used as a general guide for a variety of decisions made from the state addressing local matters.

To better guide future growth throughout the state into compact, ecologically designed forms of development and redevelopment as well as to protect the environment of New Jersey, the SDRP establishes eight (8) principal goals.

Goal 7 of the SDRP is to "Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value." To help better realize this goal, the SDRP establishes the following strategy:

---

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

---

Under this goal, the SDRP provides additional insights into greenways, trails, and walkways, as well as scenic, open space and recreation resources. In regard to greenways, trails, and walkways, the SDRP notes the importance of cooperation of all levels of government, as well as public and private landowners, in establishing comprehensive regional linkages. Likewise, the SDRP also recognizes the variety of entities owning and maintaining the state's scenic, open space and recreation resources, including municipal governments, nonprofit agencies, counties, and the State.

In addition to the above, the SDRP also establishes statewide policies that are designed to improve both the planning and coordination of public policy among all levels of government. These policies provide guidance for municipal, county, regional and state planning initiatives. One such statewide policy is "Open Lands and Natural System."

Specifically, this policy seeks to:

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

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The goals and policies of the Borough's 2023 OSRP are consistent with the goals and policies established by the SDRP, particularly in regard to providing adequate public access to a variety of recreational opportunities.

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## **7.2: Draft Bergen County Parks Master Plan**

The Bergen County Parks Department adopted a new master plan for the Bergen County Park system on November 27, 2019. The overarching goal of the Department is to identify the characteristics of the county's recreation and open space system, accommodate the needs of current residents, and respond to the projected future growth of Bergen County.

Thus far, the Bergen County Parks Master Plan identifies nine (9) goals:

- ❖ Preserve and Balance Our Open Space
- ❖ Improve Access and Connectivity
- ❖ Steward Our Environmental Resources
- ❖ Provide Diverse Golf and Recreation
- ❖ Improve Amenities and Infrastructure
- ❖ Program Park Spaces and Events
- ❖ Increase Public Access to Information
- ❖ Operate and Maintain Sustainable Parks
- ❖ Develop a Sustainable Business Model

These goals are largely consistent with those of the Borough.

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### 7.3: Surrounding Municipalities

The Borough of Tenafly has five (5) surrounding municipalities, which are identified below. The open space plans and goals of these neighboring communities is discussed throughout the remainder of this section.

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*Click on the name of one of the municipalities below to jump to that section.*

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[Borough of Alpine](#)  
[Borough of Bergenfield](#)

[Borough of Cresskill](#)  
[City of Englewood](#)

[Borough of Englewood Cliffs](#)

#### BOROUGH OF ALPINE

The Borough of Alpine's last Master Plan was adopted in 2002. The Alpine Master Plan identifies the following goal and associated policy statement in regard to open space:

Goal 5: *To encourage the design of open space features to abut the open space elements of adjacent properties.*

Policy Statement: *The Borough of Alpine recognizes that one of the significant attributes of the area is its semi-rural, wooded open space character. This can be best reinforced by linkage of open space features throughout the community. Consequently, it is the policy of the borough to seek the placement of open space features so they abut open space features on adjoining properties, thereby establishing a series of greenbelts throughout the community.*

In addition to the above, the Borough of Alpine adopted a separate Open Space and Recreation Plan in 2006. That plan identified seven (7) additional open space and recreation goals:

- ❖ To maintain and enhance the existing public open spaces that preserve and contribute to the character of the community.
- ❖ To protect and support the residential character of the community.
- ❖ To encourage the preservation of the large tracts of open space land.
- ❖ To support conservation efforts that preserve environmentally sensitive land, maintain natural features and open space, and protect residential neighborhoods.
- ❖ To provide adequate active and passive recreation areas.
- ❖ To preserve and protect historic and scenic sites.
- ❖ To encourage the design of open space features to abut the open space elements of adjacent properties.

Overall, the open space and recreation goals and policies of Alpine are closely related to those of the Borough of Tenafly.

### BOROUGH OF BERGENFIELD

The Borough of Bergenfield's last Master Plan was adopted in 2005. One of the overarching goals of that plan was to maintain and upgrade community facilities through modern, efficient, and strategically located facilities. Specifically, the plan identified nine (9) distinct goals in regard to community facilities:

- ❖ Provide community facilities that address the changing demographic characteristics of the Borough.
- ❖ Continue to offer an array of recreational and cultural programs and opportunities for all segments of the Borough.
- ❖ Coordinate construction of improvements with the Borough's Capital Improvement Program so that the community facilities are available when needed.
- ❖ Utilize school facilities in an efficient manner as both education and recreational resources.
- ❖ Preserve and enhance park and recreation facilities in the Borough to meet the needs and demands of residents.
- ❖ To safeguard the heritage of the Borough by the establishment of an historic zone in order to conserve and preserve resources that reflect the elements of its cultural, social, economic, architectural, historic and archeological heritage
- ❖ To foster civic pride in the beauty and accomplishments of the past and appreciation of the Borough's historic resources for the education, pleasure, and welfare of the Borough's citizens.
- ❖ To further the public's knowledge in the history and development of the Borough as well as apperception of the Borough's historic sites.
- ❖ To encourage beautification and private investment in the Borough.

These goals are largely consistent with those established by Tenafly in regard to open space and recreation.

### BOROUGH OF CRESSKILL

The Borough of Cresskill's most recent Master Plan was adopted in 2004. This plan establishes general objectives for the Borough, several of which pertain to open space and recreation:

- ❖ Preserve environmentally sensitive lands, including stream corridors, woodlands, steeply sloping lands, vegetative flood plains, wetlands, surface waters, and other remaining open spaces.
- ❖ Provide adequate space and facilities for active recreation, education and public services, including converting previous land uses for these purposes.
- ❖ Provide the best possible recreational, educational and cultural facilities, including sufficient library space.

Specifically, in regard to open space, the Cresskill Master Plan notes that the amount of privately owned undeveloped land has decreased significantly since the Borough's 1998

Master Plan to approximately ten (10) remaining acres. Meanwhile, the plan notes that municipally owned open space has only increased slightly. As such, the Cresskill Master Plan emphasizes the importance of aggressively pursuing the community's remaining undeveloped lots for open space purposes.

CITY OF ENGLEWOOD

The City of Englewood adopted its most recent Master Plan in 2014. One of the guiding principles of the plan is providing its residents with proximity to parks and open spaces. Specifically, the City of Englewood Master Plan notes that:

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*Parks and open spaces are very important to Englewood residents. Whether used by local athletic leagues, as a place to gather with friends and neighbors, or as a space to connect with nature, every resident of Englewood should be within a reasonable distance to parks or open spaces. The City should find ways to increase the acreage of publicly accessible parkland, especially sections of town without much open space. The City should also ensure that park property and facilities are well-maintained.*

---

In addition, the City of Englewood Master Plan contains a separate chapter devoted to open space and recreation. It establishes six (6) objectives relating to parks, recreation, and open space:

- ❖ Increase utilization of parks and open spaces;
- ❖ Connect parks and open spaces;
- ❖ Parks and facilities are maintained and accessible;
- ❖ Promote active lifestyles;
- ❖ Use existing community resources efficiently;
- ❖ Barrier free accessibility.

These principles and objects are largely consistent with those of the Borough of Tenafly.

BOROUGH OF ENGLEWOOD CLIFFS

The Borough of Englewood Cliffs adopted its last Master Plan in 2001. That plan includes a recreation and open space element, which offers three (3) main recommendations:

- ❖ The continuation of all existing recreational facilities in the Borough.
- ❖ The designation of Block 808 Lot 6 as a park;
- ❖ To not acquire the 6.01 acre tract of land located at the intersection of Sage Road and Sylvan Avenue due to the site's environmental constraints.

Overall, these recommendations are not inconsistent with those offered by Tenafly.



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## Huyler Park

Source: Burgis Associates, Inc.

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## Section 8: Public Participation

Public participation is an essential ingredient for any master planning document. Not only does public participation encourage the open exchange of ideas and help ensure that a plan is tailored to the local needs of the community, but it also serves to increase public trust, credibility, and accountability. Ultimately, public participation helps ensure the effectiveness and enthusiasm of local planning.

In consideration of such, the New Jersey Department of Environmental Protection's (NJDEP's) Green Acres program provides guidelines to assist local governments in the preparation of their OSRPs. These guidelines establish ten (10) items which are required to be addressed in an OSRP in order for a municipality to participate in the Green Acres Planning Incentive (PI) funding category. One such requirement is public participation. Specifically, Green Acres notes that:

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*"The OSRP is to include a discussion of the public participation process that was used to gather citizen input and to assess community open space and recreation needs."*

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In order to better determine the Borough's present and future needs, this 2023 OSRP was prepared through a collaborative effort with various community entities, including the Borough's staff and experts, the Recreation Department, representatives from the Borough's schools, the Historic Preservation Commission, the Environmental Commission, and the Borough Planning Board. An online survey was also conducted to solicit feedback from the community.

A series of workshops with the Borough's master plan sub-committee were held to develop the text of this plan. Reviews of the draft were held on February 24, 2021 and July 13, 2022 to gather additional input. Finally, a public hearing was held on January 11, 2023 with the Planning Board in which the OSRP was adopted.