

FINAL COPY

OLD TAPPAN BOROUGH
SUMMARY MASTER PLAN STUDY

Report 3

- * Circulation Plan
- * Community Facilities Plan
- * Land Use Plan (Master)

OLD TAPPAN PLANNING BOARD
Boorman and Dorram, Inc., Planning Consultants

May 1979

BOROUGH OF OLD TAPPAN, NEW JERSEY

1979

MAYOR

Walter H. Frueh, Mayor

COUNCIL

Edward J. Gallagher, President	Isobel Elliker
Louis R. Giordano	Lynn P. Patton
Kelsey L. Schulz	Joseph C. Salazar

BOROUGH CLERK

Frank B. Recktenwald, CMC

PLANNING BOARD

Charles R. Herbst, Chairman
Fred C. Edwing, Vice Chairman
Barbara B. Jacoby, Secretary
Elmer Omstead
Ronald E. Binaghi
William Rowe
Perry E. Massey
Walter H. Frueh
Joseph C. Salazar

*

William H. Martin, McClave & McClave, Inc., -Engineers
Frederick L. Bernstein, Planning Board Attorney
Victor W. Hart, Borough Attorney

*

Boorman and Dorram, Inc., Planning Consultants
265 A Route 46
Totowa, New Jersey 07512

BOROUGH OF OLD TAPPAN, NEW JERSEY

* SUMMARY MASTER PLAN *

TABLE OF CONTENTS

	<u>Page</u>
INTRODUCTION	1 - 3
I. CIRCULATION PLAN	5 - 10
Improvements Recommended	5 - 10
II. COMMUNITY FACILITIES PLAN	11 - 24
Schools	11 - 14
Municipal Building	14 & 15
Police Department	15 & 16
First Aid Corps	17
Volunteer Fire Company No. 1	17 & 18
Municipal Garage	19
Free Public Library	20
Parks	21 & 22
Golf Course	22
Semi-Public Facilities	22 & 23
Proposed Facilities	23 & 24
III. LAND USE PLAN	25 - 28
Land Use Plan	25
Residential Areas	25 - 28
Summary	28

MAPS

	<u>Following Page</u>
Circulation Plan, No. 21	6
Accident Distribution, 1977, No. 17	6
Accident Distribution, 1978, No. 18	6
Community Facilities Plan, No. 22	12
Land Use Plan, No. 23	26

* SUMMARY MASTER PLAN *

INTRODUCTION

This is the summary volume of the Old Tappan Borough Master Plan. It is named the Summary Plan because it presents mostly the summary recommendations contained in the Plan. Many pages of detailed technical backup data are contained in two preceding Planning Reports which were prepared since the planning program started in early 1978. The technical studies are on file, and are available for inspection at the Planning Board.

The purpose of this Master Plan is to provide guidance for the Planning Board in their day-to-day deliberations and also in their planning for the future. The observant reader will notice that all Land Use proposals follow existing property lines. This is because under the new Municipal Land Use Law, the Zoning Ordinance and the Land Use Element must be "substantially consistent" with each other. Therefore, in order to avoid potential future friction, Land Use proposals which will become zoning proposals have already been so designed as not to bisect parcels.

The three parts of this report present the following three plans:

- * The Circulation Plan
- * The Community Facilities Plan
- * The Land Use Plan

These three plans together with the preceding technical data make up the Old Tappan Master Plan.

The Circulation Plan contains proposals for needed street, intersection and sidewalk improvements.

The Community Facilities Plan includes proposals for the further development of needed community facilities, including open space preservations, parks and land use proposals.

The Land Use Plan contains recommendations which are designed to assure the continued stable and gradual growth of the Borough; to protect the already existing residential neighborhoods; to conserve the flood plains and watershed areas; to encourage continual and gradual community growth as has been experienced over the years; and to guide and control the planned development of the commercial areas.

The most significant innovation in the Land Use proposals are contained in the recommendations for cluster developments in the Dorotockey's Run Valley. "The cluster idea is ancient; what it calls for, simply, is grouping the homes more tightly together and using the land thus saved for common greens and open spaces. It is the principle of the early New England town; it is the principle of the medieval village; it is, in fact, the basic principle of community design since we first started building several millenia ago." *

Cluster developments are proposed in the RA-40 and the RA-25 zone districts as conditional uses, to conserve the wetland and flood plains of the Dorotockey's Run Valley. These conditional use clusters will be subject, in each and every case, to Planning Board approval.

A new low density residential zone district, requiring minimum 2 acre lot sizes, is planned in the Lake Tappan-Hackensack River watershed and flood plains. The purpose of this low density residential district will be to safeguard and protect the integrity of this important watershed.

* William H. Whyte: Cluster Development

As times go by, Master Plan recommendations are implemented and the Zoning Ordinance is amended correspondingly. As this process takes place, the Master Plan is also updated from time to time. Most Planning Boards update their Master Plan continuously - this is called the Continuing Planning Program. It is so called because planning is a continuous process.

This report, which is Old Tappan's Master Plan, marks a further step - not the beginning, nor the end - in the Borough Planning Board's program of using development controls to conserve and protect scarce natural resources, such as water and land in an equitable fashion and so as to create a desirable and well balanced community.

*

I. CIRCULATION PLAN

INTRODUCTION

Chapter V of Master Plan Report 2 presented the Old Tappan Traffic and Circulation Inventory Study. This Chapter presents the Traffic and Circulation Plan as developed on the basis of the information gathered during the earlier studies.

IMPROVEMENTS RECOMMENDED

Realignments

Exhibit No. 21, Circulation Plan, on the following page, presents graphically the recommended circulation network, the street and intersection improvements as proposed in the Master Plan.

Analysis of Fatal Accidents

A more detailed analysis of recent fatal accidents on Old Tappan Borough roads (see Exhibit Nos. 17 and 18 following) indicates that all such accidents were caused by human error, such as being under the influence of alcohol, drugs, or both; driving in the wrong lane without headlights in the dark; driving at excessive speeds; and the like. Thus, the findings obtained from analyzing such accidents do not point toward any specially warranted intersection or road improvements needed in Old Tappan Borough.

The recommendations contained herein are based on field observations, experiences and opinions culled from Planning Board members and above all from the Chief of Police, who is familiar with all severe accidents and traffic conditions in the Borough.

Intersection Improvements

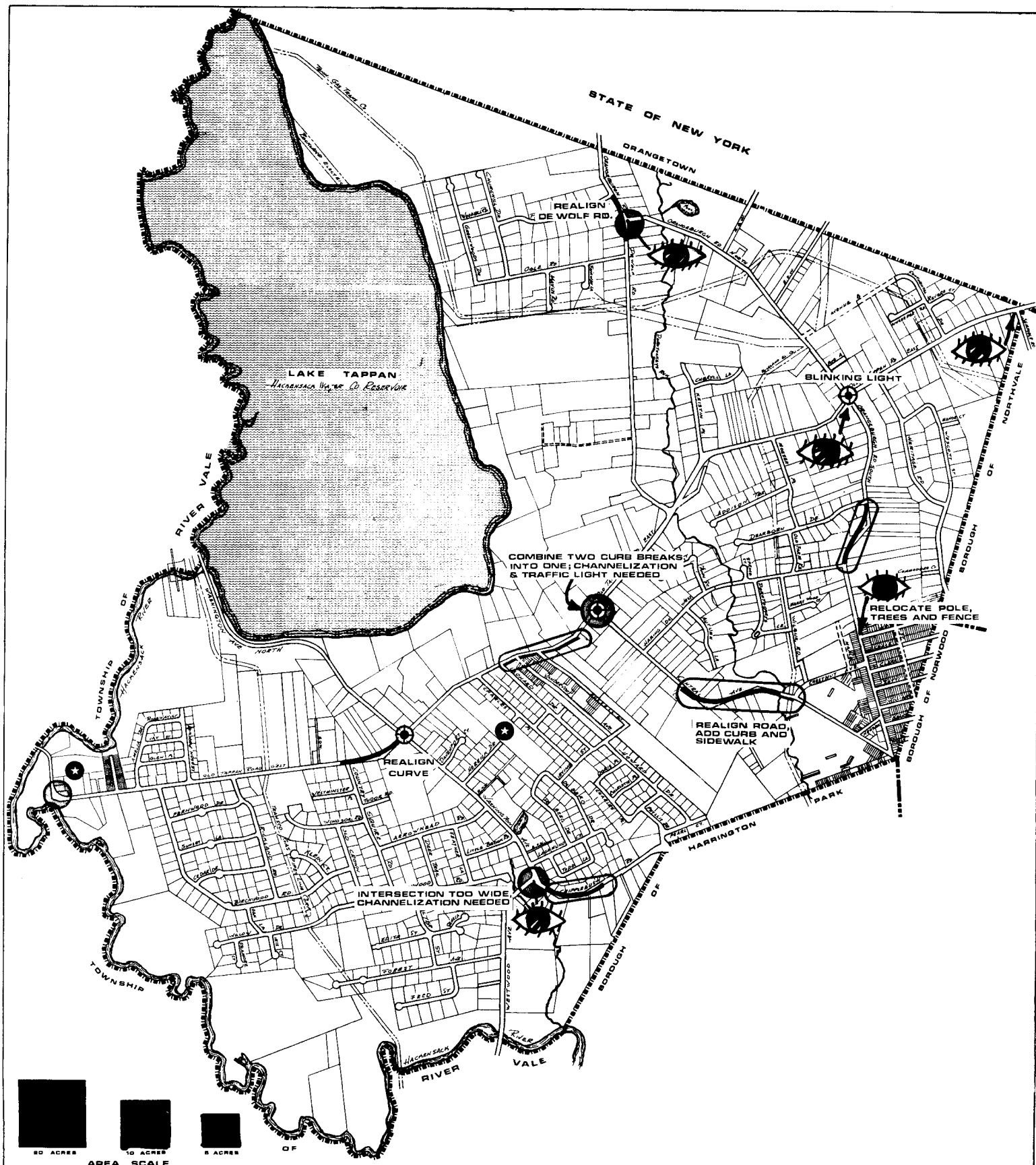
1. Old Tappan Road East at Central Avenue

Ideally the two separate entrance drives of the Bi-State Shopping Center and the Prentice Hall Office Complex should be combined into one in order to reduce the number of curb-breaks at this critical corner where the "T" intersection of Old Tappan Road East and Central Avenue, constitutes a problem area. The following improvements are proposed:

- a. Install a traffic light at this intersection and redesign and reconstruct channelization. *
- b. Redesign access to land uses abutting the northwest side of Old Tappan Road, namely, to the Prentice Hall Office Complex and the Bi-State Shopping Center. It is recommended that the two present and separate driveways be combined - if at all possible - into one access road or access drive. This particular recommendation might require a separate traffic engineering study because predictably the office use will be concerned with maintaining its corporate identity even when sharing an access point with a shopping center, and also because the shopping center will be entitled to reasonable assurances that its parking facilities will be used only by shoppers.

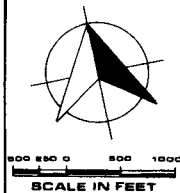
From the planning point of view it will be ideal to have a common driveway for inbound traffic, serving both the Bi-State Plaza and Prentice Hall parking lots, in place of the currently used two separate nearby curb-breaks. The office use is entitled to an arrangement and a design which will safeguard the dignity and integrity as well as the advertising value of this establishment. On the other hand, the shopping center is entitled also to an arrangement which will assure that its parking facilities will be serving only shoppers and not the office workers.

* Some of the improvements, such as a traffic light at the Central Avenue and Old Tappan Road East intersection have been requested earlier by the Borough of Old Tappan from the Bergen County Traffic Bureau, and are herewith incorporated nevertheless with other Master Plan recommendations, because from a planning point of view such proposals make good sense.



PROPOSED IMPROVEMENTS

- | | | | |
|--|--|--|----------------------|
| | TRAFFIC LIGHT | | SIDEWALK |
| | INTERSECTION IMPROVEMENT &/OR CHANNELIZATION | | POOR VISIBILITY |
| | ROAD REALIGNMENT | | TRAFFIC STUDY NEEDED |



CIRCULATION PLAN

BOROUGH OF OLD TAPPAN
BERGEN COUNTY, NEW JERSEY

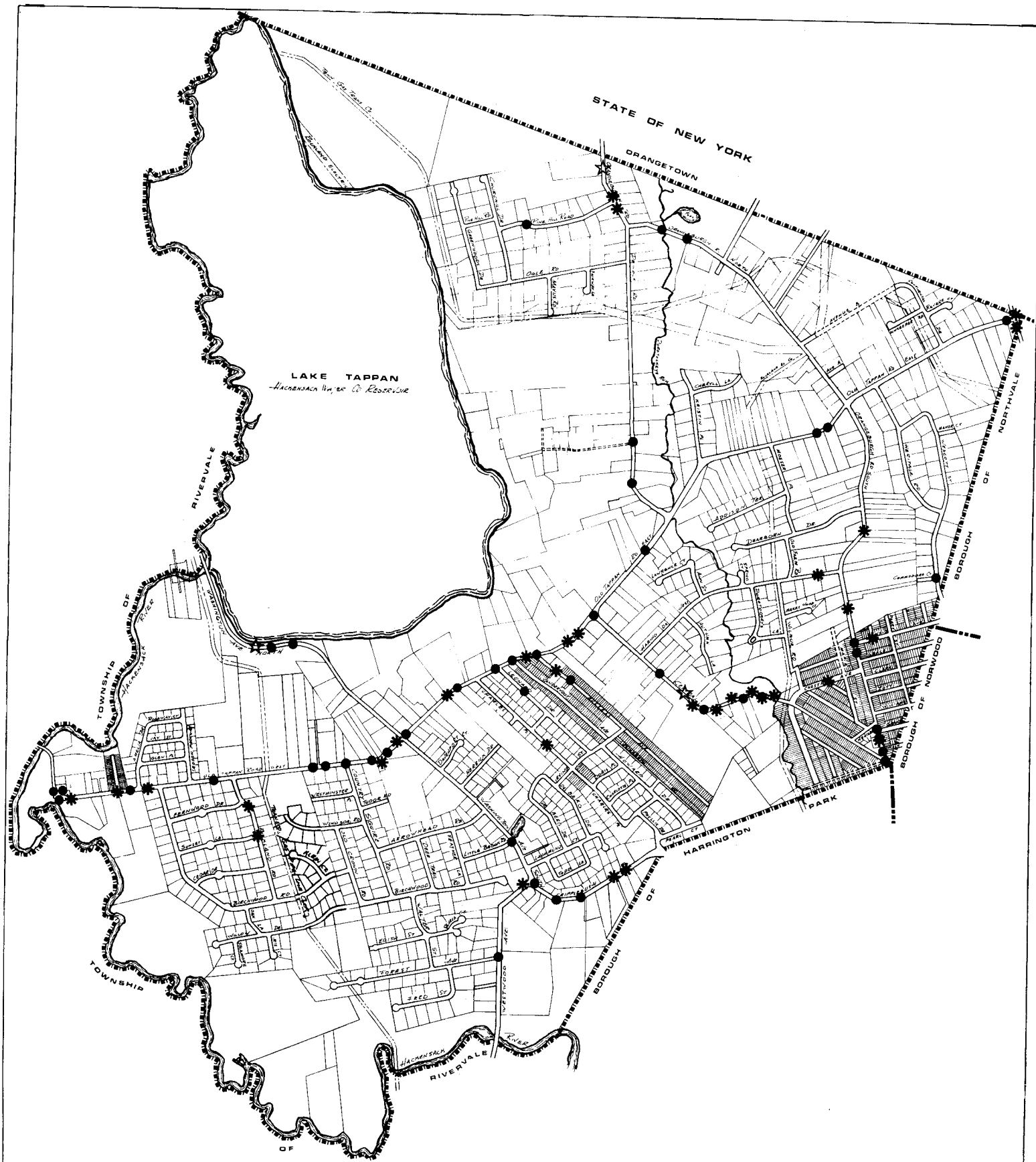
SCALE: 1" = 500'

1979

BOORMAN & DORRAN, INC. ... CONSULTANTS

21

REV 10/8/78
REV 10/26/78
REV PB LETTER 10/13/78
SOURCE OF BASE MAP:
OFFICIAL TAX MAPS, 1975



- PROPERTY DAMAGE
- * BODILY INJURY
- ☆ FATALITY

SOURCE:
OLD TAPPAN POLICE DEPT.
OCTOBER 1978
SOURCE OF BASE MAP:
U.S. CENS. BUREAU, 1975



ACCIDENT DISTRIBUTION

1977

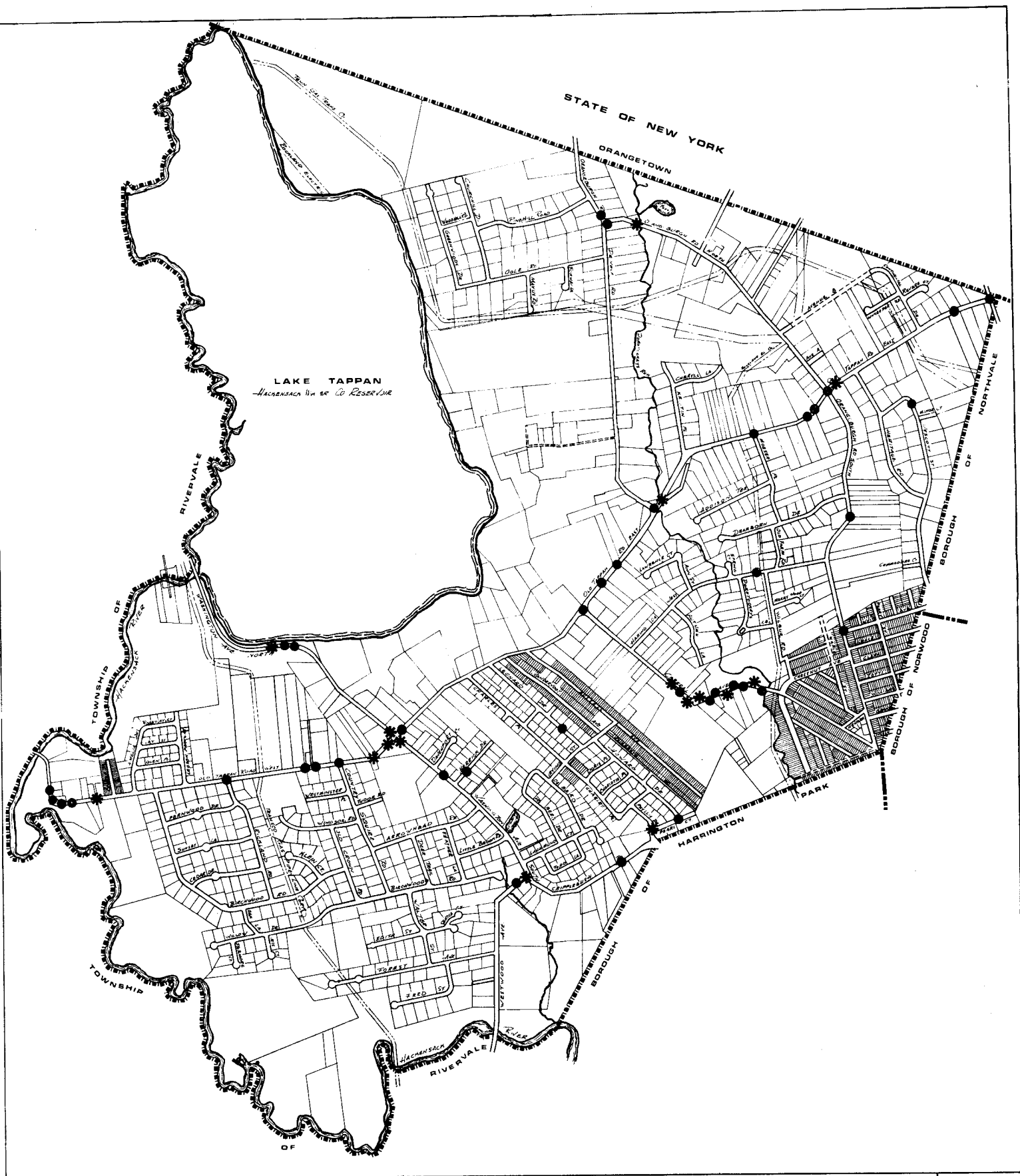
BOROUGH OF OLD TAPPAN
BERGEN COUNTY, NEW JERSEY

SCALE: 1" = 500'

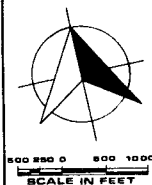
SEPTEMBER 1978

BOORMAN & DORRAN, INC. ... CONSULTANTS

17



SOURCE:
OLD TAPPAN POLICE DEPT.
OCTOBER 1978
SOURCE OF BASE MAP:
OFFICIAL TAX MAPS, 1975
PLVISED BY LETTER NO. 70



ACCIDENT DISTRIBUTION
1978, TO OCTOBER 17
BOROUGH OF OLD TAPPAN
BERGEN COUNTY, NEW JERSEY
SCALE: 1" = 500'
SEPTEMBER 1978
BOORMAN & DORRAN, INC. ... CONSULTANTS

18

It is believed that from the planning point of view and the design point of view that a design could be conceived which would by way of channelization and entrance design be by far more attractive than the present arrangement which includes a fence which separates these two substantial establishments.

This crossroads, because of its proximity to the large number of office workers and shoppers, is also in need of improved pedestrian crossing intersection. It is suggested, in order to provide increased pedestrian safety, that the installation of push button controls activated for pedestrian crossing be considered. Pavement stripings for the crossover area should also be included. All recommendations along Old Tappan Road and other County roads shall be subject to the ultimate approval of the County Engineer.

The addition of a sidewalk west of Central Avenue on the south side of Old Tappan Road extending to Leonard Drive is recommended because this roadside carries pedestrian traffic to the two schools which are located in this neighborhood.

2. Old Tappan Road East at Orangeburgh Road

It is recommended that a traffic light be added at this intersection caused by crossing movements to reduce traffic hazards. It is suggested that there be a continuous blinking amber light on Old Tappan Road and a blinking red light on Orangeburgh Road so as to assure a fairly continuous traffic flow on the main road under improved and safer road conditions. In order to render this intersection still safer, it is recommended that the visibility in the southwest corner of this intersection between Orangeburgh Road South and Old Tappan Road East be further improved.

3. Old Tappan Road West at Washington Avenue

The installation of a traffic light is recommended at this critical intersection in order to control the traffic flow and the conflicting turning movements more safely. At present the traffic at this intersection is

so congested that a police officer needs to be posted daily in order to manually direct the through traffic, while a school marshall is assigned to protect the safety of crossing school children. During the evening rush hours, when there is no police officer assigned to direct the traffic, delayed vehicles will stack up on Washington Avenue for one or more blocks at a time. During the summer when the schools are not in operation, the traffic volumes decline and congestion is not as severe as during the school months. It is considered to be a safer and a more economical solution to provide a traffic light rather than a uniformed officer to control traffic at this intersection.

4. Old Tappan Road East at Semino Road

It is recommended that at the northeastern corner of Old Tappan Borough near the municipal line, the intersection of Old Tappan Road East and Semino Road be reconstructed because of the unsafe condition caused by poor visibility. This poor visibility is particularly critical for the westbound traffic originating from Semino Road. This condition could be corrected by lowering the grade of the entire intersection in order to increase visibility and safety.

5. Orangeburgh Road North at DeWolf Road

This intersection is particularly hazardous for southbound traffic coming from New York State. As it happens the intersection is wide with poor visibility because of the curving road alignment. Street widening on the western side of DeWolf Road at the intersection is recommended to remedy the situation.

6. Westwood Avenue at Cripplebush Road

This is a wide and accident prone intersection. Pavement markings have already been tried. Therefore, channelization and the construction of pedestrian islands are recommended.

Realignments:

1. Orangeburgh Road South

It is recommended that Orangeburgh Road South between its intersection with Haring Drive West and Dearborn Drive be realigned in such a fashion that the present sharp curves in this road will be eliminated and be replaced by a softer road curvature.

2. Central Avenue

It is recommended that Central Avenue, similarly to Orangeburgh Road South, between its intersection with Chestnut Avenue in the east and Haring Drive in the west be realigned in such a fashion as to eliminate the two sharp curves in the road alignment. It is also proposed that a sidewalk be added for the length of this road improvement because of the proximity of the high school. Furthermore, it is recommended that this sidewalk and the avenue improvements be extended to the Norwood - Old Tappan Municipal line.

As an interim improvement, it is recommended - until such time that the two curves on Central Avenue west of Chestnut Avenue are reconstructed and the sidewalks are completed - that a guard rail be installed on a temporary basis.

3. Cripplebush Road

The reconstruction and realignment of the two sharp curves in the alignment of Cripplebush Road east of its intersection with Westwood Avenue be reconstructed to render this road considerably safer than it is. The replacement of the demolished guard rail is also recommended.

4. Old Tappan Road West

The right angle turn on Old Tappan Road West near the Hackensack River west of Amelia Drive is a hazardous road section. At this corner fast rolling westbound traffic realizes only too late

that they have run out of road and frequently cause accidents. The remedy to this situation is not a simple and easy one, and hence it is recommended that this particular road link be subject to a more detailed traffic engineering study.

5. Miscellaneous

White Avenue - It is recommended that the southeastern corner of White Avenue and Orangeburgh Road South have the telephone pole, the trees, and fence removed to improve poor visibility.

Traffic Study

It has been observed that in bad weather and especially on rainy days, the internal traffic at the Charles DeWolf and T. Baldwin Demarest Schools becomes overly congested. Therefore, it is recommended that the Board of Education or the Governing Body undertake a special Traffic Study.

* * *

II. COMMUNITY FACILITIES PLAN

Preceding Master Plan Report 2 presents in its Chapter VI, research data and miscellaneous information about the Old Tappan schools, their enrollment trends and projections. From that study we found that past enrollment trends were declining, and were not expected to reverse themselves over the next five years. Hence, advance land acquisitions for school purposes will not be considered in this part of the Master Plan Study.

A separate School Facilities Master Plan is currently under preparation by the Board of Education and is scheduled for completion by July 1, 1979. As can be seen from Exhibit No. 22, the Community Facilities Plan following, the high school building is on a sizable piece of land with adequate acreage for any necessary future expansions.

The numbering in this Chapter corresponds to the numbering on Exhibit 22 which illustrates the geographic location of community facilities.

SCHOOLS

1. Northern Valley Regional High School *

The Regional High School District is composed of seven towns. The District was formed in 1950, and the construction of the first building was in Demarest in 1955. In March 1962 the Old Tappan building was completed and additions were constructed to both buildings in 1970.

The Demarest building serves Closter, Haworth, and Demarest. The Old Tappan building serves Norwood, Northvale, Harrington Park, and Old Tappan. In addition, Rockleigh students attend on a tuition basis.

* Source: James C. Hartwig, Secretary, School Business Administrator, Northern Valley Regional High School

The Old Tappan high school building is located on Central Avenue, south of Old Tappan Road East. Currently this building has 61 classrooms, and the September 30, 1978 student enrollment was 1,466.

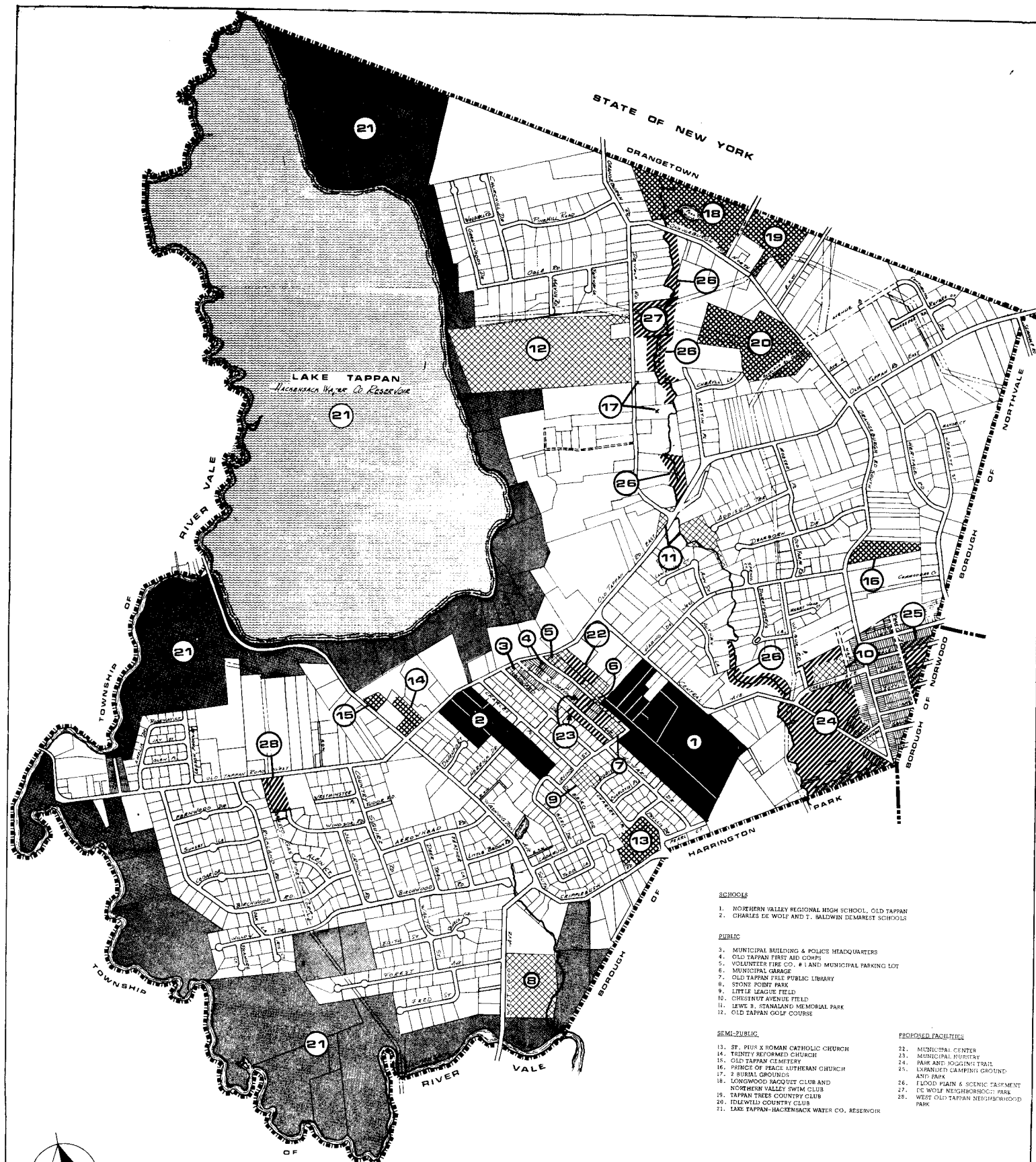
Recreational facilities at the regional high school include the following:

Outdoors - Regulation size football field and baseball field
(Several practice areas overlapping above)
3 fields used for softball, soccer, field hockey,
and several additional practice fields
5 grasstex tennis courts (doubles)
2 asphalt tennis courts (singles)




Indoors - Double gym with a stage area that is fitted with
gymnastic and weightlifting equipment
Auxiliary gym used for wrestling
Stage and auditorium (converts to three lecture halls)
Instrumental music room and practice rooms
Vocal music room
2 cafeterias (one of which has folding tables, enabling
this room to be used for modern dance and cheerleading
practice)

In addition to the regular curriculum, the regional high school has a compensatory education program and three work-study distributive education programs in areas of office, retail, and industrial/mechanical occupations. Students enrolled in these programs spend half the day in academic classes at the high school and the remainder of the day either on a job, or in classes at the Bergen County Vocational - Technical satellite school located in Norwood.

There are numerous individual help services, a Title I program and two small group intensive instruction classes for neurologically impaired students. There is a guidance department and a Child Study Team consisting of a social worker, psychologist, doctor, nurse and learning disabilities teacher.



EXISTING

-  SCHOOLS
-  PUBLIC
-  SEMI-PUBLIC

 LAKE TAPPAN
HACKENSACK
WATER CO.
RESERVOIR

PROPOSED

-  PROP. FACILITIES

SCHOOLS

1. NORTHERN VALLEY REGIONAL HIGH SCHOOL, OLD TAPPAN
2. CHARLES DE WOLF AND T. BALDWIN DEMAREST SCHOOLS

PUBLIC

3. MUNICIPAL BUILDING & POLICE HEADQUARTERS
4. OLD TAPPAN FIRE CO. #1
5. VOLUNTEER FIRE CO. #1 AND MUNICIPAL PARKING LOT
6. MUNICIPAL GARAGE
7. OLD TAPPAN FIRE PUBLIC LIBRARY
8. STONE POINT PARK
9. LITTLE LEAGUE FIELD
10. CHESTNUT AVENUE FIELD
11. LEWIS B. STANLAND MEMORIAL PARK
12. OLD TAPPAN GOLF COURSE

SEMI-PUBLIC

13. ST. PIER X ROMAN CATHOLIC CHURCH
14. TRINITY REFORMED CHURCH
15. OLD TAPPAN CEMETERY
16. PRINCE OF PEACE LUTHERAN CHURCH
17. 2 BURIAL GROUNDS
18. LONGWOOD JACQUET CLUB AND NORTHERN VALLEY SWIM CLUB
19. TAPPAN TREES COUNTRY CLUB
20. HOLWILD COUNTRY CLUB
21. LAKE TAPPAN-HACKENSACK WATER CO. RESERVOIR

PROPOSED FACILITIES

22. MUNICIPAL CENTER
23. MUNICIPAL HISTORY
24. PARK AND JOGGING TRAIL
25. EXHAUSTED CAMPING GROUND AND PARK
26. FLOOD PLAIN & SCENIC TAPSCOTT PARK
27. DE WOLF NEIGHBORHOOD PARK
28. WEST OLD TAPPAN NEIGHBORHOOD PARK

COMMUNITY

FACILITIES PLAN

BOROUGH OF OLD TAPPAN
BERGEN COUNTY, NEW JERSEY

SCALE: 1" = 500'

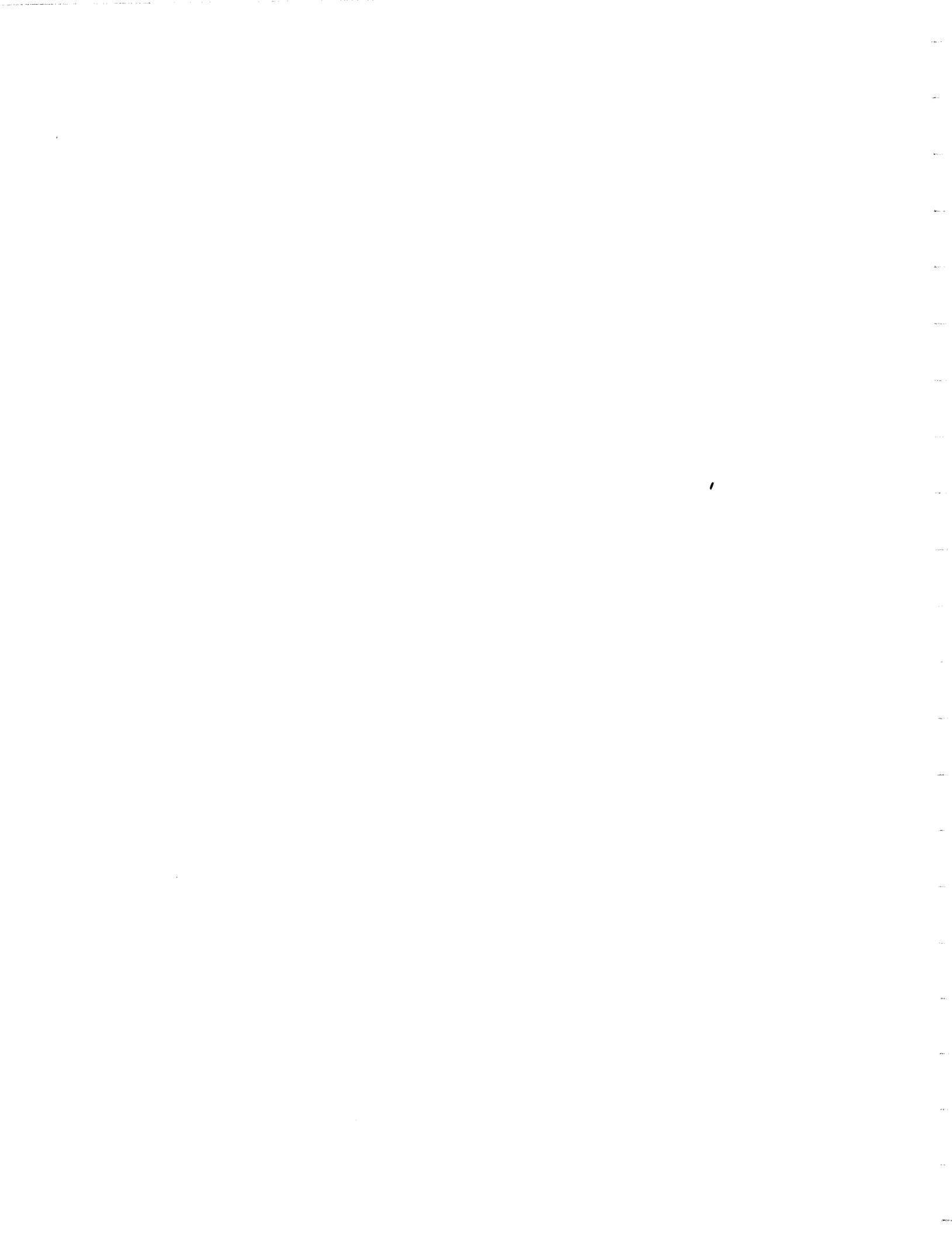
1979

BOORMAN & DORRAN, INC. ... CONSULTANTS

MASTER PLAN

22


REV. 10/8/78
REV. 10/28/78
REV. 10/15/78
SOURCE OF DATA: MAPS
OFFICIALS: THE MAPS, 1975



Adult Education courses are offered in the high school building on Wednesday evenings, under the auspices of the Evening School Committee. The evening School is a completely self-supporting activity - receiving no subsidy from tax funds - extending the utilization of existing educational facilities to the community at large. Occasionally, the auditorium is used for community meetings or events when a large seating capacity is needed. The Old Tappan Fire Company holds regular drills at the building. The Tennis Courts are available for use by residents whenever the courts are not being used by classes or tennis teams.

2. Charles DeWolf and T. Baldwin Demarest Elementary Schools *

The Charles DeWolf School houses grades 5 through 8, while the T. Baldwin Demarest School accommodates grades K through 4.


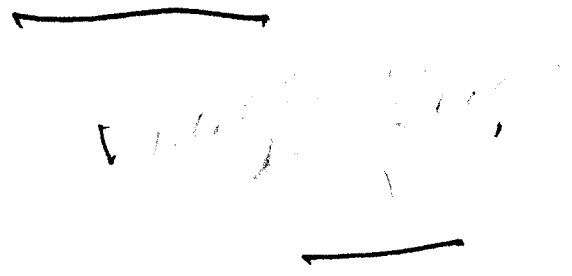
( An average class size is 22 pupils with a maximum assignment of 25. Enrollments as of September 30, 1978 were 649, approximately one-half in each building.)

Building Details

a.) Charles DeWolf School fronts on Old Tappan Road East, west of Charles Place. There are numbers of softball and soccer fields developed as an adjunct to this building. The original school was built in 1940 and presently houses three classrooms and the Board of Education offices. The first addition, six classrooms, was made in 1954. Another seven classrooms were added in 1956, and a third addition of six classrooms in 1960 brought the total to 22 classrooms.

b.) T. Baldwin Demarest School is located immediately to the rear of the Charles DeWolf School, with an access from Herrick Drive. This school was originally constructed in 1965 and contains ten classrooms. An additional eleven classrooms were added in 1968, bringing the total to 21.

* Source: Doris Eckerson, Secretary, Board of Education

c.) Community Use of Facilities (both buildings and fields)

Scouts (boys, girls, Cubs)
Soccer League
~~St. Pius Religious~~ Instruction
Recreation Commission
Boys and men's basketball
Social dancing
Coed Volleyball
Community Band
O.T.T.O. (Old Tappan Teen Organization)
Juvenile Conference Committee
Borough and School Elections*
And miscellaneous other functions*

3. Municipal Building *

The Municipal Building, a former school house, is located on Old Tappan Road East at the geographic center of Old Tappan, equally accessible to the four corners of the Borough.

This building accommodates the municipal functions on its upper level and the police headquarters on the lower level.

The municipal facilities include a large main room which is partitioned into several offices serving the Borough Clerk and other officials. The largest portion of the room serves as a general office and conference room.

The Planning Board and Zoning Board of Adjustment files and archives are also stored in this building.

As a result of the Borough of Old Tappan's steady growth since the 1950-ies, it has also outgrown its available municipal facilities.

It is, therefore, recommended that a new municipal building (22) be located on Russell Avenue on the municipally owned land southeast from the Volunteer Fire Company building.

* Source: Frank B. Recktenwald, CMC, Borough Clerk

It is envisioned that this new building should provide modern and adequate facilities for the following functions:

Mayor's Office	Court Clerk
Clerk's Office	File Room
Assessor's Office	Print Room
Tax Collector's Office	Storage Room
Building Inspector's Office	Conference Room
Land Use Office	

POLICE DEPARTMENT *

Existing Facilities

Existing facilities at Old Tappan Borough Police Department include the following:

- Main Police Desk and Reception Area
- Chief's Office
- Duty Officer's Area
- Squad Room
- Dark Room

Police Department Staff

- 1 Chief
- 1 Lieutenant
- 1 Sergeant
- 7 Patrolmen
- 1 Police Secretary

It is expected that during the current year, 1979, a police captain and a patrolman will be added to the Police Department staff. It is also anticipated that the population of the Borough of Old Tappan will continue to grow, and as non-residential development further expand, the need for additional police officers and additional superior officers will grow.

* Source: Chief of Police John Kramer

Equipment

2 Marked Patrol Cars
1 Unmarked car

Recommendations Regarding Future Needs

Present police facilities are inadequate. If the Municipal offices are relocated in a new building, as recommended, the Old Tappan Police Headquarters could utilize this entire building as follows:

Upper Floor:

Main Entrance and Reception Area
Police Desk
Chief's Office
Captain's Office
Detective's Office

Lower Floor:

Locker Room
Squad Room
Conference Room
Records and Storage Room
Dark Room
Temporary Detention Area

Outdoors:

A two-car garage in the present Municipal Building parking lot is recommended. An alternative location could be near the Department of Public Works building on Russell Avenue.

Police Pistol Range

It is also recommended that an indoor Police Pistol Range be added near the Department of Public Works building on Russell Avenue.

4. Old Tappan First Aid Corps *

The volunteer First Aid Corps building is located near the southwest corner of Old Tappan Road East and Russell Avenue.

The objectives of the Corps are to answer emergency calls within the confines of Old Tappan, and to participate in a Mutual Aid Association with neighboring communities. The Corps also provides transportation to hospitals and doctor's offices.

The First Aid Corps has approximately 40 members on its rolls. Each member must be certified in the following five points: Advanced Red Cross First Aid; C.P.R. (external heart massage and rescue breathing); Defensive Driving; Light Extrication; and Emergency Child Birth. Monthly drills are held to maintain certification.

The First Aid Corps will loan residents any of the following equipment: Crutches, walkers, canes, wheelchairs, bed pans, and hydraulic lifting devices.

The Old Tappan First Aid Corps has two advanced First Aid training instructors and four instructors who can teach C.P.R. In addition, mini First Aid courses for grammar school children, boy scouts, and various community groups are conducted.

5. Volunteer Fire Company No. 1 * *

The Old Tappan Fire House is located at the southeast corner of Old Tappan Road East and Russell Avenue. There are two structures located on this parcel.

The original building, facing Old Tappan Road was completed in 1937 and was built by, and is owned by the Volunteer Fire Company. The first floor is used by the company for meetings and recreational purposes.

* Source: Harold Linskey, Captain, Old Tappan First Aid Corps

* * Source: Eugene W. Low, Chief, Old Tappan Volunteer Fire Company

The upper floor is leased to the Borough for municipal court and a community meeting room. The municipal fire building, facing Russell Avenue, was completed in 1978 and is used for the storage of all Borough-owned firematic equipment.

Major Equipment :

1958 International Pumper (750 gallon)
1963 Howe Aerial Truck with Pumper (750 gallon) with a 65 foot ladder
1968 International Pumper (1,000 gallon)
1974 Ford Emergency Truck
General Firematic equipment

The National Board of Fire Underwriters suggest replacement of equipment after 20 years. Accordingly, the Borough is planning to replace the 1958 pumper and is hoping for a late 1980 delivery. In anticipation, and to lessen the bonded debt, the Borough appropriated \$5,000.00 in the 1978 budget, and has made a similar appropriation in the 1979 budget.

Personnel:

There are 56 men in the Old Tappan Volunteer Fire Company No. 1, Inc. They are headed by a Chief, a First Assistant, a Second Assistant Chief, and four Captains.

The Civil Defense and Disaster Control (CDDC) unit is made up of fifteen young men, 16-18 years old, who are used in a supplementary capacity, while training in firematics.

Mutual Aid Association :

The Old Tappan Volunteer Fire Company has been a member of the Pascack Valley Mutual Aid Association since 1946. Other towns in this association include: River Vale, Hill sdale, Westwood, Washington Township, and Emerson.

6. Municipal Garage - Department of Public Works *

a. Municipal Garage

The Municipal Garage is located on Russell Avenue southwest of the Municipal Fire House and is also situated on a Borough-owned parcel of land. The first four bays, 26 feet by 56 feet, were built in 1967. A metal storage building, 30 feet by 60 feet in size was constructed in 1970, of which 600 square feet are used by the Police Department, and 1,2000 square feet are used by the Department of Public Works.

One bay of the garage has been shortened to 18 feet by the installation of a small bathroom and office. This bay is now too short to accommodate any of the trucks or tractors. The remainder of this bay should be converted into a locker room for employees and for an enlarged office and tool storage area.

b. Equipment

1	3 yd. Chevrolet dump truck	1966
1	5 yd. G.M.C. dump truck	1975
1	5 yd. G.M.C. dump truck	1978
1	3/4 ton G.M.C. four wheel drive pick - up	1975
1	Jimmy G.M.C. four wheel drive	1978
1	Back hoe Ford 4400	1972
1	Tractor loader Ford 2600	1976
1	14 yd. leaf Vacumn	1972
1	14 yd. leaf Vacumn	1975
1	Salt spreader	1965
1	Salt spreader	1970
1	Roller	1970
1	Chipper	1972
3	Riding Mowers	1974

Miscellaneous small machines and tools such as hand mowers, chain saws, etc.

* Source: Harry Lake, Superintendent, Department of Public Works

c. Recommendations Regarding future needs

The future purchase of a street sweeper is under consideration. Presently two trucks, one salt spreader, and several small machines are stored outdoors due to lack of space. Therefore, it is recommended that three additional bays be constructed to house this equipment. It is estimated that a minimum of 30 feet by 40 feet enclosed space will be needed.

d. Municipal Nursery

There is a small existing Municipal Nursery located on the northerly portion of Borough owned property on Russell Avenue opposite the municipal garage building. It is herewith proposed that this nursery be further extended to include the entire parcel.

7. Old Tappan Free Public Library *

The library building is located on the southwest side of Russell Avenue between the high school and the Municipal Nursery at the corner of Irving Street and Russell Avenue.

The Old Tappan Free Public Library is an Association (not Municipal) library administered by a Board of Trustees and supported by private donations as well as by a municipal appropriation. It also receives a small amount of State Aid.

The building, completed in 1975, was constructed through voluntary contributions and is situated on property leased from the Borough. The library has an inventory of 21,495 volumes and 52 periodicals of which 47 are held for three or more years. In 1978, 14,300 adult books and 9,500 juvenile books were circulated. The library is open to the public 34 hours per week, and is serviced by one full time director, several part time staff members and twenty volunteers. Besides reference and general circulation of reading materials, the library offers a full complement of programs and services to the community. Special services include a daily delivery service to and from the Ridgewood Library and a home delivery service for elderly and ill persons.

* Source: Mrs. Norma Boyer, Director, Old Tappan Free Public Library

8. - 11. Parks

8. Stone Point Park

Stone Point Park is named after the grinding stone at the Grist Mill located on the Hackensack River near this historic site.

The Stone Point Park is located on Westwood Avenue, a short distance north of the southern boundary of Old Tappan. Stone Point Park is a community park and a major recreation facility used for Little League and Knickerbocker League ball games, picnics and ice skating. Basketball courts and other recreational facilities are also located here.

The Stone Point Park facilities and landscaping are maintained by the Public Works Department of the Borough.

9. Little League Field

The Little League Field, located between Irving Street and Doris Place is in the heart of the Charles Place, Howard Drive residential neighborhood. In fact, the park interrupts Charles Place which does not bisect the park property, but continues on either side of it. This park, much smaller than Stone Point Park, serves primarily as a Little League baseball field. As a small neighborhood park, it features some play equipment for younger children. The Little League ballfield site includes a small storage building and refreshment stand.

As with all of the other municipal facilities, this park too is maintained by the Public Works Department.

10. Chestnut Avenue Field

This field, located on municipally owned land, provides a Little League baseball diamond and soccer field.

11. Lewe B. Stanaland Memorial Park

This park is situated in the valley of Doratockey's Run at the end of Addison Terrace and is a skating pond accessible to residents of the community by way of a foot bridge from Old Tappan Road East.

The pond is equipped with lights for night skating. The two corners at the intersection of DeWolf Road at Old Tappan Road East are landscaped extensions of the Lewe B. Stanaland Park.

12. Old Tappan Golf Course

It is believed that this facility was the first municipally owned golf course in the State of New Jersey. Golf course facilities include a nine-hole course and a clubhouse with the customary services. Reportedly there are plans to expand the golf course facilities to an eighteen-hole course provided that additional lands and acreages can be obtained for this purpose.

13. - 21. Semi-Public Facilities

There are three churches in Old Tappan Borough:

St. Pius X Roman Catholic Church on the corner of Cripple Bush Road and Phyllis Drive,

Trinity Reformed Church at the northeast corner of Old Tappan Road East and Washington Avenue,

Prince of Peace Lutheran Church, one-half mile south of Old Tappan Road East, fronting on Orangeburgh Road South.

There are two burial grounds dating back to early colonial days located off DeWolf Road in the vicinity of the Old Tappan Golf Course. In addition, a cemetery is located on Washington Avenue between the Trinity Reformed Church and the Old Tappan Reservoir.

Other community facilities include commercial recreation areas and Country Clubs as follows:

The Longwood Racquet Club and Northern Valley Swim Club

Idelwild Country Club

Both of the above facilities are located at the northern end of Old Tappan Borough on Orangeburgh Road North.

The largest of the semi-public open space facilities is Lake Tappan which serves as the Hackensack Water Company reservoir. It is located in the northwest corner of Old Tappan Borough and includes substantial watershed lands located along the fringes of the lake and the shores of the Hackensack River.

24. - 28. Additional Proposed Facilities

24. Proposed Park *

Considerable lands have been accumulated by the Borough of Old Tappan through tax foreclosures of premature subdivisions in the southeast corner of the Borough near the Harrington Park and Norwood municipal boundaries.

These lands extend on both sides of Central Avenue southeast of its intersection with Chestnut Avenue.

The proposed development of these park lands include jogging trails, a leaf shredding and composting area, and a nature preserve. Part of the triangular shaped vacant area along the Borough of Norwood municipal line between Grace and Clark Streets is municipally owned and is dedicated to camping uses by Boy and Girl Scouts. It is proposed herewith that the camping area be further extended to include the balance of vacant land adjacent to the municipal area described above.

26. Flood Plain and Scenic Easement

The establishment of a 100 foot wide Flood Plain and Scenic Easement along the valley of Dorotockey's Run is proposed to include all remaining vacant parcels along this valley. It is suggested that the

* Source: Mrs. Barbara Moeser, Chairman, Site Committee, 1979

Planning Board - on behalf of the Borough - endeavor to accumulate Scenic Easements as part of the development application processing in the three Conditional Use Cluster Districts proposed in Exhibit 23, the Land Use Plan.

27. DeWolf Neighborhood Park

A neighborhood park is proposed on the northeast residential section of Old Tappan on the east side of DeWolf Road. The proposed parcel selected is one that includes considerable flood plains along Dorotockey's Run on which several utility easements already impose development limitations. This neighborhood park is recommended because this area has no such facilities.

* * *

III. LAND USE PLAN

The first portion of the Land Use Element, which contained the inventory of existing conditions, the findings of the Land Use Survey, and the Land Use Map together with the tabulation of Land Use acreages, was presented in the form of the Land Use Element in the second report of the Master Plan series. This Chapter presents the recommendations in the form of the Land Use Plan.

LAND USE PLAN

A reduced scale black and white diagram of the Land Use Plan (Exhibit 23) is illustrated on the following page. A large scale colored presentation drawing of the Land Use Plan (Exhibit 23A) is filed separately with the Planning Board.

RESIDENTIAL AREAS

Low, medium, and high density areas are planned for residential needs. Densities were determined according to established and existing development patterns, accessibility of lands, topography, soils characteristics, as affecting septic systems and drainage according to geologic formations as effecting the availability of potable water supplies.

RA-80, Low Density Residential

As it's name implies, this residential area is meant to accommodate only low densities. The areas in this district include mostly the uplands of Lake Tappan, and the abutting watershed areas of the Hackensack River. Most of these lands consist of areas classified as flood hazard areas by the U.S. Department of Housing and Urban Development's Flood Insurance Agency. Therefore, from the planning point of view the residential development of these areas is not desirable.

Most of the lands in the proposed RA-80 zone are presently vacant.

RA-40, Medium Density Residential

Most of the areas indicated on the Land Use Plan as RA-40 are those which are zoned as such at present or are areas which are already predominantly developed in large lot developments. Whatever vacant lands remain within this district are mostly scattered. Apart from the vacant areas, the land uses of the area include nurseries and farms located north of Old Tappan Road West, and south of Lake Tappan.

RA-40-CC, Medium Density Residential Conditional Use Cluster

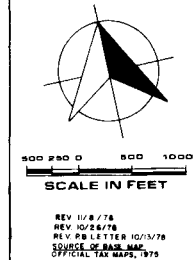
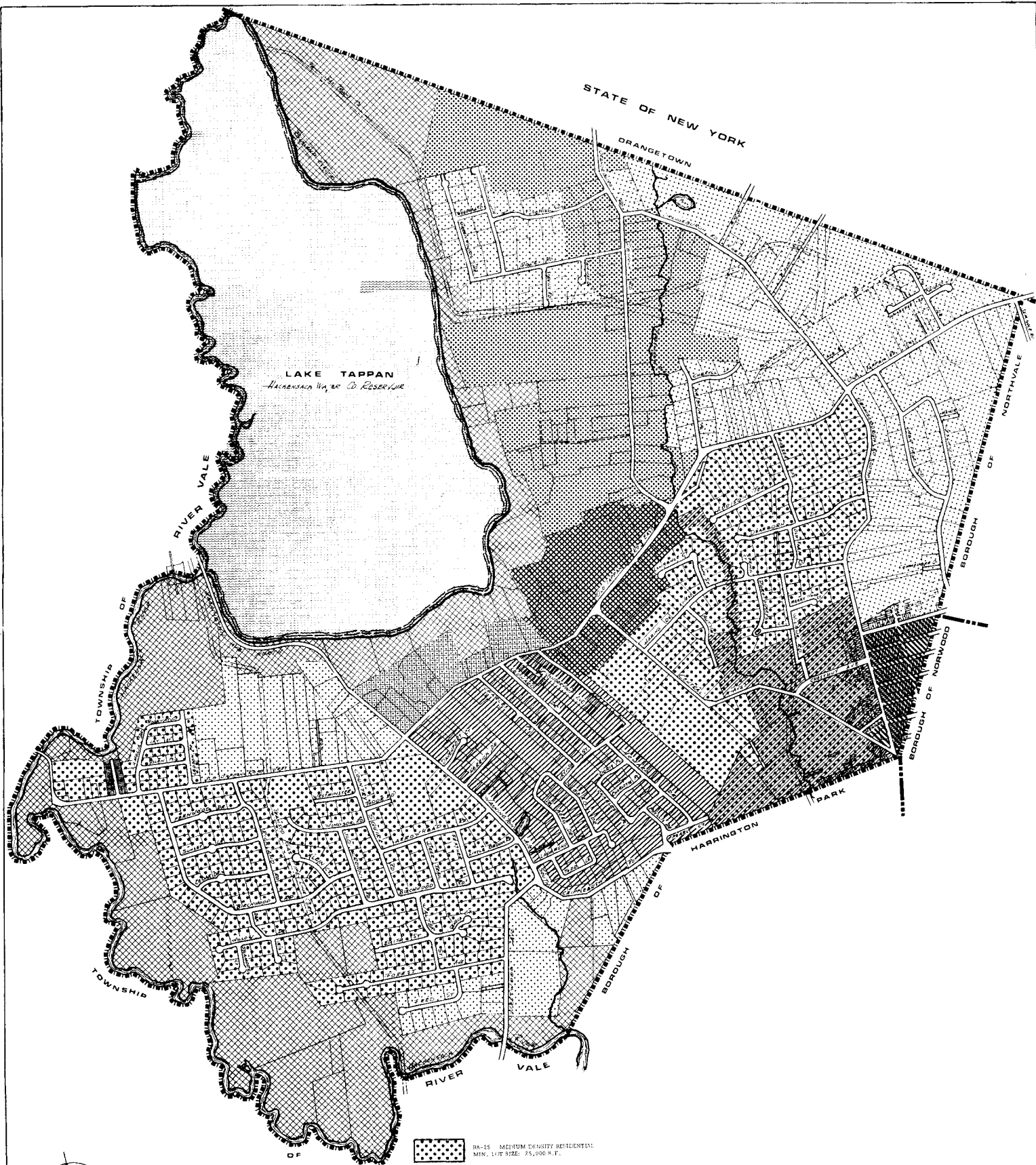
Minimum Lot Size: 25,000 square feet

In this district the owners of land will have two options available: either to develop the land as now zoned for, namely, RA-40, Medium Density Residential with minimum lot sizes of 40,000 square feet or, if and when appropriate, apply to the Planning Board for a conditional use permit to develop on clustered reduced size 25,000 square foot lots, thereby preserving 15,000 square feet of flood plains and other open spaces for each acre that undergoes development. The intention here is to accumulate a continuous green belt, including the environmentally sensitive areas along Dorotockey's Run from the Orangetown border to Harrington Park in the south. In each and every case, in the event of a conditional use cluster application, it will be the responsibility of the Planning Board to determine whether the application in question is deserving of such a use.

RA-80-CO, Medium Density Residential Conditional Use Professional Office

Minimum Lot Size: 80,000 square feet

The area north of Old Tappan Road West between the present B-1 zone, approximately northeast of Russell Avenue and extending until Washington Avenue north as fronting on Old Tappan Road West shall remain in the RA-40 use with the proviso, however, that professional office buildings might be permitted by the Planning Board as a conditional use in this area. The intentions here are many fold.



	RA-80 LOW DENSITY RESIDENTIAL MIN. LOT SIZE: 80,000 S.F.		RA-25-CC MEDIUM DENSITY RES. CONDITONAL USE CLUSTER MIN. LOT SIZE: 15,000 S.F.
	RA-40 MEDIUM DENSITY RESIDENTIAL MIN. LOT SIZE: 40,000 S.F.		RA-15 HIGH DENSITY RESIDENTIAL MIN. LOT SIZE: 15,000 S.F.
	RA-40-CC MEDIUM DENSITY RES. CONDITONAL USE PROFESSIONAL OFFICE MIN. LOT SIZE: 40,000 S.F.		RA-10 HIGH DENSITY RESIDENTIAL MIN. LOT SIZE: 10,000 S.F.
	RA-40-CC MEDIUM DENSITY RES. CONDITONAL USE CLUSTER MIN. LOT SIZE: 25,000 S.F.		B-1 BUSINESS

LAND USE PLAN

BOROUGH OF OLD TAPPAN
BERGEN COUNTY, NEW JERSEY

SCALE: 1" = 500'

BOORMAN & DORRAN, INC.

CONSULTANTS

MASTER PLAN

23

1978

1. It is intended to discourage the proliferation of home occupations in the existing residential neighborhoods of Old Tappan, and instead it is intended to encourage the locating of professional offices, general offices, or government offices or corporate offices and the like in the area described above.

2. It is intended that the development of such uses should also serve as a transitional land use between the RA-40 district west of Washington Avenue North and the business district.

3. The added benefit of such development would be that people conducting business would find it convenient to conduct their shopping and other service business in the office area on the same trip in the same general neighborhood along Old Tappan Road in the center of town. Should the proposed office use be inappropriate for any reason, the Planning Board should withhold approval of a conditional use and then the permitted use of the land should revert to RA-40.

RA-25, Medium Density Residential

Minimum Lot Size: 25,000 square feet

The Master Plan recommended the RA-25 district be primarily where it is already existing and zoned for with some minor additions in such areas where prior land development patterns already have established the half-acre lot sizes, such as at the western end of Forest Avenue or in the Leeson Parkway neighborhood.

Most of the land in the RA-25 Medium Density Residential area has already been divided for 25,000 square foot size or larger lots and is developed with the exception of a farm parcel on the south side of Old Tappan Road West.

RA-25-CC, Medium Density Residential Conditional Use Cluster

Minimum Lot Size: 15,000 square feet

This district along both sides of the southern end of Dorotockey's Run in Old Tappan Borough is established for the same reasons and intent as the RA-40-CC, Conditional Use Cluster district, namely the preservation of deserving flood plains and other open spaces in the brook valley.

Generally, the Conditional Use Cluster districts have been laid out for a distance of 1,250 feet as measured from the center line of Dorotockey's Run with the exception being those parcels which because of their magnitude extend a short way beyond the above intended distance.

RA-15, High Density Residential

Minimum Lot Size: 15,000 square feet

The RA-15 district is almost completely developed and zoned as such at present. The Land Use Plan intends no substantial change in this area other than the partial vacating of Vandervoot Avenue south of the boundary line between Lots 48 and 49, Block 7-4, and between Lots 49 and 50, Block 7-3, where the remainder of Vandervoot Avenue based on the existing land use patterns does not seem to be needed.

RA-10, High Density Residential

Minimum Lot Size: 10,000 square feet

This area already zoned for RA-10 is mostly developed for high density residential uses with the exception of the area between Grace and Clark Streets, where there is a municipally owned area dedicated to camping uses by Boy and Girl Scouts. The Community Facilities Plan proposes the further extension on the remaining vacant lands for camping uses.

B-1, Business

Historically, the Old Tappan business area developed in the general area of the present B-1 zone which is centered around the intersection of Old Tappan Road and Central Avenue. Most of the presently zoned commercial lands are already developed for commercial uses, leaving only rather nominal expansion space. Therefore, the proposed business area includes a continuation of the present business center to provide for its logical extension to the corner of Old Tappan Road and DeWolf Road.

Summary

It is the Planning Board's intention that the above Land Use proposals shall be instrumental in furthering the continued orderly growth of Old Tappan, and that this Master Plan shall be amended from time to time under the Continuing Planning Program as needed and as appropriate.

