

**OPEN SPACE AND RECREATION PLAN  
for participation in the  
GREEN TRUST PLANNING INCENTIVE**

**New Jersey Department of Environmental Protection  
Green Acres Program**

**BOROUGH OF FAIR LAWN  
BERGEN COUNTY, NEW JERSEY**

**Prepared For**

**The Mayor and Council of Fair Lawn**

**By**

**Hakim Associates  
Landscape Architecture, Professional Planning, & Natural Resource Consultants  
68 Dean Street, Harrington Park, New Jersey 07640  
201-767-4289 (t); 201-767-0276 (f)**

**April 11, 2006**

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**May 1, 2006**

**ADOPTED May 1, 2006 (Resolution memorialized May 1, 2006 )**

Approved by the Fair Lawn Planning Board and certified as consistent with the Conservation and Recreation Elements of the Municipal Master Plan on this date: May 1, 2006

The original document was appropriately signed and sealed on May 10, 2006 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.



Michael G. Hakim, PP, CLA, ASLA  
Professional Planner #LI 05142

**BOROUGH OF FAIR LAWN  
Bergen County  
New Jersey**

**2006 BOROUGH  
OPEN SPACE COMMITTEE**

**Deputy Mayor Weinstein  
Councilmember Trawinski  
Acting Township Manager Thomas Metzler  
Recreation Director George Frey**

**Heather Blecher  
Wendy Dabney  
Ira Frankel  
Theodore King  
Felice Koplik  
Peter Kortright  
Maureen Moriarty  
Scott Osback  
Sharon Rendfrey  
Paul Shansky  
William Soukas  
Jack Susser**

# OPEN SPACE AND RECREATION PLAN

## for participation in the GREEN TRUST PLANNING INCENTIVE

### BOROUGH OF FAIR LAWN BERGEN COUNTY, NEW JERSEY

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## **Chapter #1. INTRODUCTION AND BACKGROUND**

### **Introduction**

The Borough of Fair Lawn is located in Bergen County, New Jersey (see Figure 1), in the state's northeastern corner. Within Bergen County, Fair Lawn is centrally located and along its western extremity (see Figure 2). From the Borough of Fair Lawn's standpoint, as well as that of many nearby communities, the Planning Incentive Grant Program is vitally important. For us, it represents the most important and significant revision to the manner with which the N.J. Green Acres program operates since the inception of Green Acres. First and foremost, if our application is approved, we would be able to partially fund the purchase of any of the properties included within our approved Plan from the same funding source, without the need to return to the Green Acres Administration on a site-by-site basis. The latter had been the traditional method of seeking State open space acquisition funding. One other significant benefit of this approach is that it would provide Fair Lawn with the ability to legitimately and fairly negotiate with our several potential land sellers. Previously, these land sellers always knew that if a purchase price could not be agreed upon, the municipality more than likely would have to decline the state funding, which most were not inclined to do. Consequently, sales prices tended to be too high. With this program, our municipality can walk away from the negotiating table, secure in the knowledge that the money will still be available to negotiate on another parcel in our inventory with another land owner, thereby creating desirable near free-market competition. This should have the effect of "leveling the playing field", and should result in more efficient expenditures of public open space funds.

### **Background**

In recent years, Fair Lawn has taken several steps, prepared documents, enacted relevant ordinances, and expended local funds, all of which demonstrates its resolve to direct land use within the Borough in a manner that is consistent with the objectives of this Planning Incentive Grants Program. These actions substantiate the current direction of Borough policies towards open space preservation, recreation provision, and environmental awareness. Many of these are enumerated below. It is the Borough's hope that both their clear commitment as demonstrated below, and their status of never having received Green Acres acquisition funding in the past, will place them in a favorably competitive position with other candidate communities. For example:

- Fair Lawn's municipal Master Plan efforts since 1992 have recommended preserving open space and protecting natural resources within the Borough. At least one of those Master Plan iterations also promoted the establishment of a greenway along the Passaic River for a recreation amenity in the form of a linear green belt along the western edge of the Borough, similar to the County Park along the Saddle River at the eastern edge of the Borough (see Chapter #11 Planning Consistency);
- Fair Lawn participated in the most recent NJSDRP Cross Acceptance process by having a Borough representative serve in the capacity of negotiator with the Bergen County Department of Planning and Economic Development. This participation helped the Borough establish its own land use vision with the State, and should position it favorably for State awarded grants;



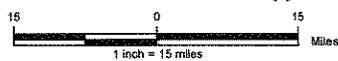
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In Association With

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 Planning and Development Consultants  
 2 Executive Blvd., Suite 401, Suffern, NY 10901

Source:  
 Bergen County Geographic Information Systems  
 New Jersey Department of Environmental Protection

Map Prepared April 2006 by ST&A



**Figure 1 - Location Map**

**Open Space & Recreation Plan**  
**Borough of Fair Lawn, NJ**

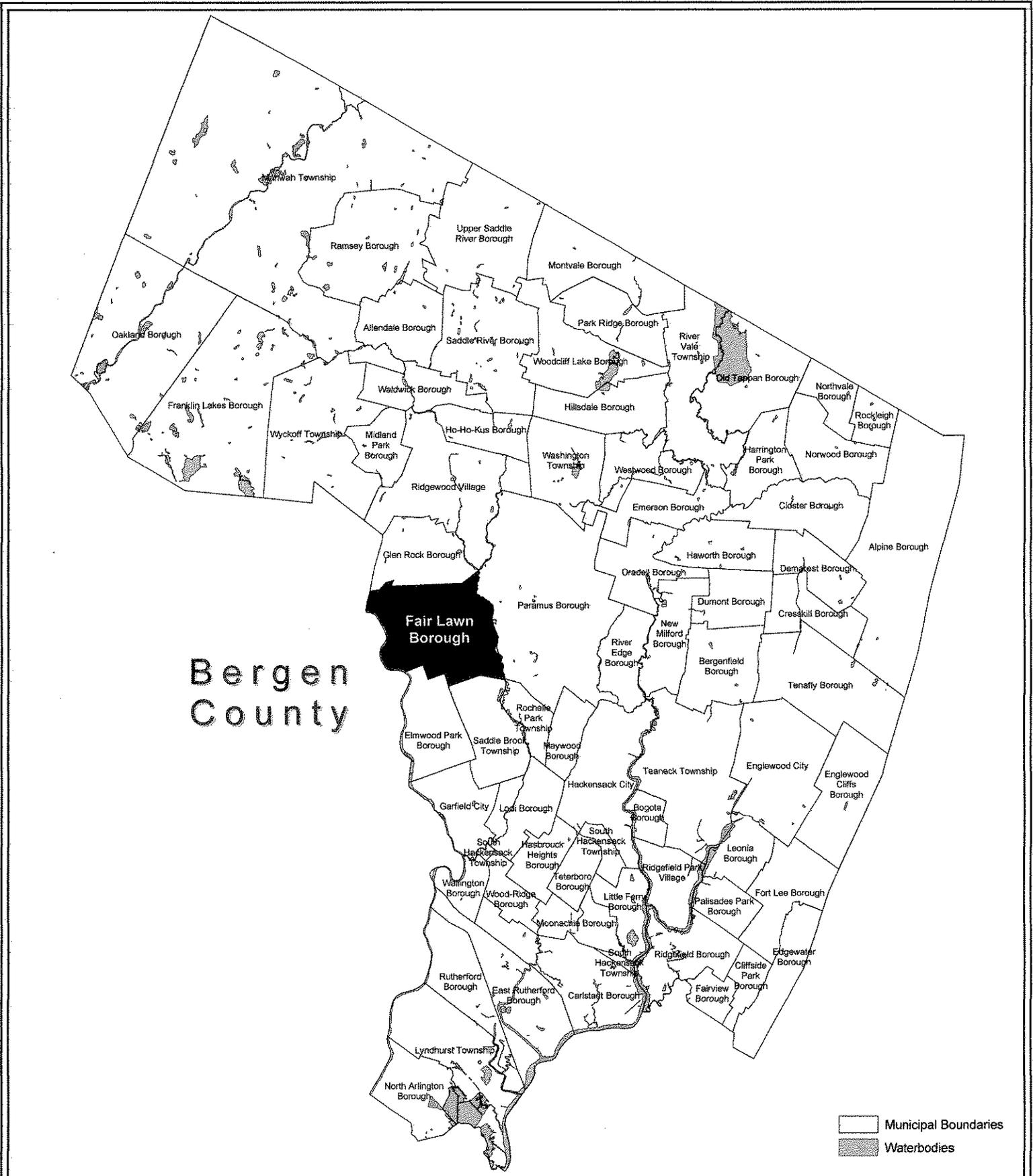


Figure 2 - Vicinity Map

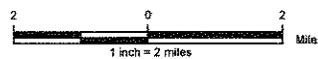
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 New Jersey Department of Environmental Protection

Map Prepared April 2006 by ST&A



Open Space & Recreation Plan

Borough of Fair Lawn, NJ

- Fair Lawn was ahead of the curve when they established their Environmental Commission in 1982, and charged it with the protection, development and use of natural resources located within the Borough. The FLEC belongs to the Association of New Jersey Environmental Commissions (ANJEC);
- In 1971 the Borough improved Berdan Grove;
- In 1975 the Borough improved Columbia Terrace Park;
- In 1982 the Borough was one of the first N.J. municipalities to enact a tree and shrub preservation ordinance;
- The Borough adopted an ordinance that requires environmental impact statements and/or environmental assessment reports for land use alteration applications, depending upon their type and size;
- In 1998 Fair Lawn expanded their Tree preservation ordinance to include trees on private property;
- In the elections of November 2005, the voters of Fair Lawn imposed an Open Space Preservation tax upon themselves, for the purpose of acquiring some of the remaining undeveloped lands within the Borough. This open space self-tax initiative passed with an affirmative vote of 60%. This Borough began to collect the tax in January 2006. It will be collected at the rate of one half cent per \$100 of assessed value per year, and is a permanent tax without an expiration date. This tax is expected to generate approximately \$114,900 this year for open space acquisition. With a revaluation on the horizon, this amount should rise in the next year or two;
- In the face of potentially losing an important open space within the historic and world-renowned Radburn planned development that is used by the public, an ad-hoc committee was formed to try and protect it. Known locally as the Concerned Citizens for Radburn's Future (CCRF), they are working diligently towards preserving this important open space. In 1975, Radburn was listed on the National Register of Historic Places, and in 2005 Radburn became a National Landmark. The committee has now turned its efforts towards the remainder of the Borough, and CCRF now stands for Concerned Citizens for Reclaiming Fair Lawn;
- In 2005 the Borough Council committed to their efforts by officially establishing and appointing the Borough of Fair Lawn Open Space Committee, charged with the responsibility of advising the Borough as to how this money should be spent;
- The Borough's Environmental Commission (FLEC) has been extremely active, and has spearheaded such projects as water quality monitoring, river and brook assessment team, FLEC educational web page and posting FLEC minutes and information on the town web page, town wide cleanups and Passaic Valley Sewer Commission River Cleanups, Adopt-a-Park program, Arbor Day tree planting, application for Tree City USA status, Earth Week celebrations, participation in ANJEC and their training sessions, participation on the Open Space Committee, Community Forestry Management planning, Vision Statement adoption, Wagaraw Gateway Greenway planning, Lyncrest Wildlife Center revitalization, Litter Marshals Program, and pedestrian and bike accessibility and safety programs among others;
- In 1998 the Borough established the Fair Lawn Borough Garden Committee (FLBGC), charged with the responsibilities for planting and maintaining public spaces within the Borough. They have worked diligently and managed to take care of dozens of important public spaces using a xeriscape and native fodder plant philosophy;
- The Borough also established a volunteer Recreation Facilities Committee, charged with the dual responsibilities of overseeing all of the Borough's recreation facilities, and evaluating the changing needs of the Borough. This committee initiated Fair Lawn's "Adopt-A-Park" program in which various school, civic and private clubs have taken a "specific" interest in a

particular park in town and had its nametag tied to it. This group then sponsors clean-up days, grooming of facilities, etc. to show its ownership of a facility;

- Solid waste management in Fair Lawn has been progressive in striving to educate residents as to the benefits of environmental awareness and stewardship, being and encouraging environmental sensitivity, and promoting voluntary compliance with their programs on the part of the resident community. They have regularly recycled an average of 55% of the Borough's solid waste, and installed storm drain markers, both begun prior to State mandated recycling. They also regularly sponsor litter cleanup days, and school assembly programs on the environment. They created an award winning Litter Marshal program, disseminated information on non point source pollution and backyard composting, and publicized the county run household hazardous waste collection programs; and
- Through these "growing greener" efforts of the Borough, Fair Lawn was also able to satisfy its affordable housing obligation and receive substantive certification from COAH.

Furthermore, a review of the environmental conditions, natural features and historic significance of a few of Fair Lawn's candidate sites reveals several significant elements which should have profound effects on the potential for development of many of the remaining and available properties within the Borough. The natural elements include steep slopes, mature native forest vegetation, freshwater wetlands, flood plains, environmentally sensitive soils with shallow depths to seasonally high water tables, and close proximity to surface waters. The man-made elements include historic resources. Because of all of these factors, it is imperative that Fair Lawn makes every attempt to preserve these few remaining sites. And with a growing population that ranks among the largest in Bergen County, even if they are successful with all of the sites encumbered as described above, the Borough will still not be able to satisfy the entirety of their need. Therefore, several other sites have been included in the targeted sites inventory for conversion to open space and/or recreation whose acquisition, while not preserving the resources as described above, would serve to offset some of the Borough's deficit in strategic locations.

Relatively early among Bergen County municipalities, Fair Lawn achieved its COAH Substantive Certification using contemporary means to satisfy the real housing needs of its residents, thereby avoiding the land-consumptive conventional set-aside methodology. This approach saved the Borough from being overwhelmed with excessive and intensive redevelopment of its underutilized sites. If this grant is approved to assist Fair Lawn in acquiring these few strategic sites, Fair Lawn will indirectly become able to then continue to improve its recreation facilities by focusing future expenditures towards improvements within its existing parks, rather than utilizing all of its limited resources on the acquisition of expensive properties.

In addition, we believe a brief history of Fair Lawn's grassroots efforts towards these ends is quite revealing of the Borough's resolve to take matters into their own hands to achieve their objectives. The efforts of the ad hoc citizen's organization mobilized a town-wide effort to preserve open space:

In March 2004 the Radburn Association Board of Trustees informed the residents of Radburn (an historic planned community within Fair Lawn) that one of their privately owned parklands was under contract to be sold to a developer. Historically, the five-acre Daly Field had been a baseball field shared by both Radburn and other Fair Lawn Borough residents. This came as a surprise to Radburn residents who expected its recreation use would continue. This single event, the loss of parkland without any citizen knowledge or participation, awakened the community to take action. A grassroots organization known as Concerned Citizens for Radburn's Future (CCRF) was formed to "Save Daly Field". CCRF's first members were Radburn residents but quickly grew to include other

Fair Lawn residents, since saving Daly Field became not just a Radburn issue but a Borough-wide issue as well. A newsletter and a website ([www.savedalyfield.org](http://www.savedalyfield.org)) was created. CCRF members collected 2200 signatures in 2004 and petitioned the Borough council not to rezone Daly Field for the proposed townhouse development. Residents of all ages came out in large numbers to the Council and Planning Board meetings pleading to keep Daly Field green. Many of Fair Lawn's senior citizens whose children had played ball on Daly Field asked not to have those memories replaced by development.

In September of 2004 the council voted not to rezone Daly Field, and a lawsuit has ensued. Its R-1-1 single-family zoning (4 units per acre) would remain. A CCRF representative participated in a Green Acres Workshop in September 2004, and the council agreed to put a local open space tax referendum on the ballot in 2004. With so little time to educate the general public on the issue, the referendum failed. CCRF pledged that 2005 would be a year of public education in support of the local open space tax referendum. CCRF's membership was growing and its vision was expanded to preserve other properties in town threatened by development.

The first town-wide meeting sponsored by CCRF entitled "Is Open Space in Fair Lawn Worth Preserving," turned out 100 people on the eve of a snowstorm in February. Council and Planning Board members attended the event and only two residents spoke in favor of development. An invited representative of the Trust for Public Land was a guest speaker and informed residents of funding resources they could pursue to preserve open space. Fair Lawn residents were passionate about their desire to preserve open space.

The second CCRF town-wide meeting in June 2005 focused on residents' vision for passive and active recreation on the Daly Field and adjacent Hayward tract. The Parks and Recreation Director from a neighboring town was a guest speaker and related a story of how that town purchased a 10-acre parcel with the assistance of the Trust for Public Land. He urged Fair Lawn to pursue its unique opportunity to link 11 centrally located acres (Daly Field, Hayward tract and Archery Plaza) into consolidated parkland.

The third and final town-wide meeting included Steve Jandoli from Green Acres, private activists and the mayors of two nearby towns, all advocates for preserving open space. This turned out to be a most educational meeting. All of these town-wide meetings were taped and aired on Fair Lawn's TV Channel 77. The last meeting was repeatedly aired throughout the month of October and November leading up to the election.

In addition to these town meetings, CCRF had booths at town fairs in June and September displaying their vision for open space. Over the summer of 2005, CCRF members collected 2400 signatures to put the local open space tax referendum on the ballot in November 2005. This petitioning also served as an opportunity for public education. CCRF volunteers paid for advertisement for the open space trust fund in the local newspaper. The town council and the candidates running for council all endorsed the referendum. Fair Lawn has 23 voting districts and CCRF's district leaders throughout town delivered flyers door to door before the election that explained the local open space tax referendum. Fair Lawn has over 31,000 residents, and this proved to be a large undertaking. But in November of 2005 Fair Lawn residents made an extraordinary statement. During this year in which high taxes were the number one issue in town—one that dominated the election campaign in the fall, the citizens dug deep into their pockets to voluntarily increase their taxes further in order to preserve Fair Lawn's dwindling open space by passing the referendum. The conclusion:

*Fair Lawn is a worthy municipality*

## Chapter #2. EXECUTIVE SUMMARY

Over the course of the past two decades, the Borough of Fair Lawn has become increasingly aware and proactive in its quest to achieve two significant goals: (a) to preserve the remaining dwindling open spaces within its municipal boundaries; and (b) to provide recreational resources of the highest order given reasonable fiscal constraints. Both elected and appointed resident volunteers share these two goals and have reached accord on these important issues.

Through public processes that included the Mayor and Council, Planning Board, Environmental Commission, Recreation Facilities Committee, Concerned Citizens for Reclaiming Fair Lawn, and the Open Space Advisory Committee, needs evaluations were formulated. These processes represent the origin of this OSRP. The resulting open space and recreation needs have been included in the last several versions of the Municipal Master Plan. Those same needs have been expressed in this document which focuses on these two aspects of land use alone. This document itself was the subject of public processes, having undergone meetings and sessions involving visioning, brainstorming, site visitations, refining and critiquing, and finally ending in a public hearing leading to its adoption by the Planning Board as an official planning document of the Borough of Fair Lawn.

The findings of this study recognize Fair Lawn's unfortunate status as one of the most densely populated municipalities within Bergen County. They also recognize Fair Lawn's unenviable land use position of being nearly fully developed, with redevelopment being the only appropriate operative term in this Borough. The findings ultimately recognize that the status quo will not be sufficient for current and future needs, and strive to seize the opportunities that currently exist before they are no longer available, due to ever increasing redevelopment pressure. Therein lies the purpose of this document. The most significant of these findings include the following:

- As a result of Fair Lawn's successful effort to comply with the affordable housing mandates of COAH, the Borough has exhausted its supply of available land *and* increased its population, two factors that cumulatively serve to exacerbate an already overstressed open space and recreation system;
- Each of Fair Lawn's existing recreation facilities is used to near maximum capacity at the present time. It is concluded, therefore, that Fair Lawn is underserved by its open space and recreation resources;
- Fair Lawn's population is aging and growing once again;
- Existing Borough recreation facilities are aging and many are in need of upgrade, and in some cases do not reflect contemporary recreational pursuits;
- The Borough must act in the short term for its long-term benefits. Private properties with active or passive recreation and/or open space potential must be pursued for acquisition on an expedited basis, within the next five years if possible; and
- The Borough must continue its upgrade of its current recreation inventory, including exploring new and innovative means of increasing the efficiency of current resources by increasing their availability through creative physical and programmatic improvements.

This Executive Summary will be attached to the System Map and made available to the resident public of Fair Lawn. In addition, in keeping with NJDEP's GIS request, should Fair Lawn be fortunate enough to be selected as a recipient of a Green Acres Planning Incentive Grant, upon DEP / Green Acre's request, the Borough will comply and provide the requisite mapping. This would be provided in GIS on a digitally compatible system with that of DEP.

### Chapter #3. GOALS AND POLICIES

The Borough of Fair Lawn has opted for a *Citizen Advisory Committee* approach to preparing this OSRP. It was initiated by the CCRF and is being headed by the governing body's Deputy Mayor (Mr. Steven Weinstein) with assistance from the Borough Clerk, and is receiving active participation from the Planning Board, the Environmental Commission, the Recreation Commission, the Historic Preservation Commission, and the Open Space Advisory Committee. Through the consistent actions and common objectives of each of these participants, Fair Lawn strives on an on-going basis to make open space preservation and recreation provision among the highest priorities within the community. They have accomplished this through cooperative and inclusionary methods. Both in the preparation of this Open Space and Recreation Plan and the recent Radburn Land Use/Open Space Study, broad-based input and support has been insured by reaching out to all interested groups and individuals, and by conducting public information and visioning sessions. Ideas have been brainstormed and shared, wish lists gathered, and consensus achieved. Copies of several of the tools used to stimulate the public participation process, including the public notice, preliminary maps, preliminary list of sites, and the vision statement, are included at the end of this chapter. To further promote public participation, the Borough filmed the first public information session for broadcast on local access television. In addition, minutes of meetings are being posted, and progress is being reported on the municipal website. Importantly, Fair Lawn has never hesitated to adjust its course after conducting public hearings; and the consensus referenced above was reached at the public hearing that concluded this process. The result of these methodologies has been the unified objectives that are expressed in this Plan.

The actions of Fair Lawn in this regard have:

- helped the Borough discover the beneficial *public purposes* being realized by meeting the growing needs of an increasing population that is already one of the densest and sizeable in all of Bergen County, by protecting the quality of life residents have come to enjoy, by attempting to reclaim some of the quality of life that has been lost over the years by not having pursued these goals, by preserving Fair Lawn's sense of place as espoused in the NJ State Development and Redevelopment Plan, and by acknowledging and pursuing the public benefits (including quality of life and economic) of *not* pursuing further economic development;
- enlightened Borough residents as to the *obligation* they have to protect their public and private open spaces, and to reclaim others. Fair Lawn has recognized that the County greenway along the Saddle River in Fair Lawn is one of the Borough's greatest assets, and when the other largest open space and recreation parcels are combined with Board of Education properties, they may be able to form other desirable greenways within the Borough. Moreover, the Saddle River greenway links to similar neighboring open space corridors, to the south within Saddle Brook and to the north within Paramus and Glen Rock. Borough residents have also come to appreciate the growing need to provide additional recreation resources, and to make more efficient use of the opportunities that are currently available. New recreational needs have arisen, traditional needs have become less available due to overuse, and because of the locations of existing resources the distribution of these resources has not always been equitable;
- acknowledged a deep-seated sense of *responsibility* to insure adequate recreation and open space provisions by those in a position to influence such decisions, to the extent that the Borough has opted to tax itself, invest other Borough moneys, raise money to pay for new public recreation facilities, and seek additional sources of funding, all in a concerted effort to accomplish these goals; and

- instilled a similar level of *stewardship* of these resources by the community as a whole through the efforts of the Borough's Environmental Commission.

***Philosophies adopted by Fair Lawn***

Fair Lawn has adopted the following positions in its quest to improve and expand open space and recreation opportunities. These positions have been repeated in the last few generations of the municipal master plan's Goals and Objectives, in its Conservation Plan Element, and in its Recreation, Park and Open Space Plan Element. Therefore, there is consistency between this Open Space and Recreation Plan and Fair Lawn's other Master Plan Elements:

- A review of the environmental conditions and natural features of Fair Lawn reveals the presence of natural resources that should have profound effects on the potential for development of the few remaining and available undeveloped open spaces within the Borough. These elements include the FEMA mapped one hundred year flood plains and associated flood hazard areas, the documented presence in some locations and likely presence in others of NJDEP regulated freshwater wetlands, open waters of arterial waterways, and the mature uplands forests, that characterize Fair Lawn's two primary river corridors. Fair Lawn is fortunate to have the Passaic River form its western boundary and the Saddle River form its eastern boundary. Both of these river corridors are replete with the above resources. Recent Master Plans have recommended preserving these resources in a similar manner as Fair Lawn previously did with smaller streams in the Borough, and to strive to establish greenways along the two rivers. The scarcity and dwindling amount of publicly accessible open space is also of concern.
- Collectively, the quantity and quality of natural resources within Fair Lawn are being stressed and challenged, and steps for their protection, preservation and enhancement are warranted. Natural resources play an important role in defining the character of a community, and an overly stressed natural environment can be indicative of a lower quality of life within the community. For these reasons, among others, Fair Lawn prepared a community-wide environmental resource inventory, and is seriously considering updating it. The Borough has adopted a policy to identify environmentally sensitive areas, and to encourage their preservation through conservation easements.
- The quantity of permanently preserved open space and recreation lands is a concern to the community, and it is their position to adequately provide and maintain a network of these resources for their citizens. The Borough also espouses regular maintenance and improvement of their existing recreation facilities. Additionally, the Borough's policy is to require future high-density developments to provide usable open space and recreation area for its residents.

Most recently, the Borough appointed Open Space Committee published the following Vision Statement:

"2-27-06

Open Space Committee - Vision Statement

The Open Space Committee was established by the Council after the passage of the Open Space Tax in December of 2005. It is comprised of elected officials, borough employees and volunteer residents chosen to represent the people of Fair Lawn in determining the future of open space in our community.

Specifically, our vision is to:

- Facilitate an appropriate balance between open space and the built environment
- Preserve existing open space
- Increase or reclaim open space as opportunities arise
- Protect and enhance environmental and historical sites that are unique to Fair Lawn

We pledge to:

- Gather information from both government and private sources on open space issues
- Seek community input regarding their open space and recreation priorities
- Educate the community on all aspects of open space acquisition
- Maintain this dialog throughout the process

Our focus is to:

- Evaluate the effects of changing demographics on Fair Lawn's recreation needs
- Provide pedestrian accessible parks in all residential neighborhoods
- Create respite areas in all commercial districts to invite shoppers by softening the built environment
- Prevent destruction of environmentally sensitive open space
- Protect those historic sites and buildings which provide Fair Lawn it's unique sense of place
- Increase Fair Lawn's open space toward the recommended amount, based on present and future density statistics
- Promote passive and active recreation opportunities for all Fair Lawn residents
- Identify environmentally sensitive areas to address long-term issues of air quality, watershed management, and the preservation of native flora and fauna.”

*Tools of our Public Process*

*Newspaper Notice:*

***BOROUGH OF FAIR LAWN***

Please take notice that on February 27, 2006, 7:30 p.m. at the Senior Center, a public hearing will be held to obtain input on Open Space and Recreation in the Borough of Fair Lawn.

Joanne M. Kwasniewski, RMC, CMC, MMC, Municipal Clerk

*Handout at Public Input Session:*

**OPEN SPACE AND RECREATION  
PUBLIC FORUM AGENDA**

**FEBRUARY 27, 2005  
7:30 -9:00 p.m.**

- 1. OPENING REMARKS - Steve Weinstein, Introduction of Committee Members**
- 2. OPEN SPACE GRANT PROCESS - Peter Kortright**
- 3. VISION STATEMENT - Felice Koplik**
- 4. OPEN SPACE GRANT PROGRAM - Michael Hakim**
- 5. HISTORY RE-CAP OF FAIR LAWN'S OPEN SPACE INITIATIVE -  
Maureen Moriarity**
- 6. ENVIRONMENTAL ISSUES – Wendy Dabney**
- 7. RECREATION - PASSIVE AND ACTIVE ISSUES - George Frey**
- 8. DISCUSSION OF PRELIMINARY OPEN SPACE ACQUISITION LIST**
- 9. PUBLIC COMMENT ON OPEN SPACE SELECTIONS AND ADDITIONS**
- 10. CLOSING REMARKS**

**Chapter #4. INVENTORY**

The following chart itemizes all of the publicly owned open space and recreation resources that are located within the Borough of Fair Lawn. These properties are consistent with the information contained within the municipal Master Plan, its Updates and Periodic Reexamination. Since Borough residents often make use of public school fields when they are not in use by the schools, we have included them for accuracy in reporting at least periodically available resources.

**Existing Publicly-Owned Open Space and Recreation Resources**  
(see Figure 3)

<b>BLOCK/ LOT</b>	<b>SIZE (AC)</b>	<b>TYPE (and Name if appropriate)</b>	<b>LOCATION (see System Map-Recr. &amp; O.S. Inventory)</b>	<b>LEVEL OF PROTECTION</b>	<b>FORM OF OWNERSHIP</b>
1110/4 & 5; 2220/10	7.21	Brookdale Park. Active (1 basketball court & 2 ballfields, 2 playgrounds)	Sycamore Drive	Strong*	Borough
1305/1; 1306/18.01; 2328/7	4.68	Beaverdam Park. Active (1 basketball court, 2 playgrounds)	Saddle River Road	Strong*	Borough
2528/2; 2504/1 - 19	5.21	TJ School Park. Active (1 LL ballfield & 1 tennis court)	Morlot Avenue	Strong*	Borough
3504/1	11.75	Berdan Grove Park. Active (1 softball field; 2 handball, 2 tennis, & 1 basketball court; 3 playgrounds)	Berdan Avenue	Strong*	Borough
2603/8	1.57	Sampson Park (Passive undeveloped site)	Sampson Road	Strong*	Borough
2702/2, 4 & 5; 2703/6; 2704/1 & 2; 2711/21 & 24	17.35	Edison School Park. Active (2 playgrounds, 1 ballfield, 1 basketball court)	Fair Lawn Avenue	Strong*	Borough
3416/7 & 10	4.13	Gregory Park. Active (1 softball field, 1 basketball court, 2 playgrounds)	Southern Drive	Strong*	Borough
3813/19	2.12	Cresthill Park. Active (1 basketball court, 2 playgrounds)	Godwin Avenue	Strong*	Borough
4405/49	8.81	Lyncrest Park. Passive (natural area with wetlands)	Morlot Avenue	Strong*	Borough
4510/1 - 20; 4511/1	13.57	Center Recreation Complex. Active (4 ballfields, 1 soccer field, 2 playgrounds, 1 basketball court)	Berdan Avenue	Strong*	Borough
4700/10; 4800/23	2.07	Everett Park. Active (1 basketball court, 2 playgrounds)	Everett Place	Strong*	Borough
5903/31	15.94	Dobrow/Columbia Terrace. Active (4 ballfields, 1 pool, 2 soccer fields, 1 football field, 2 playgrounds, 3 tennis courts, 2 field houses)	Harriston Road & Maple Avenue	Strong*	Borough

6501/1; 6602/1	29.94	Memorial Park. Active (2 ballfields, 2 playgrounds, 2 tennis courts, 3 hockey courts, 1 swimming pool)	First Street	Strong*	Borough
3207/13 – 22; 3204/13 – 15, & 30 – 32; 3200/1 – 7, & 18 – 38	3.68	Warren Point Annex. Active (2 softball fields, 1 playground, 2 tennis courts)	Broadway/30 <sup>th</sup> Street	Strong*	Borough
1101/1.01, 2.01, 3.01, 4.01, 5.01, 11.01, 12.01, 15; 1201/3 & 5; 1202/1; 1203/7; 1301/1.01 – 7.01, 10 & 22; 1401/1; 1408/1; 1501/1.01; 1505/10; 1515/11; 1601/1; 1603/1.01. 2.01, 3.01, 4.01, 5.01, 6.01, 7.01, 8.01; 1604/2; 1701/1 & 2; 1801/1, 2, 4.01 & 5.01; 1803/4.01	99.09	Saddle River County Park	Between Saddle River Road & the Saddle River	Strong***	County

\* Owned and protected by the Borough as permanent open space and/or recreation land

\*\*\* Owned and protected by the County as permanent open space and/or recreation land

**Other Existing Publicly-Owned Open Space and Recreation Resources**

[not to be included on Green Acres ROSI if and when Fair Lawn gets to that point (see Figure 3)]

BLOCK/ LOT	SIZE (AC)	TYPE (and Name if appropriate)	LOCATION (see System Map-Recr. & O.S. Inventory)	LEVEL OF PROTECTION	FORM OF OWNERSHIP
5709/2 & 9; 5710/12; 5714/2	7.25	Westmoreland School playfields. Active (1 softball field, 1 playground, 1 basketball court)	Westmoreland Avenue	Medium**	Board of Education
5602/1	5.01	Forrest School Playfields. Active (1 ballfield, 1 basketball court, 1 playground)	Hopper Avenue	Medium**	Board of Education
4405/48	2.44	Lyncrest School Play Area. Active (1 basketball court, 1 playground)	Morlot Avenue	Medium**	Board of Education
3803/1 & 2	2.70	Radburn School Playfields. Active (1 basketball court, 1 softball field, 1 playground)	Radburn Road	Medium**	Board of Education

2528/1	9.58	Milnes School Play Area. Active (1 basketball court, 1 playground)	Philip Street	Medium**	Board of Education
2301/1 & 2	4.31	Warren Point School Playfields. Active (1 basketball court, 1 ballfield, 1 playground)	Broadway	Medium**	Board of Education
2702/3	4.29	Edison School Play Area	Fair Lawn Avenue	Medium**	Board of Education
2507/1	9.34	T.J. Middle School Playfields. Active (2 soccer fields, 1 softball field, 1 basketball court)	Morlot Avenue	Medium**	Board of Education
6602/2	15.20	Memorial Middle School Playfields. Active (1 baseball field, 2 soccer fields)	First Street	Medium**	Board of Education
4515/1	9.12	Fair Lawn H.S. fields. Active (1 tennis court)	Berdan Avenue	Medium**	Board of Education
4502/8 - 37; 4503/1 – 21; 4504/1	9.19	Fair Lawn H.S. Athletic fields complex. Active (1 football field, 2 lacrosse fields)	Berdan Avenue	Medium**	Board of Education
5724/5, 6, 15, 16	1.95	BOE/Bus Complex. Passive (open field)	Bergen Avenue	Medium**	Board of Education

\*\* Owned and protected by the Board of Education as recreation land

The Borough is in the process of constructing a public indoor recreation facility that will serve some of the recreational needs of residents during non-outdoor sports times. There are a few privately owned open space and/or recreation resources that still exist within Fair Lawn Borough, however none of these are available to the general public and not all are intended for recreation use. They include the 5.41 acre Van Riper Church ballfield, the 7.16 acre Radburn A Park, the 6.66 acre Radburn B Park, the 5.70 acre Daly Field, the 1.79 acre Archery Plaza, and the 0.5 acre Synagogue playground. Lastly, other than one indoor private tennis court facility, there are no privately owned swim clubs or athletic or other recreational facilities for play that exist within the Borough that are commercially available.

Fair Lawn has a small inventory of public lands currently unused for recreation and/or open space purposes that could potentially be dedicated for that use. Since the passive recreation/undeveloped open space lands dedicated for those uses are scarce within the Borough, this category represents an opportunity for the Borough to satisfy some small portion of their needs utilizing currently owned lands. The few parcels that may have some potential include the following:

**Existing Publicly-Owned Undeveloped Lands that are Potential Recreation Resources**  
(see Figure 3)

<b>BLOCK/ LOT</b>	<b>SIZE (AC)</b>	<b>TYPE (and Name if appropriate)</b>	<b>LOCATION (see System Map-Recr. &amp; O.S. Inventory</b>	<b>LEVEL OF PROTECTION</b>	<b>FORM OF OWNERSHIP</b>
1412/12, 13, 18, 19	0.5	Open lot	Monroe Street	Medium**	Borough
2704/2	1.5	Bird Sanctuary and wetlands	Fair Lawn Avenue	Medium**	Borough

\*\* Owned and protected by the Borough as municipal land

**Publicly-Owned Potential Open Space and Recreation Resources**  
(see Figure 3)

<b>BLOCK/ LOT</b>	<b>OPPORTUNITIES ENVISIONED BY FAIR LAWN FOR OUR BOROUGH'S OPEN SPACE AND RECREATION SYSTEM</b>
1412/12, 13, 18, 19	This small rectangular site provides a respite of natural land within a heavily developed and underserved residential neighborhood. It could serve as a passive vest pocket park that offers users the opportunity to enjoy the woodlands.
2704/2	This rectangular property is adjacent to an active park, and features a natural stream corridor and vegetation surrounded by manicured lawns on both sides. If the lawn were to be removed, this site could provide a respite of natural land within a heavily developed area on the edge of a central business district. It could serve as a passive park that offers users the opportunity to enjoy the woodlands, the stream corridor, and the freshwater wetlands.

**Chapter #5. NEEDS ANALYSIS**

The evaluations of Fair Lawn's open space and recreation needs have been on-going processes for almost two decades. The Environmental Commission has taken the lead on addressing the Borough's open space needs, and the Recreation Department and Open Space Committee have taken a similar lead regarding active and passive recreation needs. Together they have prevailed in swaying public opinion in favor of increasing the provisions of open space and recreation, based primarily on need. This statement is substantiated by a review of Fair Lawn's voting record in favor of all N.J. Green Acres bond issues by in favor margins of 60%, 67%, 57% and 61% respectively from 1961 to 1978. In addition, passing by 60% majority, the Borough's electorate voted to tax themselves for open space, again based primarily on need. This action itself, along with the preparation of this Open Space and Recreation Plan, makes Fair Lawn eligible to apply for a N.J. Green Acres Planning Incentive Grant.

As has been the case with many other New Jersey communities, Fair Lawn's residents have come to realize that their small quantity of remaining open spaces are precious resources that, with the exception of their size, are not quantifiable in terms of their value. They have concluded that open space provides for their mental and physical health and well being, in addition to providing recreational opportunities. Some of the qualities Fair Lawn associates with open space include peace, tranquility, aesthetics, and relief from the urban and suburban congestion of central Bergen County. Fair Lawn residents also recognize that their open spaces help to define a sense of place, or unique identity, for their community. Primarily resulting from the acclaimed Radburn development of 1929, the open spaces of Fair Lawn are regionally recognizable, and they are a representation of

the standards Fair Lawn uses to measure the impacts of proposed alterations to land uses. Precedent has been set elsewhere for the usage of this as a yardstick for evaluating projected adverse impacts from development proposals. Through their land use vision as expressed by their master plan of 1992, its Updates of 1998 and 2005, and its Periodic Reexamination of 2004, Fair Lawn residents acknowledge that the dwindling resources that are their open spaces provide them with an enormity of values. Many of these values are measurable, and can therefore be quantified. More common, however, are the intangible benefits which can only be described in qualitative terms. Together these values enrich the lives of Fair Lawn residents and bring them closer to the natural environment of which they are a part.

Today, the clear consensus of both the governing body and the Planning Board is to pursue the quest to preserve open space, and the CCRF and Environmental Commission deserve much of the credit for their vision. Similarly, the Recreation Department and the Recreation Facilities Committee have taken the lead on evaluating the Borough's recreation needs, and together have promoted both adding new lands into the recreation inventory and making improvements to the existing recreation lands. The Recreation Facilities Committee regularly seeks input from the public for improvements to the Borough parks, and they have a plan for continued future improvements throughout the Borough. Included among those planned improvements is the new Recreation Building for indoor athletic and other recreational pursuits that is currently nearing the end of construction.

The effectiveness of each of these organizations in achieving their objectives has influenced the past three Master Plan iterations. These organizations have participated in the master plan process, and their recommendations for each of their needs have been incorporated the Planning Objectives in their respective master plan elements, as further described in the master plan commitments expressed in Chapter #11 Planning Consistency of this OSRP.

*The "need" argument repeatedly points out a fact that is immediately apparent and obvious to all Fair Lawn residents: Fair Lawn was once a low to medium density suburban community with numerous open spaces and recreational resources located throughout the Borough. Today, with real estate values high and mass transit links to employment centers convenient, developers have launched an assault on the few remaining parcels that have not been committed as public open space. One by one privately held open spaces have disappeared and been replaced by new housing and business facilities. Fair Lawn is now a densely developed suburb, and opportunities to expand the open space and recreation facilities to meet the needs of their growing population cannot come entirely from undeveloped lands. Rather, Fair Lawn is taking the bold step of recognizing the need to redevelop sites for open space and recreation that formerly supported low value, obsolete, underutilized and/or derelict land uses, and the Borough is now in competition with developers for those sites as well.*

*Description of current recreation activity levels, participation patterns, and trends for the future:*

Each of Fair Lawn's existing recreation facilities is used to near maximum capacity at the present time. Leagues (primarily multi-borough youth leagues) compete for practice and game time for teams on the Borough's soccer, baseball, football, lacrosse and softball fields, and basketball, street hockey, handball and tennis courts. The Borough supports boys, girls and coed teams in leagues in all of these sports from Kindergarten through Junior High School age. The Borough also supports cheerleading teams. Evenings and weekends are the times of highest demand, due to the availability of volunteer coaches. High school age and older people also use these facilities, more often individually than in teams although some teams are available and active. The High School, Middle Schools and grade schools provide some recreational facilities, but these facilities are only available when they are not needed by the school district whose students have first priority on all of these facilities. This policy renders them unavailable during most of the prime times. Lights have extended the availability of the football field, and various baseball and soccer fields and basketball courts into the later evening hours. Similarly, the nearby Saddle River County Park in Fair Lawn and Paramus satisfy some of the recreation needs of Borough residents. These are shared with all Bergen County residents, however. The current number of Fair Lawn's children participating in organized sports is as follows:

<u>PROGRAM</u>	<u># OF PARTICIPATING CHILDREN</u>
Street Hockey	228
Players	220
Cheerleaders	208
Soccer	1025
Baseball/Softball	1200
Lacrosse	65
Wrestling	60
Basketball	750

The above information was gathered from several sources, including the Borough Recreation Director. He maintains unequivocally that the public is underserved by recreation facilities. He also reports that there is a high level of competition for facility use. He suggests that there is a need for more of all types of active recreational facilities. He also states that there are no Borough facilities that are underutilized. There are some that have been degraded to the point that it is not reasonable to attempt to rehabilitate them, and they must be replaced. Therefore the elimination of any specific facilities that are no longer in vogue, are in disrepair, or that no longer service a significant enough segment of the population, should not be considered as a means to provide an opportunity to introduce newer more contemporary facilities.

Through both regional observations and personal experiences, Fair Lawn officials also recognize that trends in open space and recreation use have evolved over time in response to identifiable stimuli. These stimuli include the recognition that:

- the environmental protection of sensitive resources is of paramount concern;
- desirable passive recreational pursuits have expanded to include participation in environmental awareness activities;
- the population has aged, and the elderly today are active participants and not just observers;
- the physically and cognitively challenged need to be considered in all open space and recreation planning;

- cultural facilities can be enjoyed as integral parts of recreational pursuits;
- technology has advanced to allow for more mobile bicycles, skates, skateboards and scooters, and facilities to accommodate these are in demand;
- linear green links have been in vogue as open space corridors which link larger recreational facilities, accommodating the more mobile and traveling aspects of recreation popular today;
- natural linear features (e.g. streams) as well as abandoned linear corridors of yesterday (e.g. railroad beds) can provide opportunities for these green corridors to connect the larger and more spacious “green rooms” of activity centers;
- waterfronts deserve to be reclaimed and returned into the public domain, with access to and for the enjoyment of all;
- the attention span of children can be elongated and experiences enhanced by the construction of creative playgrounds with climbing structures and imaginative play opportunities, rather than routine playground equipment;
- specific facilities have become more desirable in response to the influx of specific ethnic groups in recent years; and
- pocket parks in commercial centers offer welcome respites and opportunities to interact with neighbors and others.

A few of the more tangible results of the changes recognized above include increased demand for soccer fields, greenways including hard surface and soft surface trails, passive parks, environmental centers which are educational and permit the observance (and in some cases hands-on experience) of natural habitats, accessible facilities, active senior citizen oriented facilities, and creative playgrounds. Recreation facilities today are being planned and designed to compliment natural systems, rather than impose upon them as was common in the past when athletic fields were developed at the expense of natural resources. These new demands are being offset by reductions in demand for traditional playgrounds, tennis courts, and isolated open spaces with benches and little else. These trends have been observed within Fair Lawn, and it is the community’s desire to respond accordingly by attempting to provide as many of these as they can accommodate while remaining fiscally responsible.

***Fair Lawn’s minimum standards of acceptable recreation service:***

Today, communities are subject to State and County open space and recreation standards, in addition to their own local determination of need. The importance of this discussion is to demonstrate that Fair Lawn’s scarcity of open space and recreation resources cannot be satisfied or even partially offset by the also scarce regional, state and/or federal facilities. According to the 2003 - 2007 New Jersey Statewide Comprehensive Outdoor Recreation Plan (SCORP) there are 109,672 acres of Federal Recreation Open Space lands in New Jersey, which represents 2.3% of the State’s overall area. However, none of these Federal lands are located in Bergen County, much less in Fair Lawn, so they are not readily available to Fair Lawn residents. The SCORP indicates that there are 679,646 acres of State Open Space in New Jersey representing 14% of the State’s land area, but only 3,461 of such areas are located in Bergen County, for a countywide percentage of just 2.3%. Even when the area of the Palisades Interstate Park (PIP) is added to the State total, their combined percentage is only 4% of the County’s land area. Additionally, neither the State nor PIP lands are located in or near Fair Lawn. There are 8,216 acres of County Open Space lands, which accounts for 5.5% of the total land area of Bergen County, but only 99 of those acres are located in Fair Lawn, representing less than 3% of the Borough’s 3414 acres of land. In addition, the County Open Space lands located in Fair Lawn are low-lying lands along the Saddle River corridor, few of which are appropriate for active recreation.

On a municipal basis, the SCORP recommends that recreation lands (apart from open space lands) comprise a *minimum* of 3% of the developed and developable area of the municipality, without regard to population. Fair Lawn's total area is 3,414 acres. Of that area, according to the Environmental Constraints Map of the Borough of Fair Lawn, approximately 70 acres are either state-mapped wetlands or open water, which are considered undevelopable. Therefore, 3414 minus 70 equals 3344 remaining acres, which represents Fair Lawn's developed and developable area. Three percent of this figure equals 100 acres. The parks in Fair Lawn that are used for active recreation amount to 126 acres, exceeding that land-area-based only standard. This, we believe, is somewhat misleading.

More appropriately, we believe, and also on a municipal basis, the National Parks and Recreation Association have promulgated national *recreation facility* standards that are population based. In the case of densely populated Fair Lawn, we believe these standards are more appropriate because the SCORP standards are not tailored to communities with population densities of almost 5,950 people per square mile, such as is the case of Fair Lawn. Based on these standards, Fair Lawn reads as a community of average standards for active recreation facilities, as evidenced below. Their standards as contrasted against the provisions within Fair Lawn are as follows:

<u>Facility Type</u>	<u>NRPA Standard per person</u>	<u>Fair Lawn Borough Total</u>	<u>NRPA Std.</u>	<u>Borough Deficit</u>
Baseball Fields	1/5,000	2	6	(4)
Softball Fields	1/5,000	9	6	none
Little League Fields	1/20,000	6	1.5	none
Football Fields	1/20,000	1	1.5	(0.5)
Soccer Fields	1/10,000	6	3	none
Basketball Courts	1/5,000	11	6	none
Tennis Courts	1/2,000	10	16	(6)
Swimming Pools	1/2,000	2	16	(14)
Community Center	1/25,000	1	1	none
Play Areas	Not pop. Based	22		
Street Hockey Courts	Not pop. based	2		
In line Courts	Not pop. based	1		
Running Track	1/20,000	0	1.5	(1.5)
Handball	1/20,000	2	1.5	none

The National Parks and Recreation Association also developed another appropriate municipal basis standard. They promulgated national *recreational developed acreage* standards that are population based. Once again, in the case of densely populated Fair Lawn, we believe these standards are most appropriate for the same reasons cited above. The National Recreation and Parks Association recommends that 6.25 to 10.00 acres of developed open space land be provided for every 1,000 persons. With a 2000 population of 31,636 (U.S. Census), by this standard the Borough of Fair Lawn should have between 198 and 316 acres of developed open space. Presently, the Borough has only approximately 126.46 acres of dedicated developed open space, exclusive of the Board of Education and Bergen County developed open space. Based on these standards, Fair Lawn Borough reads as a community of well below average standards for active recreation facilities. By these standards, Fair Lawn only has from 40% to 64% of the recommended standard.

Another of the points vying for the weakest of Fair Lawn's inventory is in the category of undeveloped open space. From the standpoint of undeveloped open space for conservation and passive recreation purposes (once again exclusive of Board of Education and Bergen County lands)

the Borough has only 12.15 acres. While no accepted standards could be found against which to contrast this number, it seems rather evident and clear that when only 0.35% (one-third of one percent) of a municipality's land has been preserved as natural land, far too much development has taken place in that municipality. Far too little passive recreation opportunities also exist as a result.

It is important to understand that National and State agency-generated planning numbers and generally accepted recreation ratios are only one part of recreation planning. Local desires, conventions and specific needs can alter and refine those numbers to be more community specific. For example, there is an unsatisfied demand for golf facilities within Bergen County, and there are no golf facilities in Fair Lawn to satisfy any of that demand.

In response to the recognized demand for these facilities, Fair Lawn has undertaken a program to upgrade aging facilities and increase the availability and variety of recreation facilities in its parks. This program has included the rehabilitation of soccer fields, baseball fields, softball fields, tennis courts, playgrounds, picnic areas, park benches, bleachers, bocce, shuffleboard, pools, basketball courts, lights, irrigation, fencing, and a pathway. Fair Lawn has also instituted a geese control program, an Adopt a Park program, installed porta-johns in parks, and added facilities to respond to the needs of our growing senior citizens resident population.

***Condition of existing recreation facilities and barriers to participation:***

The most apparent weaknesses in Fair Lawn's open space and recreation inventory are as follows:

- A shortage of publicly owned land to accommodate and support current and future active recreation needs;
- A paucity of passive recreation opportunities and facilities;
- The inability in most cases to connect existing and proposed resources together for the promotion of the more popular and contemporary linearly oriented recreation activities;
- Pressure to redevelop the Borough's remaining re-developable properties by private interests, thereby removing them from possible inclusion in Fair Lawn's open space and recreation inventory;
- Aging recreational facilities that require replacement and upgrading;
- A shortage of recreation facilities targeted towards senior citizens;
- Shortage of availability of active recreational fields during the most popular evening and weekend hours; and
- Private ownership of fields historically shared by the general public for recreational purposes, and pressures to develop them on the part of their owners.

The final weakness listed above refers to the Radburn development. Radburn's design included a vision for open space and included five parks that remain privately owned to this date: B park, A park, R park, Archery Plaza and Daly Field. Daly Field historically has been used as a baseball field shared by both Radburn and the general Fair Lawn resident population. Archery Plaza was historically used for archery, and more recently has been used publicly as a soccer field and has permanent goal posts. Daly Field is approximately five acres in size, and Archery Plaza measures approximately two acres. Another parcel of property known as the Haywood Tract is situated in between Daly Field and Archery Plaza. The Haywood Tract measures approximately five acres in size. Cumulatively, these contiguous parcels of property total approximately twelve acres of open space that is used by the general public but are privately owned and financed.

This unusual ownership places their future availability to the residents of Fair Lawn in serious jeopardy. In March 2004 the Radburn Association entered into a contract with a developer to sell Daly Field, and the same developer also purchased the Haywood Tract. The development proposal included 175 townhouses on the two parcels. The proposal requires use variances, and the Applicant's argument for these variances was consistency with prior Master Plan recommendations. This position appears to be only partially valid. The vast majority of Radburn residents opposed the sale of Daly Field, but because of their constitution that grants unilateral authority for such decisions to their Board of Directors, the residents had little say in the matter. That's when CCRF was formed as a voice for the people. Ultimately, the Borough Council voted to leave the current zoning at four single-family homes per acre, despite the partial recommendations for townhouses on these properties in the Master Plan and a Special Planning Study of this issue. A lawsuit has ensued, and the future availability of these parcels for public recreation is in severe doubt.

It is also important to note that the above-referenced fields were contaminated, presumably by the failure of nearby business enterprises to contain and control their operations. These problem sites are currently undergoing DEP-regulated remediation in order that they are made usable again.

***Changing factors that will affect the provision of recreation and open space:***

The primary changing factors that are expected to negatively affect the provision of open space and recreation within Fair Lawn are as follows:

- The increasing population;
- The evolving age structure; and
- The rapidly disappearing re-developable lands by development interests.

Since 1990 Fair Lawn's population began the process of growing once again. The most recent population estimate is taken from the U.S. Census Bureau for year 2000, which indicates that Fair Lawn's population grew from 30,548 in 1990 to 31,637 in 2000, for an increase of 4% over the decade. That growth was somewhat significant, and it is expected to continue through at least 2010. More significantly, however, is that Fair Lawn's school-age children grew by nearly 20% over the same time period. To satisfy the recreational needs of this segment of the population, the provisions and facilities need to increase and improve. Of equal significance is the increase of 247 housing units over that decade. Some were redevelopments and some were new developments. In both cases, however, each of these new housing developments eliminated an opportunity to either dedicate or reclaim a recreation or open space inventory addition. The pressure to continue to add new housing in Fair Lawn will continue and likely increase as a result of transit improvements that have taken place in recent years. In 2003, the Secaucus Transfer Station (passenger rail) became operational. This facility makes it even more convenient for residents of Fair Lawn to travel or commute to New York City, Newark Airport, Montclair, Morristown, Trenton, and other destinations and other rail lines, making Fair Lawn even more attractive to families in their high employment and child rearing years.

While the population of Fair Lawn is expected to rise over the next decade, there is no assurance that there will be a commensurate increase in recreation facilities. The increasing school-age group creates a large demand for field oriented team sports (e.g. soccer, baseball, softball). The rapid increase in multifamily housing availability will serve to enlarge the population of young adults in their 20's and 30's, and senior citizens. The younger of these groups are active participants in both active and passive recreational pursuits, and generate large-scale demands for themselves and their young children. This group generates the most significant impacts. Senior citizens are demanding age appropriate recreation facilities to a greater degree today than ever before. This group is not so

much demanding large quantities of facilities, but rather require types of facilities not heretofore provided by recreation providers in general, and within Fair Lawn more specifically. The time has come for Fair Lawn to plan for these facilities for the future. Examples can include the more traditional bocce courts, horseshoes, covered outdoor pavilion areas, shuffleboard, walking paths, sitting areas, and picnic areas. But beyond these provisions, according to both the SCORP and the Bergen County Open Space Plan, seniors today are in better health and are more fit than their predecessors, and as a result they demand more in the way of active recreation facilities as well.

The other significant factor affecting the Borough's ability to meet the current and future demand is the rapidly dwindling land on which to support it. Fair Lawn is a desirable community, and the competition for developable land is high. Much of the new development within the Borough has been redevelopment, and this trend most assuredly will continue because there is very little suitable undeveloped land remaining. This has caused innovative and clever developers to propose land development on marginal lands, offering significant levels of mitigation to offset expected impacts. This phenomenon has negatively affected both the quality of life and the environment within the Borough. With the levels of open space and recreation demand and land availability going in opposite directions, conditions will soon become critical and unsolvable. Fair Lawn, therefore, joins other area communities in offering the following plea:

*Fair Lawn has been assertive in recognizing this problem, and has done as much as can be expected of a municipality to offset these trends. The Borough is now in need of assistance from higher levels of government. Fair Lawn should not be penalized because it chose to proactively comply with the Council of Affordable Housing. The State of New Jersey should step up at this time and demonstrate to the State's communities that remain in non-compliance with COAH that the State Plan (NJSDRP) works as intended – that those communities that comply and bring their local land use policies into consistency with State policies will be rewarded.*

***Additional property and facilities necessary to meet current and future needs:***

According to the most accurate data available, with 126.46 acres of developed open space and 12.15 acres of undeveloped open space, Fair Lawn has a total of 138.61 acres of municipal parklands. With a population of 31,636 persons, Fair Lawn's ratio calculates to 0.0044 Ac./person. Once again, there are no state, regional or federal recreation lands within Fair Lawn (although there are some County parklands). Fair Lawn's ratio compares quite unfavorably with the State's desired ratio for Bergen County of 0.0158 Ac./person (SCORP). Fair Lawn's ratio is only about 28% of the desirable County ratio as established by the State of New Jersey. This deficit speaks volumes about the work to be done, just to bring Fair Lawn up to the recommended *minimum* for recreational open space, according to this standard. With the intense demand for undeveloped and re-developable land for real estate development and the rising real estate values in Fair Lawn, simply bringing the Borough up to this recommended minimum will require substantial monetary resources from Fair Lawn, Bergen County and the State.

As discussed previously in “Fair Lawn’s minimum standards of acceptable recreation service”, a closer examination of the undeveloped open space that is currently set aside and available for passive recreation only is even more revealing. The eight properties in this category amount to only 12.15 total acres. This quantity is far less than should be expected in a municipality with a population of over 31,000 that is flanked on two sides by river corridors.

Community recreation, open space and environmental representatives were asked to identify any specific “wish list” facilities that are not currently available within the Borough. More than anything else, they identified the need for athletic fields in the face of the impending loss of 12 privately owned and centrally located acres traditionally and historically used by the general public for this purpose. They also expressed the desire for trails for walking, hiking and jogging.

## Chapter #6. RESOURCE ASSESSMENT

Through its on-going work towards establishing a “greener” Fair Lawn, the Borough prepared three consecutive optional Conservation and Recreation Elements in its most recent Master Plan iterations (1992, 1998, and 2004). One year later, the Borough prepared a 2005 Master Plan Amendment to address one particular land use issue in the Borough. While the 2005 MP Amendment did not also include these elements, it did reinforce the community’s expressed desire to preserve the sites in question as open space and recreation sites. Together these documents have served to define the potential for preservation and redevelopment and/or reclamation of land for both conservation and recreation within Fair Lawn. These Master Plan Elements contributed to the basis for this Open Space and Recreation Plan for Fair Lawn, thereby establishing the requisite *consistency*. The recommendations have been updated since they were first formulated in 1992, and they have been put into the following format that most closely matches the directions in your OSRP Guidelines.

### Privately-Owned Potential Open Space and Recreation Resources

(see Figure 3)

BLOCK/ LOT	SIZE (AC)	TYPE (and Name if appropriate)	LOCATION (see System Map- Recr. & O.S. Inventory)	LEVEL OF PROTECTION	FORM OF OWNERSHIP
5504/1 & 29; 5501/1	5.13	Church field with 1 softball field (Van Riper Church)	Bellair Ave. & Camp Court	Medium (Tax exempt parcel will likely remain open)	Private Church
3610/2	5.60	1 basketball court and former publicly used athletic (baseball) field (Daly Field)	Between Plaza Road and Conrail tracks on Berdan Ave.	Weak (Owner’s prerogative)	Radburn Association
3609/1	1.79	1 former publicly used soccer field and archery range (Archery Plaza)	Between Plaza Road and Conrail tracks near Fair Lawn Ave.	Weak (Owner’s prerogative)	Radburn Association
1702/4 & 10	1.80	Historic Naugle House on lot adjacent to Saddle River County Park	East end of Fair Lawn Avenue	Weak (Owner’s prerogative)	Private Individual

1702/5	2.97	Historic Vander Plaat house on large lot adjacent to Naugle House and Saddle River County Park	East end of Fair Lawn Avenue	Weak (Owner's prerogative)	Private Individual
3610/1	4.40	Former businesses & publicly used athletic field (Hayward Field)	Between Plaza Road and Conrail tracks	Weak (Owner's prerogative)	Private Company
3609/15	0.48	Currently vacant former site of Topps Cleaners	Fair Lawn Avenue and Conrail tracks	Weak (Owner's prerogative)	Private Company
1205/50.01	0.95	Old house in poor condition on sizable lot (Terhune)	Saddle River Road & NJ Rte. 4	Weak (new owner's prerogative)	Private Individual
6901/21	4.15	Vast wetland area (Columbia Terrace / Diamond Brook)	Smith Avenue south of Harristown Road	Medium (regulatory control)	Pathmark Supermarket
4801/1	9.96	Open unused grassy field (Kodak field)	Between Rte 208 & Pollitt Drive	Weak (Owner's prerogative)	Private Company
5729/2	13.36	Old business building on riverfront lot (Clariant property)	Fair Lawn Ave and Passaic River	Weak (Owner's prerogative)	Private Company
1206/18	0.22	Open lot in business district	Blue Hill Ave. & NJ Rte. 4	Weak (Owner's prerogative)	Private Individual
5903/7 & 12	0.81	Open lot connecting existing park to major thoroughfare	20-40 & 22-50 Maple Ave near NJ Rte 208	Weak (Owner's prerogative)	Private Individual
3513/1	1.15	Old building on lot adjacent to recreation fields (JWV Jewish War Veterans parcel)	Plaza Road and Rte 208 ramp	Weak (Owner's prerogative)	Private Organization
5506/10	0.38	Old building on lot amid small residential lots (Interstate Glass property)	River Road and Harrison Drive	Weak (Owner's prerogative)	Private Company
5611/25 & 5709.01/1 (part)	0.23	Old trolley facility on lot amid small residential lots	Between Bergen Ave & Campbell Road	Medium (somewhat controlled by Borough)	Private Company
5611/25, 25.01 & 26	0.23	Open field amid small residential lots next to Firehouse	George Street near Berdan Ave	Medium (somewhat controlled by Borough)	Fire Dept.

### *Opportunities*

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

**Privately-Owned Potential Open Space and Recreation Resources**  
(see Figure 3)

<b>BLOCK/ LOT</b>	<b>OPPORTUNITIES ENVISIONED BY FAIR LAWN FOR OUR BOROUGH'S OPEN SPACE AND RECREATION SYSTEM</b>
5504/1 & 29; 5501/1	This site adjacent to a church contains a softball field used by the congregation. The site represents one of the few open spaces in the southwest corner of the Borough.
3610/2	Daly Field contains 1 basketball court and a former publicly used athletic field. It represents the southernmost segment of a potential "central park" for the Borough of Fair Lawn.
3609/1	Archery Plaza contains 1 former publicly used soccer field, and was historically used as an archery range. It represents the northernmost significant segment of a potential "central park" for the Borough of Fair Lawn.
1702/4 & 10	The acquisition of the historic Naugle House on a beautiful lot adjacent to the Saddle River County Park greenway would expand the recreation function to include a cultural facility. Adaptive reuse could turn this house into a valuable community recreational resource.
1702/5	This is a relatively large lot adjacent to the Saddle River County Park greenway and the Naugle House. It has passive recreation potential, and would provide meeting room space for community groups. It would also preserve a historic resource in the Vander Plaat house that might otherwise be razed.
3610/1	The acquisition of the Hayward Tract would return 1 former publicly used soccer field to the Borough for public use, and would be the central anchor parcel of a "central park" not otherwise possible in Fair Lawn. This site has significant active recreation potential.
3609/15	The acquisition of this vacant small lot would expand the proposed "central park" to the north, connecting it to the Fair Lawn Avenue business district. It is contaminated former site of Topps Cleaners, and is currently undergoing state governed remediation.
1205/50.01	The acquisition and razing of this old house (Terhune) in poor condition on a stand-alone lot would provide a recreation resource in a severely under-serviced portion of Fair Lawn.
6901/21	The acquisition of this vast wetland area (Columbia Terrace / Diamond Brook) would permanently protect this environmentally sensitive, natural resource rich property, and would provide a sizeable passive open space not otherwise available in Fair Lawn.
4801/1	The acquisition of this vast open and unused grassy Kodak field would provide active recreation potential in another severely under-serviced portion of Fair Lawn.
5729/2	The acquisition and razing of this old business building on a vast riverfront lot (Clariant property) would extend the Passaic River greenway and provide both active and passive recreation opportunities.
1206/18	The acquisition of the Blue Hill property would provide an open lot for a vest pocket park in one of Fair Lawn's busiest business districts.
5903/7 & 12	The acquisition of this open lot would connect the existing Columbia Terrace Park to Maple Avenue (a major thoroughfare) and the majority of the Fair Lawn community.
3513/1	The acquisition of this old JWV building on a lot adjacent to the envisioned "central park" recreation fields would provide an indoor facility to service these active recreation fields and facilities.
5506/10	The acquisition and razing of this old business building (Interstate Glass) on a lot amid small residential lots would provide a recreation resource in an under-serviced portion of Fair Lawn.
5611/25 & 5709.01/1 (part)	The acquisition and razing of this old trolley facility on a lot amid small residential lots would provide a passive open space pedestrian link between residential areas and a public school.
5611/25, 25.01 & 26	The acquisition of this open field amid small residential lots next to a Firehouse would provide a field for open play not otherwise available in this part of the Borough.

**Chapter #7. ACTION PLAN**

***Borough Actions of Past Years***

The Borough has not added any parcels of land to its inventory over the past decade or more. The Borough has never participated in any Green Acres acquisition program. Also, as previously discussed, the Borough has actively and (so far) unsuccessfully pursued the preservation of the four parcels that make up the envisioned “central park”. This effort has resulted in a lawsuit against the Borough on the part of the developer of the parcels who wants to develop townhouses.

***Eight Year Prioritization Program***

The following is an attempt to assign priority levels to the privately owned potential open space and recreation resources identified herein. They have been divided into three categories of priority. All of these properties are considered to be of value to the community. For three distinct reasons, we have deliberately not prioritized them to any greater level of detail. First, each potential resource offers something very different to Fair Lawn, and it would be presumptuous at this point to subjectively decide which of these provide the most value to the community. Second, the order with which opportunities present themselves to acquire these as available resources will play an important role in our prioritization, in the same manner that the level of threat for their development influences these decisions in a reactive manner. Lastly, and perhaps most importantly, for reasons expressed in the opening paragraph of the Introduction and Background chapter of this OSRP, in order to legitimately and fairly negotiate, the Borough does not wish to disclose its entire approach to potential sellers. It should be further noted that the Borough’s intention is to only negotiate with willing sellers. Lastly, the approximate costs are expressed as estimates of Spring 2006 dollars.

**Privately-Owned Potential Open Space and Recreation Resources**

**First Priority (1 to 3 years)**

(see Figure 3)

<b>BLOCK/ LOT</b>	<b>SIZE (AC)</b>	<b>LOCATION</b>	<b>PRIORITY RATIONALE</b>	<b>ESTIM. COST (\$)*</b>
1702/4 & 10	1.80	East end of Fair Lawn Ave adjacent to Vander Plaat House & Saddle River County Park	Development threatens this valuable parcel and its historic Naugle House	384,843
1702/5	2.97	East end of Fair Lawn Ave adjacent to Naugle House & Saddle River County Park	Development threatens this valuable parcel and its historic Vander Plaat House	859,680
3609/1	1.79	Archery Plaza between Plaza Road and Conrail tracks near Fair Lawn Ave.	Northern third of envisioned “central park”	5,329 (alone hasn’t roadway frontage)
3610/1	4.40	Hayward Field between Plaza Road and Conrail tracks	Central third of envisioned “central park”	1,085,455
3610/2	5.60	Daly Field between Plaza Road and Conrail tracks on Berdan Ave.	Southern third of envisioned “central park”	1,406,157
3609/15	0.48	Formerly Topps Cleaners on Fair Lawn Avenue and Conrail tracks	Linkage of envisioned “central park” to Fair Lawn Ave. business district	785,672
1205/50.01	0.95	Terhune property on Saddle River Road & NJ Rte. 4	This area of the Borough is in desperate need of recreation	422,538

6901/21	4.15	Smith Avenue south of Harristown Road	This site would help to offset Fair Lawn's vast deficit in natural undeveloped lands	500,000**
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\* Unless stated otherwise, estimated costs were obtained from the Borough's Tax Assessor based on the assessed value divided by the equalization ratio.

\*\* Estimated based on size, lack of roadway frontage, and prevalence of freshwater wetlands

**Privately-Owned Potential Open Space and Recreation Resources**  
**Second Priority (2 to 5 years)**  
 (see Figure 3)

BLOCK/ LOT	SIZE (AC)	LOCATION	PRIORITY RATIONALE	ESTIM. COST (\$)*
4801/1	3±	Between Rte 208 & Pollitt Drive	With the likelihood of Kodak leaving this site, the opportunity to purchase their level grass field for athletic fields may be short lived.	1,000,000**
5504/1 & 29; 5501/1	0.30	Van Riper Church on Bellair Ave. & Camp Court	The opportunities to add an open space in the southwest corner of the Borough are few.	400,434
1206/18	0.22	Blue Hill Ave. & NJ Rte. 4	Fair Lawn desires to introduce vest pocket parks into its business districts, and this is one of a few opportunities.	183,541
5611/25 & 5709.01/1 (part)	0.23	Between Bergen Ave & Campbell Road	This neighborhood needs passive open space and a safe pedestrian link between residential areas and a public school.	100,000***
3513/1	1.15	Jewish War Veterans parcel on Plaza Road and Rte 208 ramp	This building and lot would complete Fair Lawn's envisioned "central park".	609,434
5903/7 & 12	0.81	20-40 & 22-50 Maple Ave near NJ Rte 208	The lot would connect Columbia Terrace Park to convenient Maple Avenue, rather than requiring residents to travel around to Harristown Road.	952,634
5506/10	0.38	Interstate Glass property on River Road and Harrison Drive	There are few opportunities to provide open space in this densely developed section of the Borough	941,385

\* Unless stated otherwise, estimated costs were obtained from the Borough's Tax Assessor based on the assessed value divided by the equalization ratio.

\*\* Estimated based on size, location and topography

\*\*\* Estimated based on size, configuration, location, and lack of development potential

**Privately-Owned Potential Open Space and Recreation Resources**  
**Third Priority (4 to 8 years)**  
 (see Figure 3)

BLOCK/ LOT	SIZE (AC)	LOCATION	PRIORITY RATIONALE	ESTIM. COST (\$)*
5729/2	13.36	Clariant property on Fair Lawn Ave and Passaic River	The Passaic River greenway is sporadic at best in Fair Lawn, and this parcel would add a significant piece to it. It would also provide both active and passive recreation opportunities.	3,749,753

5611/25, 25.01 & 26	0.23	Firehouse field on George Street near Berdan Ave	Would like to make field available to public, but would probably be preserved by Fire Company	300,000**
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\* Unless stated otherwise, estimated costs were obtained from the Borough's Tax Assessor based on the assessed value divided by the equalization ratio.

\*\* Estimated based on size, configuration, location, and development potential

### ***Other Initiatives***

The Borough has taken regulatory action to further these same goals as outlined in the Introduction and Background chapter of this OSRP. Throughout the years, the Borough has also consistently supported all N.J. Green Acres bond referendums. Additionally, the Borough decided to tax themselves for open space in a referendum that passed by a wide margin last November. Finally, Fair Lawn refused a request to rezone undeveloped single-family for townhouses, due in part to the adverse impacts high density residential development would have on its open space and recreation resources. Fair Lawn has also been proactive with the Bergen County Department of Planning and Economic Development (BCDPED) in pursuing consistency with the NJSDRP.

In terms of programmatic adjustments to better manage public open spaces and recreation facilities, the Borough continues to pursue alternatives that will not unduly affect neighboring properties in an adverse manner. The primary example of this is the Borough's installation of athletic lighting in several locations to expand field availability further into the evenings when volunteer coaches are more available after their working days. This effort has met with community acceptance.

### **Chapter #8. SYSTEM MAP**

See the "System Map, Recreation and Open Space Inventory, Borough of Fair Lawn, Bergen County, New Jersey" bound within this document as Figure 3. This map will also be attached to the Executive Summary of this OSRP and made available to the resident public of Fair Lawn.

### **Chapter #9. ADDITIONAL PARCEL DATA REQUIREMENTS**

The purpose of this chapter is to identify the data offered by the Borough of Fair Lawn to assist the State of New Jersey in maintaining a statewide map of existing and planned open space. Fair Lawn intends to provide the following information, in the identified forms, as a supplementary submission upon the approval of this grant application:

- a) Existing preserved open space sites delineated at the block and lot level. These would be shown on copies of tax maps and on copies of USGS 7.5 minute Quadrangles.
- b) Potential open space and recreation areas identified in the same detail outlined in the plan's resource assessment. Delineation will be as described in a) above.
- c) If requested by N.J. Green Acres, we will submit the above information as digital data.

## **Chapter #10. PUBLIC PARTICIPATION**

The resident public of Fair Lawn Borough has indirectly participated in this process long before this specific grant application process began. They have participated in the last four Master Plan processes that led to this OSRP and Green Acres grant application. They participated by expressing their strong opinions in the overwhelmingly favorable vote to *tax themselves* last November by passing the referendum that enacted the municipal open space and recreation tax. More specifically:

The volunteer residents of Fair Lawn participated in the formulation of this OSRP by representing their official commissions and committees as full members of this process. These include the Environmental Commission, the Recreation Department, the Open Space Committee, the Historic Preservation Commission, the Recreation Facilities Committee, and the Garden Committee. These groups, along with the interested general public, participated in the Public Input Session that was conducted on February 28, 2006. They actively participated in the preparation of this OSRP by researching the files and compiling the information necessary to insure its accuracy. Along with public input, they determined the sites that should be included on the final inventory, their likely purchase values, and their levels of priority for the Borough. They all also participated in the Planning Board meeting of April 10, 2006 during which the details of the draft OSRP were discussed and finalized, and consistency with the Borough Master Plan established and certified. Finally, they participated in the public hearing at which the OSRP was adopted. The tools utilized for these sessions are described in Chapter #3 GOALS AND POLICIES of this OSRP, and the certifications will either be attached to the Grant Application or submitted under separate cover shortly thereafter. These same participants were present the evening of March 28, 2006 when the Mayor and Council resolved to commit matching funds and submit a Planning Incentive Grant Application to the N.J. Green Acres Program by Resolution No. 149-2006.

## **Chapter #11. PLANNING CONSISTENCY**

The Borough of Fair Lawn Planning Board adopted this OSRP on May 2, 2006. At that time they certified it as being consistent with the Conservation and Recreation Elements of Fair Lawn's master plan. The OSRP was then sent on to the Mayor and Council for their endorsement. The Mayor and Council understand that the OSRP is the guiding document behind the Planning Incentive Grant Application previously submitted to N.J. Green Acres.

Consistency is demonstrated as follows:

### **Master Plan**

Fair Lawn has always made extensive use of its municipal Master Plan in its land use decisions, insisting that land use policies be identified in the Master Plan, and that land use ordinances and alterations be consistent with the Master Plan. The following issues are those identified in the 1992 Plan and the 1998 and 2004 Reports that are still valid and remain to be addressed.

Issue: Require the dedication of conservation easement along the Passaic River for developments seeking site plan amendments or full-scale redevelopment. The purpose is to provide a floodplain area and linear open space area.

Recommendations: Given the potential opportunity to develop public access to the waterfront area, this comment remains valid and should be pursued by the Borough.

Notes from the 1992 Master Plan/Conservation Plan Element:

- 1) To identify environmentally sensitive areas within the Borough, including wetlands and flood plains.
- 2) To encourage preservation by conservation easements on environmentally sensitive areas in private ownership, primarily in the areas adjacent to the Passaic and Saddle River should redevelopment occur in the future.

Included in the 1992 Master Plan/Conservation Plan Element:

- 1) Table 4 BOROUGH PARKS. Listed every Borough Park by name, block and lot number, and acreage by lot and by park. The consultant calculated 134.01 acres of Borough parkland at that time.
- 2) Table 5 COUNTY PARKS. Listed all parcels of County owned parkland by name, block and lot number, and acreage by lot. The consultant calculated 99.09 acres of County parkland at that time.

Included in the 1992 Master Plan/Community Facilities Element:

- 1) Table 16 FACILITY INVENTORY OF DEDICATED PUBLIC PARKS. Quantified numbers and types of facilities by Park.

Included in the 1998 Master Plan/Community Facilities Element:

- 1) Table 6 HISTORIC SITES AND DISTRICTS. Identified all historic sites and districts within the Borough by name, location, and block and lot.
- 2) Offered recommendations to ensure that the existing park facilities measure and address community satisfaction with them.

Included in the 1998 Master Plan/Conservation Plan Element:

- 1) "It is recommended that future development or redevelopment of any areas along the major rivers emphasize preserving environmentally constrained areas through conservation easements and/or dedication of open space to the Borough. This has already occurred along some of the smaller streams in Fair Lawn and is particularly important along the Passaic River. The Saddle River is already well buffered by the County Park that runs almost the entire length of Fair Lawn's eastern border."

Included in the 2004 Master Plan/Objectives:

"In addition to the Borough goals and objectives discussed above, the legislated purposes of the Municipal Land Use Law are adopted as general Borough planning objectives."  
Among them:

3. To provide adequate light, air and open space;
7. To provide sufficient space in appropriate locations for a variety of residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;

10. 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 edegradation of the environment through improper use of land;”

Included in the 2004 Master Plan/Recreation, Park and Open Space Plan Element:

- “1. To maintain the network of publicly owned parks and permanently preserved open space.
2. To provide a detailed inventory of recreation facilities in order to provide a basis for future facility planning.
3. To promote the maintenance and improvement of existing recreation facilities within the Borough.
4. To require any future high density development, such as townhouses and apartments, to provide usable open space and recreation area for its residents.”

Included in the 2004 Master Plan/Conservation Plan Element:

- “1. To identify environmentally sensitive areas with the Borough, including wetlands and flood plains.
2. To encourage preservation by conservation easements on environmentally sensitive areas in private ownership, primarily in the areas adjacent to the Passaic and Saddle Rivers should redevelopment occur in the future.”

With regard to the Environmental Resource Inventory (ERI), it is aged and in need of updating. Nevertheless, it has mapped the Borough’s natural resources and continues to guide the Borough in its land use deliberations, espousing conservation wherever practicable.

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