

# Borough of Oakland

## OPEN SPACE AND RECREATION PLAN UPDATE

COUNTY OF BERGEN



November 16, 2017



# OPEN SPACE AND RECREATION PLAN UPDATE - 2017

for

Borough of Oakland  
County of Bergen

**Prepared November 16, 2017 by:**

**The Land Conservancy of New Jersey**  
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**The original document was appropriately signed and sealed  
in accordance with Chapter 41, Title 13 of the State Board of Professional Planners.**

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County of Bergen

*Produced by:*

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**Cover Photograph:** Great Oak Park

# EXECUTIVE SUMMARY

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The Borough of Oakland is committed to protecting its unique and scenic landscapes while providing diverse and high quality recreation opportunities for residents. The Borough is nestled in a valley at the base of the Ramapo Mountains along the banks of the Ramapo River, offering residents access to a wide range of outdoor recreation activities. Despite its pristine location, recreational lands within the Borough are at a premium, and securing the permanent protection of open spaces for natural resource conservation, and to offer new opportunities for field space, as well as for hiking and boating, is a priority for the Borough.

The Borough of Oakland's open space program has been highly successful, but the *2006 Open Space and Recreation Plan* guiding the Borough is no longer current. This update to the 2006 Plan identifies the current goals and objectives including the purchase of flood prone homes, creation of trails, and expansion of municipal parks that will provide opportunities for local open space preservation and land management programs. In coordination with the Borough's Master Plan, the *Open Space and Recreation Plan Update* is an effective and comprehensive guide for future preservation and land use planning.

Oakland Borough has recognized the importance of open space to its community, and is committed to the preservation and protection of its natural areas. State, county, and municipal open space totals 1,642 acres making up 30% of the Borough. Ramapo Mountain (State), Ramapo Reservation County Park (County), and Great Oak Park (municipal) are a few examples of the public lands providing recreational opportunities within the Borough. Oakland's Master Plan sets specific goals centered on the preservation of its open space and recreation opportunities calling for the Borough "*to preserve and protect existing open space within that Borough*" as well as "*to provide a complete range of recreational facilities and services.*"

The Open Space and Recreation Plan Update (OSRP Update):

- Assesses existing open space to prioritize and implement land stewardship initiatives.
- Produces a targeted, site-specific action program, identifying projects to protect the natural and recreational features in the Borough.
- Reviews and updates the program goals and provides field-based assessments of existing preserved open space.
- Identifies opportunities for creating and expanding trails in the Borough.
- Recommends land for preservation and stewardship. The properties are identified on a parcel-based map.

This Plan Update will help guide future planning for the Borough by providing a comprehensive framework for decision-making and implementation. Implementing the recommendations included in the Plan Update will preserve the environmental health, recreational opportunities and aesthetic character of the Borough.

Oakland Borough was one of the first towns to sign on to the Sustainable Jersey program and was initially certified in 2011. The Borough has renewed its bronze certification in 2014 and in 2017. The submittal of an updated Open Space and Recreation Plan will not only ensure the Borough's eligibility for future State Green Acres funding, but is a certification action through the Sustainable Jersey program.

# **GOALS OF THE OPEN SPACE PROGRAM**

Preservation of open space must be planned just as for any municipal infrastructure. The development of the *Open Space and Recreation Plan Update (OSRP Update)* and the Governing Body's commitment to implement the Plan are essential in maintaining the community's character and improving the quality of life for its residents.

The *Goals Section* of the *Open Space and Recreation Plan* acts as a guide for Oakland Borough to preserve open space and create recreation areas for its residents. The updated goals reflect a greater focus on the ongoing open space and recreation efforts that have been in place since the *2006 Open Space and Recreation Plan*. The Borough has continued to work to protect steep slopes<sup>a1</sup> watershed lands and forested areas, connect already preserved lands through greenways and blueways, expand opportunities for both active ("facility-based") and passive ("resource-based") recreation, and increase open space for flood prevention. A proactive approach to preservation and land stewardship complements other Borough planning initiatives. This 2017 update reflects the Borough's commitment to preserving, protecting, and maintaining the community's landscapes and natural areas:

- Promote the permanent conservation of the Borough's natural resources and scenic landscapes.
- Encourage the preservation and protection of steep slopes, high recharge areas, and forested land within the Borough.
- Remove structures from the most vulnerable flood prone areas in town to allow the land to be returned to a more natural state, provide flood storage, remove people and property from harm's way, and mitigate the impacts of severe flooding events.
- Provide opportunities for "active" (facility-based) and "passive" (resource-based) recreational facilities to meet the needs of present and future Borough residents by continuing to:
  - Upgrade existing recreation facilities by adding new equipment, replacing equipment that does not meet current state and recreation industry standards, and creating new facilities in appropriate locations.
  - Provide a variety of recreation offering for all segments of the Borough's population and ensure that sufficient open space and recreation opportunities exist on an equal, equitable and accessible basis for all residents.
- Protect the ecological integrity of the Borough's landscape by stewarding and managing open space and recreation lands to ensure their long-term viability, health, and sustainability.
- Expand and encourage the use and accessibility of trails on public open space lands in the Borough.
- In partnership with others, support the development and protection of greenways and blueways to expand contiguous open space.

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<sup>a</sup> The Borough steep slopes ordinance defines steep slopes as those slopes in excess of 15% in gradient.

# HISTORY OF THE OPEN SPACE PROGRAM

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## Municipal Open Space Trust Fund

In 2003, residents of the Borough of Oakland established the municipal Open Space Trust Fund to be used exclusively for the purpose of “*the purchase of open space so as to preserve such land as open space and to keep said land in its natural state.*” Additionally “*If no open space is available for purchase, then the monies in said fund shall be used for other passive recreation, conservation, farmland preservation or historic preservation purposes as may be permitted by law, to be determined following a public hearing.*” The Open Space Trust Fund is funded through an amount not to exceed \$.01 per \$100 of assessed valuation of the annual tax levy. (See **Appendix A**: 2003 referendum to establish the municipal Open Space Trust Fund). In November 2008 and 2013, residents approved public questions to continue collecting the Open Space Trust Fund with no additional increase of the tax rate of \$.01 per \$100 of assessed valuation of the annual tax levy for an additional five years (**Appendix B**). In 2013, residents approved a ballot question authorizing the continuation of the Trust Fund for an additional ten years. (**Appendix C**)

The open space tax levy generated approximately \$260,000 per year from its inception in 2004<sup>2</sup> through 2011. The Borough undertook a reassessment in 2011 year to limit their exposure to tax appeals caused by the recession, which dropped the overall valuation and the amount of open space tax revenue. From 2012 to date, the open space tax has generated about \$218,000 per year.<sup>3</sup> The Trust Fund has been used to pay for the cost of the acquisition of land, including debt service on those acquisitions, and the expenses associated with the due diligence of those projects. For the past several years, the debt service on prior acquisitions has totaled approximately \$200,000 annually. The balance of the Trust Fund, at the end of 2017, will total \$740,000.<sup>4</sup> (**Table 1**)

*Table 1. Borough of Oakland Municipal Open Space Trust Fund*

<b>Year</b>	<b>Total</b>	<b>Tax Levy</b>
2004	\$0.00	\$260,000.00
2005	\$260,000.00	\$260,000.00
2006	\$520,000.00	\$260,000.00
2007	\$780,000.00	\$260,000.00
2008	\$1,040,000.00	\$260,000.00
2009	\$1,300,000.00	\$260,000.00
2010	\$1,560,000.00	\$260,000.00
2011	\$1,820,000.00	\$260,000.00
2012	\$2,038,000.00	\$218,000.00
2013	\$2,256,000.00	\$218,000.00
2014	\$2,474,000.00	\$218,000.00
2015	\$2,692,000.00	\$218,000.00
2016	\$2,910,000.00	\$218,000.00
2017	\$3,128,000.00	\$218,000.00
Total:		\$3,128,000.00

Acquisitions made using the municipal Open Space Trust Fund include the projects listed below. This does not include any recreation projects, such as park improvements. The dollar amounts included below are the amounts expended or authorized; they do not include interest on debt or grant revenues:

- Stewart Woods: \$290,000  
Half of this purchase was funded by Bergen County.
- Breakneck Road acquisition: \$5,232,107  
Over half of this project was funded by Green Acres and Bergen County.
- Great Oak Park (formerly known as Heritage Hills): \$2,367,050 *to date*  
Over half of the project is to be funded by Green Acres and Bergen County once environmental issues are resolved. (Costs still being incurred for minor environmental cleanup).
- Roosevelt Boulevard Phase 1 Acquisitions (6 residential properties): \$2,073,417 *to date* (Demolition of homes pending)  
Over 75% of the project is to be funded by Bergen County and The Land Conservancy of New Jersey.
- Roosevelt Boulevard Phase 2 Acquisitions (8 residential properties)  
Funding authorization of \$2,355,000.  
Currently in due diligence phase of project, 75% funded via Bergen County.

The Borough updated its Recreation and Open Space Inventory (ROSI) in 2016 (**Appendix D**) identifying municipally held lands for recreation and permanent conservation. The ROSI will be updated to include the Roosevelt Boulevard Phase 1 and Phase 2 acquisitions upon the receipt of additional funding from New Jersey Green Acres.

Roosevelt Boulevard Phase 1 and Phase 2 projects (13 residential properties) are part of an ongoing effort to mitigate damage from severe storm events, remove people from harm’s way, and expand existing recreational space, consistent with the open space objectives of the community. As part of this initiative, Oakland has closed on 8 properties since 2015 (**Table 2** and **Figure 1**).

*Table 2. Roosevelt Boulevard Phase 1 and 2 – Closed Projects*

<b>Project</b>	<b>Acres</b>	<b>Closing Date</b>	<b>Block/Lot</b>
Truman Field Expansion Project 1 - Thurston	0.276	9/1/2015	1605/7
Truman Field Expansion Project 1 - Schlosser	0.2758	10/15/2015	1605/6
Truman Field Expansion Project 1 - Even-Chen	0.502	2/11/2016	1605/4
Truman Field Expansion Project 1 - Redick	0.252	4/27/2016	1605/2
Truman Field Expansion Phase 1 - Healy	0.2093	6/23/2016	1605/1
Truman Field Expansion Phase 1 - Travis	0.1851	11/3/2016	1605/3
Truman Field Expansion Phase 2 - Wilmington Trust Bank	0.377	8/2/2017	1605/12
Truman Field Expansion Phase 2 – Morgan	0.192	10/11/2017	1601/5
<b>Total:</b>	<b>2.269</b>		

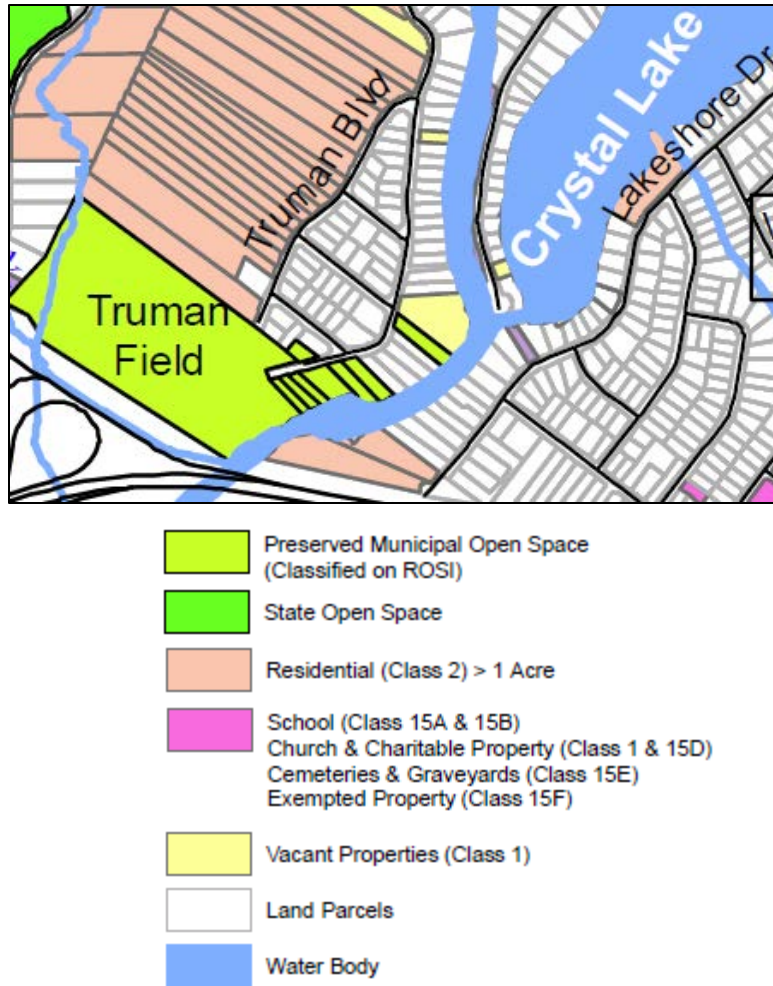


Figure 1. Roosevelt Boulevard Phase 1 and Phase 2 – Completed Projects

## Bergen County Open Space Trust Fund

The Borough has received \$6,573,703 in Bergen County grant awards through the Bergen County Open Space, Recreation, Farmland, and Historic Preservation Trust Fund.<sup>5</sup> Grants have been awarded for park development and land acquisition projects in the Borough. The Borough also received grant funding towards the restoration of the historic Van Allen House. A complete listing of the grant awards is included in **Table 3**.<sup>b</sup>

<sup>b</sup> The Borough has 2016 applications pending approval by the Bergen County Board of Chosen Freeholders.

Table 3. Bergen County Open Space Trust Fund Grant Awards in Oakland Borough (1999-2015)

Funding Year	Project Name	Grant Amount	Program	Project Type
2000	Basketball Court Lighting	\$10,000.00	Municipal	Recreation
2002	Basketball Court Lighting	\$5,822.00	Municipal	Recreation
2002	Stewart Woods (Ramapo Valley Road)	\$290,000.00	County	Open Space
2003	Fencing and Dugout Replacement	\$19,000.00	Municipal	Recreation
2005	Great Oak Park (Heritage Hills) Acquisition	\$662,522.00	County	Open Space
2005	Stewart Woods Improvements (Ramapo Valley Road)	\$5,629.00	Municipal	Recreation
2006	Great Oak Park (Heritage Hills) Acquisition	\$662,522.00	County	Open Space
2006	Tennis Court Reconstruction	\$125,000.00	Municipal	Recreation
2006	Van Allen House Property Preservation Plan	\$30,000.00	County	Historic Preservation
2007	New Jersey Capital Partners Acquisition	\$1,500,000.00	County	Open Space
2008	Tennis Court Reconstruction	\$144,196.00	Municipal	Recreation
2008	Van Allen House Property Preservation Plan	\$5,800.00	County	Historic Preservation
2009	Recreation Complex Safety Improvements	\$40,117.00	Municipal	Recreation
2010	Mullin Park Playground Eqpt Replacement	\$14,500.00	Municipal	Recreation
2011	Recreation Complex Backstop Replacements	\$29,000.00	Municipal	Recreation
2012	Recreation Complex Backstop Replacements Phase 2	\$13,526.00	Municipal	Recreation
2012	Van Allen House Historic Preservation Restoration Design	\$12,645.00	County	Historic Preservation
2012	Van Allen House Historic Preservation Stabilization	\$28,200.00	County	Historic Preservation
2013	Oakland Recreation Complex Walking Path	\$28,619.00	Municipal	Recreation
2013	Roosevelt Boulevard Park Expansion Acquisitions	\$1,455,000.00	County	Open Space
2014	Fields 3 & 9 Dugout Project	\$19,480.00	Municipal	Recreation
2014	Roosevelt Boulevard 7 Property Acquisitions	\$1,455,000.00	County	Open Space
2015	Roller Hockey Rink Resurfacing	\$17,125.00	Municipal	Recreation
Total:		\$6,573,703.00		

### State of New Jersey – NJDEP Green Acres Program

Oakland Borough has received \$2,870,500 in grant funding through the New Jersey Department of Environmental Protection (NJDEP) Green Acres program. This included funding for both park development and land acquisition projects. **Table 4** details the grants awarded and project descriptions. Oakland Borough received an additional \$500,000 in state grant funding through the Green Acres Planning Incentive (PI) grant program in 2017.<sup>6</sup>

Table 4. NJDEP Green Acres Grants in Oakland Borough

Contract Date	Green Acres Project Number	Project Name	Amount	Project Scope
5/22/1989	0242-86-072	Oakland Recreation Complex Redevelopment	\$320,500	Rehabilitation of the Recreational Complex and improvements to Ramapo Terrace Park. The Recreation Complex included seeding, re-sodding and irrigation of two ballfields, lighting for a multi-use field and tennis courts, a picnic area, and a comfort station. Ramapo Terrace Park included the boat launch, dock, steps, wall, and parking.
7/2/1981	0242-04-247	Oakland Tennis Park	\$25,000	Three tennis courts were developed as part of the Oakland Recreation Field.
9/14/2016	0242-04-055	Borough of Oakland Open Space and Recreation Plan <sup>c</sup>	\$2,525,000	50% Matching Grant through the Green Acres Planning Incentive (PI) grant program for land acquisition
Total:			\$2,870,500	

A total of \$2,525,000 has been awarded to Oakland over five funding rounds through the Planning Incentive (PI) grant program. This funding was released to the Borough for the acquisition of Block 3101, Lot 8 (Breakneck Road). The Borough is eligible to receive an additional \$39,586.75 through the PI grant as part of this acquisition.

In 2017, the Borough applied for an additional \$500,000. Once the project agreement is completed and the \$500,000 becomes available, Green Acres will release the \$39,586.75 to add to the Borough's Planning Incentive grant funding.<sup>7</sup>

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<sup>c</sup> The Borough's submittal of the 2006 Open Space and Recreation Plan qualified the municipality for the Green Acres Planning Incentive (PI) grant program for land acquisition, which is a 50% matching grant program.

# PLANNING CONSISTENCY

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An intent of the *2017 Plan Update* is to ensure that the open space and recreation goals and objectives of the Borough remain consistent with the overall vision for the Borough. Review of the *Master Plan*, as well as relevant County and State documents, including the *Bergen County Master Plan*, the *State of New Jersey Development and Redevelopment Plan*, and the *Highlands Regional Master Plan* are included within this report. As an adopted element of the *Master Plan*, the *Open Space and Recreation Plan Update* serves as a guide for the Borough's land acquisition and stewardship program.

## Borough of Oakland

The Borough of Oakland adopted its original *Master Plan* in 1966. The Plan was revised in April 1976, June 1976 and again in March 1977 before being formally adopted by the Planning Board on July 21, 1977. The plan underwent a comprehensive reexamination and adoption by the Planning Board in 1988 and has since been subsequently updated through a series of *Reexaminations* (1994, 2000 and 2008). Additionally, on February 21, 2012, the *Master Plan* was amended to include the Borough's updated *Land Use Element*, and again in 2014 to include the Borough's *Natural Resources Inventory*.

The Master Plan includes specific goals and objectives related to environmental, economic, and quality of life attributes of the community, which provide the working foundation for the *Open Space and Recreation Plan (OSRP) Update*.

### ***1966 Master Plan***

The original Master Plan document contained eight goals related to land use. In this report, the Borough identified the “*retention of the lands west of the Ramapo River in a largely undeveloped state*” as a priority for the community. Within the Community Facilities and Services Plan of the report, it stated that the Borough should “*provide convenient, well-located community facilities to serve the residents of the Borough.*”

### ***1976 Master Plan Revision***

The 1976 revisions to the Master Plan reviewed the successes and shortcomings of the original Plan. The report proposed an updated set of goals concerning land use within the Borough. These included that the Borough should “*dedicate sufficient areas to the provision of open space and recreational needs*” and “*encourage land form preservation in those areas remaining largely in their natural state, regardless of the intended use.*”

### ***1988 Master Plan Reexamination***

The 1988 reexamination of the Master Plan marked the first comprehensive review and revision of the Master Plan. The reexamination analyzed the goals and objectives identified in the original plan as well as the extent to which these goals and objectives had been realized. In addition, the reexamination set forth a new set of goals in regards to recreation and conservation for the Borough:

- To maintain a high level of recreational services for Borough residents.
- To provide a complete range of recreational facilities and services.
- To acquire lands west of the Ramapo River presently owned by the Boy Scouts for preservation as passive recreational/open space.
- To acquire lands adjacent to the Borough wells in the northern section of the Borough along the Ramapo River.
- To acquire linear parkland along the Ramapo River that will preserve the riverfront and give residents access to Potash Lake for passive recreational purposes.
- Preserve environmentally sensitive areas from development through appropriate measures.
- Limit development within the floodplain.
- Preserve valuable wetland areas.

### ***1994 Master Plan Reexamination***

Goals identified in the reexamination report completed in 1994 related to conservation and recreation are included in the Conservation Plan section of the report:

- To preserve ecologically sensitive areas from development through appropriate measures.
- To limit development in the floodplain.
- To protect and preserve stream corridors.
- To preserve the remaining large expanses of forested open space along the Ramapo Mountains and Ramapo River; and to preserve the ridgeline.
- To preserve the environmentally sensitive areas within the Borough by discouraging development of steep sloped areas, floodplain areas and wetland areas by encouraging landform preservation with special zoning provisions allowed in the Borough ordinances.
- To encourage the dedication of environmentally sensitive areas, namely those lands adjacent to the Ramapo River and the mountains, for open space in order to preserve them.
- To identify historic sites existing within the Borough and to provide a plan for the preservation of those sites.
- To identify the active and passive recreational areas within the Borough and to determine needed improvement and/or necessary expansion for the present and future population.

### ***2000 Master Plan Reexamination***

The Borough revised the Master Plan and its goals in 2000. Those relating to open space are consistent with earlier reports and are expanded to include:

- To preserve and protect existing open spaces within the Borough that have significant environmental characteristics and prevent further development of these lands.
- To provide a complete range of recreational facilities and services.
- To preserve the riverfront for the enjoyment of the Borough's residents and give residents access to Potash Lake for passive recreational purposes.
- Acquire lands west of the Ramapo River currently owned by the Boy Scouts for preservation as passive recreational/open space.
- Acquire lands adjacent to the Borough wells in the northern section of the Borough along the Ramapo River.
- Acquire linear parkland located within the Borough along the Ramapo River.

### ***2008 Master Plan Reexamination***

In keeping with the requirements of New Jersey Municipal Land Use Law, the Borough of Oakland has undergone periodic reexaminations since the re-adoption of the Master Plan in 1988. The 2008 Reexamination Plan proposed the following goals related to open space and recreation within the Borough:

- To preserve environmentally sensitive areas within the Borough by discouraging development of steep sloped areas, floodplain areas and wetland areas by encouraging landform preservation with special zoning provisions included within the Borough's development regulations.
- To encourage the dedication of environmentally sensitive areas, namely those lands adjacent to the Ramapo River and the mountains, for open space in order to preserve them in their current condition for future generations.
- To identify historic sites existing within the Borough and to provide a plan for preservation of those sites.
- To identify the active and passive recreational areas within the Borough and to determine needed improvements and/or necessary expansion for the present and future needs of the Borough.

### ***2012 Amended Land Use Element of the Master Plan and 2012 Master Plan Reexamination Report***

The Borough's 2012 Amended Land Use Element of the Master Plan was limited to consideration of three properties located within the Borough's Corporate Office Land Use Classification district.<sup>8</sup> This report concluded that the properties in question should be placed within a residential land use district. The 2012 Master Plan Reexamination Report was similarly limited in scope, focusing on a single lot fronting Yawpo Avenue and the undeveloped properties fronting on McCoy Road.<sup>9</sup> It was intended to supplement, but not replace the 2008 Master Plan Reexamination Report.

### ***2016 Master Plan Reexamination***

The 2016 Master Plan Reexamination goals and policy statements pertaining to open space, conservation and recreation include:<sup>10</sup>

- Goal 7: To preserve the historic features of the Borough.  
Policy Statement: Oakland recognizes its historic features continue to be an integral part of the community's unique character. To achieve this goal, the Borough seeks to celebrate its heritage in a number of ways. Furthermore, Oakland seeks to identify, maintain and protect historically significant structures and sites from adverse impacts created by development proposals, whether they be public or private.
- Goal 16: Continue to pursue the preservation of open space.  
Policy Statement: Oakland has done a superb job of preserving open spaces on Ramapo Mountain, lands along the Wayne Township line and along the Ramapo River. The Borough should seek to preserve open space within its residential neighborhoods for the creation of vest pocket parks. To ensure these parks serve the local neighborhoods in which they are located, parking should not be provided. In addition to pursuing additional open

space opportunities, the Borough must maintain and enhance the existing open spaces it has already acquired. Use of local non-profits and local service organizations such as Boy Scouts and Girl Scouts can be an important source of volunteers.

- Goal 17: Continue to support conservation efforts that preserve environmentally sensitive land, maintain the proper and beneficial function of natural systems and protect residential neighborhoods, especially from flooding episodes.
- Goal 18: Pursue the creation of a borough-wide pedestrian link between recreational facilities, preserved open space, residential neighborhoods and significant civic spaces such as schools, the municipal building and the library. A multi-use path along the Ramapo River would be an excellent beginning to this pedestrian link.

### ***Oakland Borough 2006 Open Space and Recreation Plan***

Through the development of the Borough's 2006 Open Space and Recreation Plan, an initial list of properties was identified to protect as open space, which the state and Borough has used as the basis for the Borough's Planning Incentive grant. In the 2006 report, the Borough identified Watchung Ridge from High Mountain Park in neighboring Wayne Township to the Ramapo River as a priority for local land preservation efforts. This ridgeline is home to wetlands, vernal pools and is the headwaters for the Category One (C1) waters that flow into the Ramapo River, a sole source aquifer. The Borough has also identified the purchase and development of parks for passive recreation, in their community center, as a priority for the open space land acquisition program. The goals in the 2006 Plan include the following:

1. To maintain and enhance the existing public open space that preserve and contribute to the character of the community.
2. To support conservation efforts that preserve environmentally sensitive land, maintain natural features and open space, and protect residential neighborhoods.
3. To upgrade existing recreation facilities by adding new equipment, replacing equipment that does not meet current state and recreation industry standards, and creating new facilities in appropriate locations.
4. To provide a variety of recreation offering for all segments of the borough's population and ensure that the sufficient open space and recreation opportunities exist on an equal, equitable and accessible basis for all residents.
5. To establish a comprehensive open space and recreation plan that creates a borough-wide pedestrian link between recreational facilities, preserved open space, and residential neighborhoods. Such link will be designed for safe and accessible pedestrian circulation and passive recreation.

### ***2014 Natural Resource Inventory***

Oakland Borough's 2014 Natural Resource Inventory (NRI) identifies environmental resources within the municipality. The plan maintains the stated goal "*to provide objective, reliable environmental data in one document.*" The development of the recommendations within this Plan Update were based, in part, on the mapping and information included within the 2014 NRI.

### ***2014 Flood Acquisition Plan***

In November 2013, voters in Bergen County approved an additional use for the Bergen County Trust Fund to include the acquisition of flood-prone properties (also known as “Blue Acres Projects”). The ballot question was approved by a nearly two-to-one majority. The Freeholder Board approved the amendment to the Trust Fund and renamed the program the *Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund*.<sup>11</sup>

Bergen County’s Floodplain Protection Program provides grants to local municipalities to acquire properties that have been damaged by, or may be prone to incurring damage caused by storms or storm-related flooding, or that may buffer or protect other lands from damage. The program’s goal is to acquire flood-damaged properties, remove structures and permanently preserve the lands for recreation and conservation purposes.<sup>12</sup> Oakland Borough prepared a Flood Acquisition Plan to document local impacts from flood events and identify project areas for acquisition based upon repetitive, ongoing flooding. Completion of the Flood Acquisition Plan is a requirement for participation in Bergen County’s flood acquisition grant program.

## Bergen County

### ***2004 Open Space and Recreation Plan***

Bergen County’s 2004 Open Space and Recreation Plan was prepared by the Bergen County Department of Planning and Economic Development to provide a countywide policy direction on open space and recreation issues. The plan serves as a strategic plan and guide describing the county’s open space and recreation needs and a proposed action plan by proposing a set of goals and objectives related to open space and recreation within the county. These goals and objectives are consistent with the Borough of Oakland’s *Open Space and Recreation Update*, including:

- To provide facilities regional in nature and capable of serving residents of the entire county.
- To protect and preserve natural and scenic values in the county.
- To present current information on the supply, demand and need for recreation and open space in Bergen County.
- To implement open space and recreation planning policies and projects that are consistent with New Jersey’s Development and Redevelopment Plan.
- To encourage coordinated open space and recreation planning, acquisition and development initiatives of state and local governments, and conservation organizations.
- To effectively use funds from the Bergen County Open Space, Recreation, Farmland and Historic Preservation Trust Fund (the “Bergen County Trust Fund”), New Jersey Green Acres funding, and other sources of funding which may become available.

The plan is guided by the following planning concepts: the preservation of the major waterways in the County; the expansion of existing County Park areas where applicable; and the acquisition of major tracts of undeveloped land which are suitable for County Park purposes. These concepts led to the creation of five goals and policies that support the County’s open space objectives:

- Conserve major ridgelines, significant treed areas and areas designated as natural areas.
- Improve the quantity, quality and availability of parks and open space, including active and passive recreational facilities, parks and environmentally sensitive areas.
- Preserve the environment, including wetland areas, streams and wetland corridors.
- Promote the establishment of a linear greenway park system along the Hackensack, Passaic, and Ramapo Rivers.

- Protect the quality and purity of rivers and streams.

### ***2014 Farmland Preservation Plan***

Recognizing that land attributed to agricultural production is notably scarce within the County and acknowledging that existing farmland is an irreplaceable natural resource, the Bergen County 2014 Farmland Preservation Plan lays out the long-term goals and provides a framework for the County’s efforts in preserving its remaining agricultural lands. Since 1954 Bergen County has witnessed a steady decline in identified farmland from approximately 12,000 acres in 1954, to about 6,000 acres mid-1960s, and about 3,000 acres mid-1970s. From 1982 to 1997, the farmland acreage remained within the 2,600-2,700 range. However, after 1997, farmland declined to about 1,280 acres in 2002 and to 1,177 acres in 2007 according to the 2012 US Census of Agriculture.

In contrast to the overall trend of farmland decline within Bergen County, Oakland Borough’s farmland has actually increased to 173 acres from its historic low of 49 acres in 1991.<sup>13</sup> The County Plan identifies four “targeted farms” within Oakland Borough (one in the Ramapo Valley Project Area, and three in Oakland Borough Project Area).<sup>14</sup>

## **State of New Jersey**

### ***2001 State Development and Redevelopment Plan***

The State Planning Commission adopted the State Development and Redevelopment Plan on March 1, 2001. The State Plan serves as a guide for public and private sector investment in New Jersey, looking toward the year 2020. The vision that it presents is *Livable Communities and Natural Landscapes*. The primary objectives of the State Plan are the redevelopment, maintenance, and revitalization of existing communities, and the development of new communities in compact forms with a mix of uses. Thus, the overall goal of the State Plan is to promote development and redevelopment that will consume less land and natural resources, and use the State’s infrastructure more efficiently.

The State Plan designates five Planning Areas to reflect the distinct geographic and economic units within the State. It establishes specific policy objectives for each Planning Area suitable to its needs and characteristics. The Borough falls within two designated planning areas:

- Metropolitan Planning Areas (PA-1) comprise the most densely developed regions in the state. The goals in these planning areas revolve around revitalizing existing cities and towns by encouraging compact growth and redevelopment. The Metropolitan Planning Area is identified as the most appropriate location for future development in New Jersey. The developed neighborhoods east of the Ramapo River in the Borough are located within the Metropolitan Planning Area.
- Environmentally Sensitive Planning Areas (PA-5) protect environmental resources through the protection of large contiguous areas of land; accommodate growth in Centers; protect the character of existing stable communities; confine programmed sewers and public water services to Centers; and revitalize cities and towns.<sup>15</sup> The slopes and banks of the Ramapo Mountain and Ramapo River are designated within the Environmentally Sensitive Planning Area and subject to the restrictions of the Highlands Act.

### ***2008 Highlands Regional Master Plan***

The New Jersey State Legislature enacted the Highlands Water Protection and Planning Act (HWPPA) on August 10, 2004. The Highlands Council approved the final *Highlands Regional Master Plan (RMP)* in July 2008, which was then ratified via a September 5, 2008 Executive Order by N.J. Governor Jon S. Corzine. In an effort to ensure the integrity of northern New Jersey's drinking water resource, the HWPPA imposes strict land use controls over large parts of the 88-municipality region, known as the Highlands Preservation Area. Lands within the Preservation Area are subject to heightened restrictions on development, water use, and activities that affect water quality, or environmentally sensitive lands. Lands in the Highlands Planning Area are not subject to the strict land use controls of the Preservation Area. However, municipalities in the Planning Area can choose to conform to the stricter standards. Conformance is voluntary and involves the completion of several planning modules, and the preparation of a Conformance Petition submitted to the Highlands Council.

Consistent with the State Plan, land west of the Ramapo River is included within the Highlands Preservation Area and the developed neighborhoods are designated as the Highlands Planning Area. The Borough's 2014 NRI includes detailed mapping for both the State Plan and the Highlands Regional Master Plan.

### ***Garden State Greenways***

Garden State Greenways is a vision for a statewide system of interconnected natural lands, or greenways, in New Jersey. Garden State Greenways identifies natural resources – wetlands, forests, fertile soils, diverse plant and animal habitat – that help provide clean water, clean air, a healthy food supply, and scenic areas and recreation. Connectors link resource hubs.<sup>16</sup>

- ✓ *Hubs* represent non-fragmented natural areas remaining in New Jersey's landscape. These natural resources provide New Jersey residents with clean water, clean air, a healthy food supply, scenic areas and recreation.
- ✓ *Connectors* link the hubs. One goal of the *Garden State Greenways* is to have an outdoor area within a ten-minute walk or bike ride from people's homes.

Oakland Borough is home to five hubs, including Ramapo Mountain State Park, Ramapo Valley County Reservation, Campgaw Mountain Reservation, Camp Glen Gray, and Stewart Woods Park. Connectors create a network between these hubs follow natural tributaries and waterways that flow throughout Oakland (**Figure 2**).

### ***Sustainable Jersey***

Sustainable Jersey is a certification program for municipalities that want to take steps to sustain their quality of life over the long term. Sustainable Jersey provides clear "how to" guidance and tools, as well as access to grants. The program also identifies existing and new funding opportunities to help municipalities to accomplish these actions. New Jersey is the first state in the nation to have a comprehensive sustainability program for communities that link certifications with strong state and private financial incentives, and a fully resourced program of technical

support and training. The Borough is certified through Sustainable Jersey, receiving “Bronze” certification in October 2011. The Borough renewed its certification in 2014 and 2017.

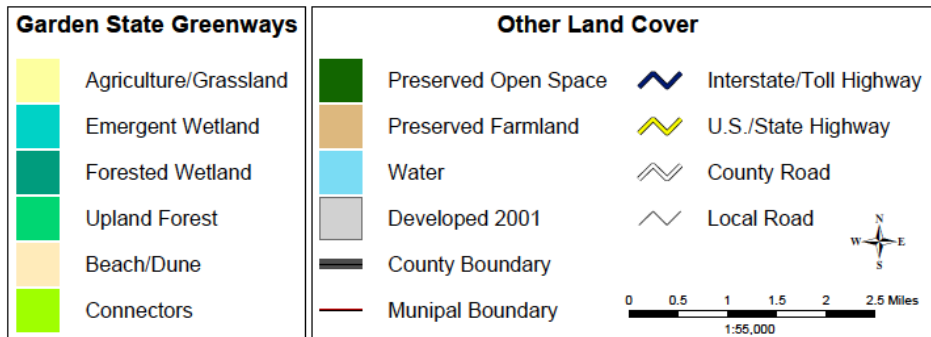
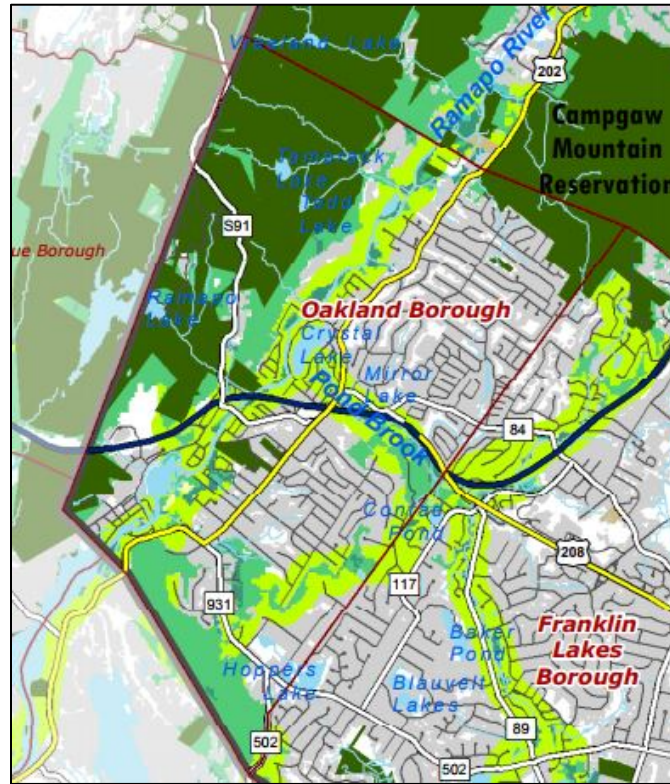


Figure 2. Garden State Greenways for Oakland Borough

# OPEN SPACE INVENTORY

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This section of the Open Space and Recreation Plan Update inventories the open space in Oakland Borough as depicted on the Open Space map (**Map 1**). This map was produced using ESRI's ArcGIS 10.5 software. Acreage may vary slightly from the Borough's tax records, as they are calculated using the ArcGIS software, and are included within the parcel data tables at the conclusion of this report (**Appendix E**). Property information was gathered through the New Jersey Tax Board's database (2017) and confirmed by the Borough Tax Assessor when necessary. The vacant lands and outdoor recreation sites listed below may have structures or other improvements on them, but could have potential for open space acquisition. All acreages below are rounded to the nearest acre unless otherwise states; see **Appendix E** for greater detail. Oakland Borough is 8.45 square miles, or 5,408 acres.<sup>17</sup>

## Preserved Land (Public)

### *State Parks and Open Space (Class 15C)*

The New Jersey Department of Environmental Protection (NJDEP) owns 15 parcels, totaling 747 acres. These properties are part of the Ramapo Mountain State Forest State Park, which covers 14% of the Borough's total land base.

### *County Parks and Open Space (Class 15C)*

Bergen County owns land in Oakland Borough for parks and recreation totaling 427 acres, making up 9% of the Borough. This includes Camp Glen Gray (93 acres), Camp Tamarack (157 acres), and Campgaw Mountain Reservation (177 acres). Additionally, Bergen County and the NJDEP jointly own two parcels totaling 71 acres as part of Camp Todd. With the inclusion of Camp Todd, Bergen County manages 499 for parks and open space in Oakland Borough.

### *Municipal Open Space (Class 15C) - Classified on ROSI*

The Recreation and Open Space Inventory (ROSI) contains all municipally owned lands that are held for open space or recreation purposes. When applying for funding through the NJDEP Green Acres program, municipalities and counties are required to prepare a ROSI, which then becomes a contract where it is agreed that these lands listed will be used solely for the purpose of conservation and recreation, and are deed restricted.

Oakland has included 396 acres of land, 7% of the Borough, on its 2016 Recreational and Open Space Inventory (ROSI) filed with the State of New Jersey (**Appendix D**). The largest of these properties is the Ramapo Valley Reservation Addition, totaling 225 acres. Other municipal parks include Breakneck Preservation Area, Great Oak Park, and Truman Field. There are four properties, which are part of the Roosevelt Boulevard/Truman Field Expansion, which will be added to the ROSI when it is next updated.<sup>d</sup>

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<sup>d</sup> One property, Block 2515, Lot 2, has been included in the ROSI in error, and will be removed upon the next update.

### **Preserved Lands (Public): Summary**

Oakland Borough has 1,642 acres of preserved land, 30% of the Borough. Preserved lands in Oakland is shown on **Map 2**.

State Parks and Open Space	747 acres
Bergen County Parks	499 acres
<u>Municipal Open Space (ROSI)</u>	<u>396 acres</u>
<b>Total Preserved Lands</b>	<b>1,642 acres</b>

### **Public and Private Land**

#### *Public Property (15C and 15F)*

Oakland Borough, Bergen County, New Jersey Department of Transportation (NJDOT), and the New Jersey Department of Environmental Protection (NJDEP) own land in Oakland Borough for general public purposes. This includes land for emergency support services, infrastructure, and public authorities. Oakland Borough owns 95 acres, Bergen County owns 0.09 acres, and the NJDOT and NJDEP own 26 acres – for a total of 121 acres of publicly held land.

#### *Education Properties (15A and 15B)*

Educational properties within the Borough of Oakland total 108 acres. The Oakland Board of Education owns 47 acres and Ramapo Indian Hills Regional High School District owns 52 acres. Other school properties (2 parcels) total 9 acres in the Borough.

#### *Other Exempt Properties (Class 15F).*

Other exempt properties total 12 acres in Oakland Borough and include private sewage treatment facilities, Elks Lodge, first aid squad, and animal shelter.

#### *Residential Properties (Class 2)*

There are 496 acres in Oakland Borough, which are classified as residential properties that are larger than one acre, and depending on the zoning, potentially sub-dividable. Underutilized and/or unused portions of these properties represent potential opportunities for future park expansion for additional field space or trails. The largest of these is approximately 11 acres and is located on Lee Way.

#### *Farm Assessed Properties (Class 3A and 3B)*

Oakland has 163 acres of land that are classified as farm assessed property.

#### *Church and Charitable Properties, and Cemeteries (Class 15D, Class 15E, and Class 1)*

Religious and charitable institutions own 53 acres in Oakland Borough. The Ponds Reformed Church of Oakland owns a cemetery, totaling 3 acres. There are two private cemeteries in Oakland that total 0.2 acres.

*Commercial and Industrial Properties (Class 4A and 4B)*

There are 412 acres of land in the Borough that are assessed as commercial and industrial properties greater than 1 acre. The largest of these is 80 acres owned by the DHDK Management Corporation. Commercial and industrial properties make up approximately 8% of Oakland Borough.

*Railroad Properties (Class 5A)*

The Delaware and Otsego Railroad (Susquehanna and Western Railroad) owns 29 acres in Oakland.

*Vacant, Undeveloped Land (Class 1)*

There are 519 acres in Oakland Borough classified as vacant, undeveloped land. Of this, 334 acres are privately owned and not part of the Ramapo River Reserve property.

*Ramapo River Reserve (Class 1)*

The Ramapo River Reserve Homeowner Association owns 185 acres of undeveloped property surrounding their residential community. As part of the development application, the owners agreed to set aside 30 lots totaling 124 acres, as common property to be restricted from future development:

“That the 30 lots for common facilities and/or common open space shall forever be prohibited from further development except for those improvements specifically authorized by this Resolution.”<sup>18</sup>

The lots restricted from future development within Ramapo River Reserve are listed in **Table 5** and shown in **Figure 3**.

*Table 5. Ramapo River Reserve lots restricted from future development*

Block	Lot	Former		Class	Building Description (Tax Data)	Acres	
		Block	Lot			Tax Data	GIS
		2501.01	2		<i>NOT IN MODIV TAX DATA (2017)</i>		
		2501.02	1		<i>NOT IN MODIV TAX DATA (2017)</i>		
1401	1	2501.03	1	1	OPEN SPACE	66.84 Ac	67.22
1401	67	2501.11	3	1	OPEN SPCE	0.4770 Ac	0.50
1401	66	2501.11	12	1	OPEN SPACE	0.4330 Ac	0.43
806	2	2601.01	2	1	REC BLD PARKING	0.5060 Ac	0.50
1101	2	2601.02	2	1	OPEN SPACE	4.825 Ac	4.74
1103	11	2601.03	1	1	LAKE	20.38 Ac	20.66
1101	8	2601.04	5	1	OPEN SPACE	0.0840 Ac	0.08
802	1	2601.07	1	1	OPEN SPACE	0.24 Ac	0.13
803	3	2601.08	5	1	OPEN SPACE	0.3660 Ac	0.36

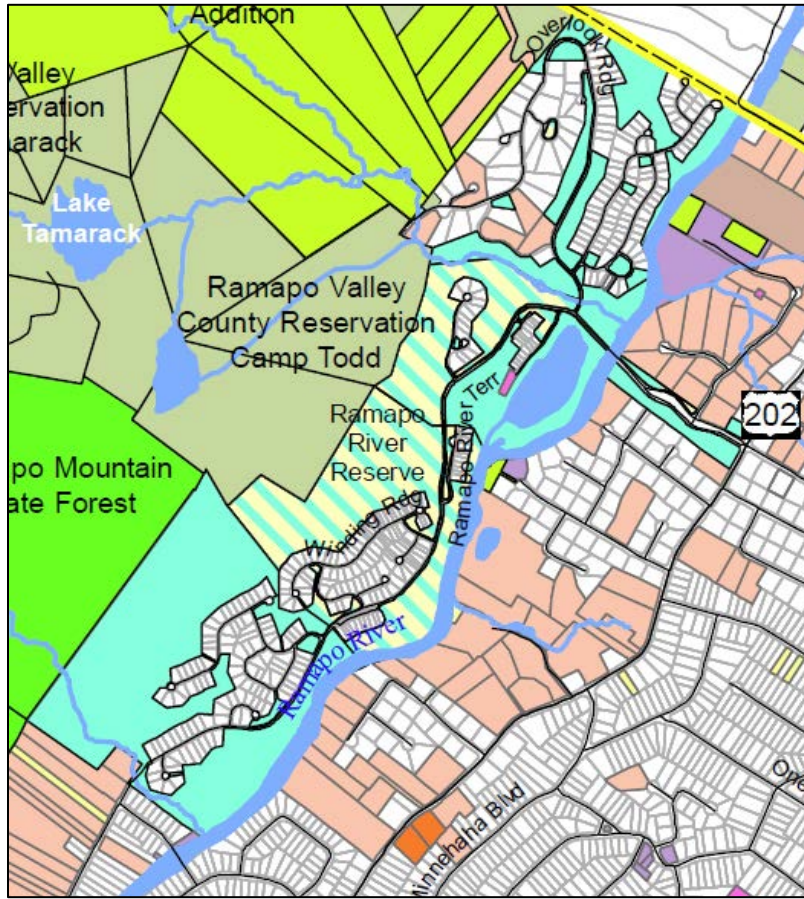
Block	Lot	Former		Class	Building Description (Tax Data)	Acres	
		Block	Lot			Tax Data	GIS
803	21	2601.09	1	1	OPEN SPACE	2.832 Ac	2.81
803	16	2601.10	1	1	OPEN SPACE	0.80 Ac	0.80
802	14	2601.11	1	1	OPEN SPACE	1.763 Ac	1.76
802	28	2601.13	1	1	OPEN SPACE	2.99 Ac	2.99
802	49	2601.16	1	1	OPEN SPACE	6.431 Ac	6.44
804	1	2601.18	1	1	DETENTION BASIN	0.3030 Ac	0.24
804	12	2601.18	12	1	RETENTION POND	0.2470 Ac	0.16
804	16	2601.18	16	1	TOT LOT	0.1460 Ac	0.18
805	1	2601.19	1	1	OPEN SPACE	0.1890 Ac	0.19
1102	1	2601.20	1	1	OPEN SPACE	4.463 Ac	4.45
802	92	2601.21	3	2	REC BLDG	0.4650 Ac	0.47
802	67	2601.22	1	1	OPEN SPACE	4.604 Ac	4.61
1001	40	2604.06	1	1	OPEN SPACE	3.643 Ac	3.79
901	32	2604.08	1	1	OPEN SPACE	0.4470 Ac	0.47
Total:						123.98	

There are two additional lots that were identified in the 1996 Resolution, but are currently developed, per the agreement in the Resolution, as private homes. These are Block 1401, Lots 87 and 88 (former Block 2501.07, Lots 37 and 38).

The Homeowners Association owns 61 acres which are not listed in the 1996 Resolution as restricted lands. Those block and lots included in **Table 6** and shown in **Figure 3**.

*Table 6. Parcels owned by the Ramapo River Reserve Homeowners Association, not listed on the 1996 Planning Board Resolution*

Block	Lot	Former		Class	Acres	
		Block	Lot		Tax Data	GIS
1201	46	2501.02	2	1	1.08 Ac	1.09
1204	1	2501.20	3	1	0.6580 Ac	0.60
1202	11	2501.21	2	1	12.22 Ac	12.67
1101	3	2602	2	1	17.707 Ac	17.80
901	1	2604.10	1	1	0.7150 Ac	0.66
1103	1			1	0.78 Ac	0.79
807	1			1	0.33 Ac	0.23
1201	1			1	27.38 Ac	27.39
Total:					61.24	



- Preserved Municipal Open Space (Classified on ROSI)
- State Open Space
- County Open Space
- Public Property (Class 15C & 15F)
- School (Class 15A & 15B)  
 Church & Charitable Property (Class 1 & 15D)  
 Cemeteries & Graveyards (Class 15E)  
 Exempted Property (Class 15F)
- Ramapo River Reserve (Open Space)
- Ramapo River Reserve (HOA)
- Farm Assessed Property (Class 3A & 3B)
- Residential (Class 2) > 1 Acre
- Commercial (Class 4A & 4B) > 1 Acre
- Railroads (Class 5A)
- Vacant Properties (Class 1)
- Land Parcels
- Water Body

*Note: Solid teal color – lots restricted from future development  
 Striped teal/yellow – lots owned by Homeowners Association (not restricted)*

*Figure 3. Ramapo River Reserve – Lots Restricted from Future Development*

## Open Space Inventory

The open space inventory is the list of lands in the municipality that the Borough of Oakland should look towards when planning for future open space preservation. This list is comprehensive and includes property that is not traditionally thought of as “open space”. In order to increase the amount of preserved land within the municipality, this *Open Space and Recreation Plan Update* recommends that Oakland utilize a diverse inventory of lands to prioritize properties for acquisition.

The lots set aside as open space and owned by the Ramapo River Reserve total 124 acres. These parcels are protected from future development, and privately owned by the Homeowners Association, thus not available for public use. The remaining property owned by the Ramapo River Reserve (61 acres) is not restricted from future development via the 1996 Planning Board resolution, but it is unlikely that future residential development would be allowed due to the restrictions put in place on the number of units to be constructed at the time of the application.

### *Undeveloped Lands:*

Farm Assessed Properties	163 acres
Vacant, Undeveloped Land	334 acres
<u>Ramapo River Reserve (not restricted)</u>	<u>61 acres</u>
<b>Total Undeveloped Lands</b>	<b>558 acres</b>

### *Developed Lands:*

Public Properties	121 acres
Church and Charitable Properties	50 acres
Residential Properties (greater than 1 acre)	496 acres
Commercial and Industrial Properties	412 acres
Other Exempt Properties	12 acres
<u>Railroad Properties</u>	<u>29 acres</u>
<b>Total Developed Lands</b>	<b>1,120 acres</b>

Of the 5,408 acres in Oakland, 558 acres, or 10% of the municipality, are undeveloped and are potentially available for open space preservation.

The Borough may also consider preserving land that is already developed, determining whether an entire property, or a portion of a property may be suitable for recreation or conservation. Expanding the definition of potential open space to include parcels which may have structures on them, an additional 1,120 acres may represent a potential opportunity for open space preservation.

# **HISTORIC AND CULTURAL RESOURCES**

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The area now known as Oakland has undergone many changes and played an important role throughout its storied history. Before the arrival of Dutch settlers in the late 1600s, the area was home to both the Pompton and Minsi Indians who took advantage of ample hunting and fishing throughout the fertile valley and abundant “Ramapaugh” (Ramapo) River. Upon purchase of the land in 1695, Dutch settlers began making their way and establishing settlements in what came to be known as “The Ponds”. Throughout the 18<sup>th</sup> century, Oakland evolved into a thriving farming, lumbering and milling area powered by the waters of the Ramapo River and surrounding streams.

The region played a significant role during the Revolutionary War, as a supply route where cannons, ammunition, provisions and troops were transported via the Cannon Ball Road between Pompton Lakes and Suffern. Its many farms, grist, powder, and sawmills were also vital in supplying the army throughout the war efforts. On July 14, 1777 George Washington stayed overnight at the Van Allen house when his troops were forced to halt their travels due to muddy road conditions. The Van Allen house is listed on the State and National Register of Historic Sites, along with multiple other sites within the Borough.

Oakland became incorporated in 1902. Development was gradual during the early 1900s with only three paved roads in 1927 and the majority of the Borough’s residents living around the present Potash Lake. Development began in earnest after World War II as commuting became easier and the promise of country living became more desirable leading to an influx in population (many from New York City) during the 1950s leading to the title Ryerson Vervaeke’s history of Oakland in his book *The Valley of Homes*.<sup>19</sup>

## **Selected Historic Site Descriptions**

### **Jacobus S. Demarest House<sup>20e</sup>**

The Jacobus S. Demarest House was built approximately 1789 by Jacobus S. Demarest, who served in the Revolutionary War. Over the years, his farm grew to 180 acres. In 1835, his son, Daniel J. Demarest, inherited the farmhouse. In 1863, it passed to his daughter, Letty Ann, and in 1894 to her son Daniel J. Fox. Daughter Irene Fox Munzinger was the last of the Demarest line to occupy the house after 194 years in the family.

### **Van Allen House**

Located on Ramapo Valley Road, a key military highway for troops and supply units during the Revolutionary War, this building served as General George Washington’s headquarters on July 14, 1777 and as the Bergen County Court House in 1778 – 1779.

### **Clifford MacEvoy House and Tower**

Located on Skyline Drive near the Passaic County border, this house was built in the English Cottage style that was popular in the early 20<sup>th</sup> Century. The builder and first owner, Clifford MacEvoy served as mayor of Oakland from 1936 to 1940. From the late 1800s to the 1940s,

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<sup>e</sup> Passages selected from “*Images of America – Oakland*” John Madden and Kevin Heffernan

MacEvoy’s property included a private golf course, Rattan Lake, and private hunting and fishing facilities. Today it is part of the Ramapo Mountain State Forest and the remains of the structure and tower are a popular destination for hikers visiting the park.

### Ackerman House

The Ackerman’s were a leading family in Oakland during its Colonial days and one of the founding families of Bergen County. The Ackerman House, built in 1747, remained in the family for many generations, into the 19<sup>th</sup> and 20<sup>th</sup> centuries. In the early 1900s, it was acquired by Phyllis Page, daughter of Ed Page, who owned more than two square miles of Oakland for his mansion and dairy business.

### Wilkens Brush Factory Complex

Originally, the site of the A.D. Bogert house, the site began operation as a brush factory in 1894. The factory produced bristles for many different types of brushes that were sold all over the world. Manufacturing operations were discontinued in 1928. The complex, located at the base of Spruce Street, encompassed several large buildings, of which only one remains today.

## Historic Site Designations in Oakland Borough

Historic sites in Oakland Borough are included in **Table 7** with information including source of designation, location, and whether the site currently exists in the Borough.

*Table 7. Historic Sites in Oakland Borough*

Common Name	Source of Historic Designation	Location	Existent or Non-Existent <sup>f</sup>
<b>National (NR) and State Historic Registers (SR)<sup>g</sup></b>			
Abraham Demarest House	NR, SR	213 Ramapo Valley Road	E
Demarest-Hopper House	NR, SR	21 Breakneck Road	E
Jacobus Demarest House	NR, SR	252 Ramapo Valley Road (3 Dogwood Drive)	E
Van Allen House	NR, SR	Corner of U.S. 202 & Franklin Avenue	E
Van Winkle-Fox House	NR, SR	669 Ramapo Valley Road	E
<b>New Jersey Historic Preservation Office (SHPO)<sup>h</sup></b>			
Bogert-Wilkens Factories Sites	SHPO	end of Spruce Street	E
Caille Lake Dam Site	SHPO	East of 18 Raritan Road in forest	
Doty Road Bridge	SHPO	Doty Road over Ramapo River	replaced
Mill Dam Remains	SHPO	East of Potash Lake (in forest)	E
Salwen Prehistoric Site	SHPO		E

<sup>f</sup> Existent or Non-Existent information provided by the Oakland Historical Society

<sup>g</sup> NR, SR: National and State Register of Historic Places

<sup>h</sup> SHPO: State Historic Preservation Office Opinion, COE: Certification of Eligibility

<b>Common Name</b>	<b>Source of Historic Designation</b>	<b>Location</b>	<b>Existent or Non-Existent<sup>f</sup></b>
Sandy Beach Recreation Facility	SHPO	foot of Spruce Street in woods	N
Vygeberg Farm Office Building	COE	3 Franklin Avenue	E
<b>Bergen County Historic Places<sup>i</sup></b>			
A.D. Bogert House	BERGEN	191 Ramapo Valley Road	E
A.G. Garrison House (Ramapo Valley Stables)	BERGEN	695 Ramapo Valley Road	
A.J. Hopper House Wm. P. Van Blarcom House	BERGEN	826 Ramapo Valley Road	E
Ackerman House	BERGEN	726 Ramapo Valley Road	E
Anglo-American Gunpowder Co. Building and Site	BERGEN	6 Lake Shore Drive	N
Clifford McEvoy House & Tower	BERGEN	Skyline Drive	E
Demarest Family Cemetery	BERGEN	239 Ramapo Valley Road	E
Doty House	BERGEN	342 West Oakland Avenue	
Fish Wier	BERGEN	Ramapo River	replaced
Winters House	BERGEN	310 Ramapo Valley Road	E
Jno. Winters House	BERGEN	277 Ramapo Valley Road	
J.P. Ramsey Barn	BERGEN	637 Ramapo Valley Road	
Kanouse Water Co.	BERGEN	360 West Oakland Avenue	E
Ludo Wilken's House	BERGEN	222 Ramapo Valley Road	replaced
M. Jenkins, John Post Mill Site	BERGEN	31 Long Hill Road	E
M. Ryerson House	BERGEN	296 Ramapo Valley Road	E
Mandingo House	BERGEN	266 Ramapo Valley Road	E
Muller's Pond	BERGEN	Ramapo Valley Road	N
N.Y. Susquehanna and Western Railroad Bridge	BERGEN	West Oakland Avenue	E
Ponds Cemetery	BERGEN	Ramapo Valley Road	E
Pond's Memorial Building (Library)	BERGEN	2 Municipal Plaza	E
Pond's Reformed Church Parsonage	BERGEN	24 Long Hill Road	
Spear House	BERGEN	115 Long Hill Road	replaced

<sup>i</sup> As cited in the 2006 Open Space and Recreation Plan (Appendix A)

<b>Common Name</b>	<b>Source of Historic Designation</b>	<b>Location</b>	<b>Existent or Non-Existent<sup>f</sup></b>
The Colony	BERGEN	Park & Riverside Drive & Center Street	E
Van Slyke Castle and Servants Quarters/Foxcraft	BERGEN	Ramapo Mountains	E
<b>Borough Master Plan (BMP) 1988<sup>j</sup></b>			
Ackerman Cemetery	BMP		E
Fox/Kingsley House	BMP	Site (Kingsley Evans Circle)	replaced
<b>Locally Important (Oakland Historical Society)<sup>k</sup></b>			
Chapman Residence	OAKLAND	11 Tecumseh Trail	E
Pleasureland Resort	OAKLAND	Great Oak Park	E
P.C. Bogart House	OAKLAND <sup>l</sup>	651 Ramapo Valley Road	E
Oakland School (Board of Education)	OAKLAND <sup>m</sup>	315 Ramapo Valley Road	E
Seldon Rodman - Artist	OAKLAND	665 Ramapo Valley Road	E

<sup>j</sup> Borough of Oakland 1988 Master Plan Re-Examination (page 80-81)

<sup>k</sup> Personal Communication, Oakland Historical Society, August 2017

<sup>l</sup> The Valley of the Homes 1952 (Ryerson Vervaet)

<sup>m</sup> The Years Between 1964 (Shirley Iten Kern and Eleanor Steinberger Little) – Oakland School and Seldon Rodman

# RECREATION RESOURCES

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Oakland Borough contains a variety of municipal, county, federal and privately owned recreational opportunities for residents and visitors to enjoy its mountain trails, rivers, and forested slopes. The Borough's unique location within the Ramapo Mountains provides access to many types of passive ("resource-based") recreation primarily in the form of hiking/walking trails and boating on local lakes, rivers, and streams. Skyline Drive provides easy access to an extensive trail network, including the popular Cannonball Trail, drawing large numbers of daily visitors (many from outside the Borough).

The Borough also manages a number of active ("facility based") recreation properties throughout the Borough. The Borough hosts a very popular sports recreation program offering a wide range of sports and programs for both children and adults.

## Resource Based ("Passive") Recreation State

### *Ramapo Mountain State Forest*

Located in the western portion of the municipality, with access directly off Route 287 via Skyline Drive, this hilly forest is a sanctuary for wildlife and hosts a number of trails for visitors of all abilities. Hikers and mountain bikers can enjoy miles of challenging trails with many offering a view of the New York City skyline. Birds and other wildlife species are attracted to the forest for its ponds, streams and marshes that provide an ideal habitat, making the area popular among birdwatchers. The forest borders the Ramapo Valley County Reservation, which is part of the Bergen County Park System.

## County

### *Ramapo Valley County Reservation*

Located in the northwest portion of the Borough, Ramapo Valley County Reservation is Bergen County's largest park. With the additions of Camp Glen Gray, Camp Tamarack and Camp Todd, the park has grown to over 4,000 acres and offers visitors a variety of ways to enjoy the park's natural features. Visitors can experience the area's picturesque hills and valleys through a network of trails that also allow for cross-county skiing in winter. The park also provides water recreation opportunities with access to the Ramapo River and other ponds throughout the park that permit fishing as well as canoeing and kayaking. Camping is also available.

### *Camp Glen Gray*

Camp Glen Gray is located on an 800-acre reservation in the Ramapo Mountains near Mahwah. The mountains ring Lake Vreeland, which forms the center of the camp. Started in 1917 as a Boy Scout camp, Glen Gray has seen generations of campers. The camp is now operated by the Friends of Glen Gray as part of the Bergen County Parks system. It is open to youth groups and families every weekend of the year, except for major holidays.

## **Municipal**

### *Stewart Woods Park*

Stewart Woods is centrally located near the Municipal Complex, adjacent to Dogwood Elementary School. The park adjoins a wetland area and is accentuated by mature hardwood tree stands that supply ample shade for the park's utilized walking path. The park underwent improvements as part of an Eagle Scout project in 2013, including trail enhancement, additional benches, picnic areas, and bicycle racks. In addition to the walking path, Stewart Woods also offers a longer hiking trail, known as the Stewart Woods Nature Trail, located in the rear portion of the property. Stewart Woods Park is a popular destination for Borough residents due to its easy proximity to downtown. Despite its popularity, the park is somewhat hindered by a lack of dedicated parking making access difficult for residents with vehicles.

### *Veteran's Park*

Located in the heart of the Borough as part of the Oakland Municipal Complex property, Veteran's Park is a beautiful open space dedicated to fallen members of the military. The park is marked by open grassy areas, benches and a walking path leading to the Veteran's Memorial in the center of the park. The park connects to the Oakland Public Library and provides space for outdoor events and concerts. Plans are currently underway to add a September 11<sup>th</sup> memorial to the park.

### *West Oakland Avenue Park (Potash Lake)*

Located in the southwest portion of the Borough, West Oakland Avenue Park provides visitor access to both the Ramapo River and Potash Lake. The park is accessible off West Oakland Avenue, with a gravel parking area. From the parking lot, a bridge crosses the Ramapo River (canoe/kayak launch below the bridge) to a gravel area with picnic table and concrete boat ramp to Potash Lake for small boats. Branching off from either side are two separate marked walking trails that follow the bank of Potash Lake. Both trails offer well-maintained flat walking surfaces as well as benches, picnic tables, and access points to the lake. The southern trail was recently updated as part of a Boy Scout project with new wooden benches, distance markers, woodchip surface, and wooden birdhouses. Potash Lake offers public fishing (via boat or the many bank access spots) and is stocked with trout on a regular basis. The park is used by local boaters and anglers, with improved signage uses may expand to those interested in hiking or walking along the lake's edge.

### *Riverview Park*

Riverview Park is a small neighborhood park located in the Colony neighborhood of the Borough. The park contains a large grass area with a chain link backstop in one corner and fabricated playground equipment (known as Mullin Playground) in the opposite end of the park. This park services the local neighborhood.

### *Great Oak Park*

Great Oak Park is a 40-acre park located in the southwest portion of the Borough. The property is the site of the former Pleasureland and Muller's Park swim club properties. After closing in the 1980s, they remained unoccupied and unused for over 25 years before being purchased by the

Borough. The Borough undertook a large-scale renovation of the property in 2014. At the current stage of the project, the park has well designed and visible signage as well as a large parking area including bicycle racks that provides easy access to visitors. The park is home to a network of marked walking trails, including access to the river. Future plans for Great Oak Park include the addition of a dog park, great lawn with a band shell, as well as interpretive signage throughout the park to highlight the past history of the park. **Table 8** identifies the location of recreational facilities in Oakland Borough.

*Table 8. Recreation Facilities in Oakland Borough*

<b>Park/Recreation Area</b>	<b>Location</b>	<b>Facilities</b>	<b>Owner</b>
Great Oak Park	Doty Road & Ramapo Valley Road	Hiking/Walking Trails River Access (Fishing/Boating)	Municipal
Oakland Recreation Complex	Oak Street & Lawlor Drive	Baseball/Softball Fields (9) Football Fields Soccer Fields (2) Tennis Courts (6) Basketball Court Roller Hockey Rink Bocce Court Playgrounds (2) River Access (fishing)	Municipal
Riverview Park	Park Drive & Center Street	Playground Grassy Field Backstop	Municipal
Stewart Woods	Ramapo Valley Road & Lawler Drive	Hiking/Walking Trails Benches Picnic Area	Municipal
Truman Field	Roosevelt Boulevard	Soccer Field Hiking/Walking Trails River Access (Fishing/Boating)	Municipal
Veteran's Park	Veterans Drive & Ramapo Valley Road	Walking Trails Monuments Benches Open Grassy Areas	Municipal
Wells Field <sup>n</sup>	Lexington Lane	Soccer Field	Municipal

<sup>n</sup> On the ROSI this is identified as Soons Field.

Park/Recreation Area	Location	Facilities	Owner
West Oakland Avenue Park (Potash Lake)	West Oakland Avenue	Hiking/Walking Trails Picnic Area Benches River Access (Fishing/Boating)	Municipal
Ramapo Valley County Reservation		Trails (Hiking, Mountain Biking, Cross-County Skiing, River/Pond Access (Fishing, Swimming, Boating)	County
Ramapo Mountain State Forest		Hiking/Mountain Biking Trails	State

### Private

#### *Crystal Lake Beach Club and Mirror Lake*

Crystal Lake Beach Club is a 26-acre recreational area that contains a beach, used for swimming, boating, and fishing. It has been owned and operated by Ramapo Mountain Lakes, Inc. since 1948. Ramapo Mountain Lakes also owns the nearby Mirror Lake, a 3.6 acre recreational lake utilized for fishing and birdwatching, and the properties that adjoin both lakes. Property owners that receive voting shares have access to both Mirror and Crystal Lakes, but paid membership for the Crystal Lake Beach Club are available to Oakland and non-Oakland residents.<sup>21</sup>

### Facility Based (“Active”) Recreation

The Borough owns three properties for facility based (“active”) recreation: Oakland Recreation Complex, Truman Field, and Soons Field. The Borough of Oakland offers a wide range of organized recreational sports programs for youth (baseball, basketball, cheerleading, football, golf, lacrosse, mountain biking, roller hockey, soccer, softball, tennis, wrestling, and volleyball) and adults (softball, street hockey, volleyball, and tennis). The youth recreational sports programs are very popular within the Borough with baseball/softball (spring) and soccer (fall) in the highest demand. **Table 9** includes the number of participants for the past four years, in the Borough’s sports and recreational programs.

#### *Oakland Recreation Complex*

The largest facility dedicated to active recreation, the Oakland Recreation Complex is centrally located adjacent to the Senior Center, Police Department and Valley Middle School. It is home to nine baseball/softball fields (two little league size enclosed fields and one high school size), roller hockey rink, six tennis courts, bocce ball court, and two playgrounds (one for toddlers). The remaining ballfields are constructed with connected outfields that can be converted into playing fields for fall sports (soccer and football).

*Truman Field*

Located in the western portion of the Borough along the bank of the Ramapo River, Truman Field is the Borough’s primary recreation field outside of the Recreation Complex. The large grassy field is primary utilized for youth soccer (boys/girls) and is heavily utilized during the spring and fall sports seasons. Truman Field’s location next to the Ramapo River provides access to the river via a few small trails leading to the riverbank. These access points are primarily used as fishing spots although they are large enough to provide for the launching of small boats (canoe/kayak) as well. Truman Field is also directly adjacent to the Roosevelt Boulevard properties that were purchased as part of the Borough’s Flood Acquisition Plan targeting flood prone properties for purchase and conversion to open space. The Borough has expressed interest in the additional of playground equipment to provide activities for younger children on the property.

*Wells Field*

Located in the northern portion of the Borough, Wells Field is the third option available for sports recreation facilities within the Borough. The property contains one recreation field for Kindergarten through 2<sup>nd</sup> grade soccer, due its small size. The field itself is elevated but the remainder of the property is in a low-lying area that is prone to pooling and flooding during rain events preventing expansion of the existing field to accommodate older age groups.

*Table 9. Schedule of Budgeted Participants by Recreation Program (2014-2017)*

Recreation Program	Participants by Year			
	2014	2015	2016	2017
Adult Sports - Basketball/Hockey	70	70	80	80
Recreation Baseball	406	434	434	377
Travel Baseball	124	108	108	108
Basketball	600	500	480	480
Summer Camp	683	635	631	640
Sport Camps - Softball/Basketball	110	140	135	100
Cheerleading	140	120	110	110
Football	155	133	140	167
Golf	40	20	13	13
Roller Hockey	90	85	85	97
Tennis	200	180	160	142
Soccer	740	714	657	603
Softball	250	235	222	205
Travel Softball	48	60	60	72
Mountain Bike	30	20	10	5
Special Needs	20	40	30	20
Wrestling	65	60	60	70
Wrestling Camp	0	20	10	0
Core Skills	80	0	0	0
Football Camp	0	25	30	30

Recreation Program	Participants by Year			
	2014	2015	2016	2017
Volleyball Camp	0	0	51	40
Volleyball Program	0	50	60	60
Soccer Camp	0	85	25	0
Total	3,851	3,734	3,591	3,419
<i>Oakland Borough Parks &amp; Recreation Commission</i>				

*Oakland Board of Education and Indian Hills High School*

The Oakland Board of Education owns and maintains (with assistance from Oakland Borough) a number of recreation sites within the Borough. The Board of Education maintains a Shared Use Agreement allowing for shared utilization of active recreation facilities for both Borough and Board of Education facilities owned by both entities. In addition, municipal recreational programs are also held at Indian Hills High School, located in Oakland on Yawpo Avenue. The school is a part of the Ramapo Indian Hills Regional High School District, serving students from Franklin Lakes, Oakland and Wyckoff. Ramapo High School is the other high school in the district and students may make the choice in eighth grade of which high school to attend. (Table 10)

*Table 10. Board of Education Recreational Facilities*

School	Facilities
Indian Hills High School	Borough recreation programs use the High School softball field, football field (field turf), baseball field and practice/band field. The Borough also uses the High School indoor gyms and wrestling room
Valley Middle School	Basketball <ul style="list-style-type: none"> <li>- Indoor facility (utilized by Oakland Recreation)</li> <li>- 4 outdoor hoops near Oakland Recreation Complex</li> </ul>
Dogwood Hill Elementary	Baseball <ul style="list-style-type: none"> <li>- T-ball sized field striped and co-maintained by Oakland</li> </ul> Basketball <ul style="list-style-type: none"> <li>- Indoor facility</li> </ul> Soccer <ul style="list-style-type: none"> <li>- Large grassy field utilized for soccer</li> </ul>
Heights Elementary School	Soccer <ul style="list-style-type: none"> <li>- Large grassy field utilized by Wildcats (traveling team)</li> </ul>
Manito Elementary School	Soccer field

## Recreation Needs and Recommendations

The popularity of the recreation programs the Borough has resulted in a shortage of available ballfields and recreation facilities for both youth and adult recreational programs. Additional field space will reduce scheduling conflicts and alleviate the high maintenance costs. Due to the continual use of fields within the Borough, many of the grass-based facilities exhibit wear and tear,

resulting in concerns about the sustainability of the playing fields and escalating maintenance costs. This results in aggregating demands for the fields and scheduling challenges to accommodate the different sports leagues.

Currently Oakland has an agreement with the Borough of Franklin Lakes to allow lacrosse players to use facilities in Franklin Lakes and in return, Franklin Lakes sends youth wrestling and roller hockey participants to Oakland. Although this arrangement provides a short-term solution and a good example of shared services, field-sharing agreements with neighboring municipalities can be problematic in the long term as they can contribute to increased travel time and costs for youth, parents and the Borough, and pose scheduling conflicts with the neighboring school districts. There is also a similar need and lack of indoor recreation facilities to accommodate spring sports, and those sports that hold practice indoors due to weather conditions. Currently the Borough rents indoor spaces (some within the Borough and others outside) placing a cost and burden upon the Borough and program participants.

## **Recommendations**

- Continue acquisition process for Sandy Beach (Block 2302, Lot 1) property as an additional recreational facility for the Borough.
- Explore options for funding and potential for expansion of trails and development of additional recreational fields/facilities on the Sandy Beach property, if acquired by the Borough.
- Continue development of Great Oak Park. Pursue additional funding sources and increase access and park offerings through trail improvements (additions, connections, signage, and maintenance), interpretive signage throughout the park, and continued development of park facilities (dog park, great lawn and band shell).
- Explore potential for additional upgrades to Riverview Park in the form of active recreation field and/or Community Garden.
- Explore addition of street facing signage and updated park information for the existing kiosk at West Oakland Avenue Park (Potash Lake) to increase awareness of park resources.
- Continue to assess and implement field rotation practices.
- Share the *Plan Update* with the school system to assist in planning efforts.
- Pursue development of an inter-local agreement for shared services between the Borough and school district for use and maintenance of the Borough fields.
- Continue tracking participation numbers for recreational programs to assess future trends and needs and explore option of usage study to aid in efforts.
- Identify potential locations for dog parks and/or pocket parks with playground areas.
- Identify potential additions or expansions for walking and bicycling paths, including sidewalk improvements, especially to and from the downtown area to increase foot traffic.

- Enhance public awareness of existing (and any proposed) parks and walking paths including access to Ramapo Mountain State Forest (Pool Hollow Road and Skyline Drive).
- Explore opportunities to complete a visioning study and/or Recreation Master Plan for the Borough to provide a comprehensive survey and analysis of current and future recreational needs for the Borough.

# RECOMMENDATIONS

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## Greenways in Oakland Borough

A system of open space considers the needs of Oakland together with its resources to weave a comprehensive plan that identifies areas called out by their distinctive attributes and capacities for meeting the Borough's specific open space goals. The areas of focus are referred to as "greenways." Greenways are:

*"corridors of protected public and private land established along rivers, stream valleys, ridges, abandoned railroad corridors, utility rights-of-way, canals, scenic roads, or other linear features. They link recreational, cultural, and natural features, provide pathways for people and wildlife, protect forests, wetlands, and grasslands, and improve the quality of life for everyone."*<sup>22</sup>

Greenways favor public spaces that welcome and engage the community in general; especially those who like to explore and experience things on foot. Their purpose is to:

*"expand the opportunities for urban recreation, to provide alternative ways to move through the city, and to enhance the experience of nature and city life."*<sup>23</sup>

Along with the identified greenways, the Borough's centers of recreation, the historic sites, and the places identified as community focal points (locations at which residents and visitors gather to experience the social and cultural life of the Borough) also have the potential to serve as bases for community involvement. The Greenways and Blueway map (**Map 3**) is a comprehensive map that looks at the municipality's natural and cultural resources, the extensive network of trails and walking paths, and demonstrates how they are linked together. These include:

- ✓ Ramapo Mountain Conservation Area
- ✓ Ramapo Mountain Trails
- ✓ Ramapo River Blueway
- ✓ Historic and Cultural Sites
- ✓ Great Oak Greenway
- ✓ Forested Land
- ✓ Farms identified in the Bergen County Farmland Preservation Plan

Preservation of its natural beauty and history as living parts of the community will contribute to maintaining the Borough's character and quality of life. *Note*, The Greenways and Blueway map is not meant to be a Community Facilities Map or Official Map for the Borough. The map does not reserve properties from development and is not to be used to restrict future lands from development. It is designed to give guidance to the municipality for open space and recreation initiatives where land should be considered for preservation and recreation development due to its natural resource value, water quality contribution, and recreational use.

### **Ramapo Mountain Conservation Area and Great Oak Greenway: Protect and preserve steep slopes/ridgelines and high recharge areas**

The Borough of Oakland has identified protection of steep slopes and ridgelines as important for the municipality. This was established by the Borough with the adoption of a Steep Slope Ordinance [Added 12-19-90 by Ord. No. 90-Code-191], which states:

“It is the express purpose of this section to provide for special qualitative and quantitative development controls for all lands located within the Borough of Oakland which have present within their boundaries topographical conditions, hereinafter defined as "Steep Slopes." These special development controls are provided in recognition of the potentially negative impacts of construction in steep slope areas in the form of erosion, siltation, excessive removal of vegetation and soil, flooding soil slippage, water runoff, and destruction of unique land forms and predominant views. It is further the purpose of this section to encourage good land use planning and design and to maximize the best use of the natural terrain and maintain ridge lines and skylines intact.”<sup>24</sup>

Steep Slopes are again mentioned in the 1994 Master Plan Reexamination as a priority goal related to open space and land use within the Borough:

“To preserve the environmentally sensitive areas within the Borough by discouraging development of steep sloped areas, floodplain areas and wetland areas by encouraging landform preservation through the use of special zoning provisions allowed in the Borough ordinances.”<sup>25</sup>

Based on the mapping, 38% of the Borough is categorized as having steep slopes with 33% categorized as “Steep Slope – Severely Constrained”<sup>26</sup> The majority of these “Severely Constrained” areas are located along the ridgeline of the Ramapo Mountains, adjacent to the Ramapo River, with much of the remainder occurring in the southern portion of the Borough. These areas also correspond to areas of high aquifer recharge rates. These areas are also identified with Rank 3 (State Threatened Habitat) or Rank 4 (State Endangered Habitat), based on the NJDEP habitat ranking system utilized in the Landscape Project.<sup>27</sup>

It is important to note that one of the Borough’s two targeted properties for acquisition (Bi-County property) is located within this identified area in the southern portion of the Borough. In addition to being classified as a Landscape Project Rank 3 (State Threatened) Habitat the property also contains areas of “Severely Constrained Slope” (>30%) as well as an identified wetlands.<sup>28</sup>

### **Ramapo River Blueway: Increase flood protection**

Since 2014, the Borough of Oakland has participated in Bergen County Floodplain Protection Grant Program. The program provides grants to acquire properties that have been damaged by, or maybe prone to incurring damage caused by, storms or storm-related flooding, or that may buffer or protect other lands from such damage. The objective of the program is to acquire flood-damaged properties, remove structures and permanently preserve the lands for recreation and conservation purposes.<sup>29</sup>

Through this program, the Borough has undergone proactive planning efforts to identify and acquire flood prone properties and incorporating mitigation development. The Borough has identified and has acquired/is in the process of acquiring properties along Roosevelt Boulevard for

demolition and conversion to open space. The implementation of Phase 1 and 2 has resulted in the purchase of eight flood prone properties and the Borough is currently completing the second phase, which will protect additional five properties.

### **Grow Your Parks: Great Oak Greenway**

As interest in outdoor recreation increases, a Grow Your Parks program examines local parks and conservation areas to identify adjacent properties which may present opportunities to expand existing park and recreation areas. This expansion may allow for new sports fields, trails, parking, and infrastructure. The Great Oak Park acquisition and subsequent redevelopment represents a major achievement for the Borough and has provided an invaluable resource for residents and visitors alike. The park's central location provides for easy accessibility and presents the opportunity for connections to other existing and future parks. Building upon the momentum of Great Oak Park to create an interconnected network of parks and open space will capitalize upon the unique geography while protecting the valuable natural resources inherent in the area. The protection of the adjacent Sandy Beach property offers trail connections/extensions, increased access to the Ramapo River and Potash Lake, as well as much needed additional active recreation facilities.

### **Accessibility and Trails: Ramapo Mountain Trails**

The Borough of Oakland is home to a number of parks that offer excellent resources to residents for both facility based (active) and resource based (passive) recreation. Connecting parks and neighborhoods through walking and bicycle paths can improve the overall accessibility of the parks, enhancing community health and viability.

There is an extensive existing trail network in the Ramapo Mountains (including the very popular Cannonball Trail). Thanks to the popularity of existing trails, there is opportunity to add additional connections from the Borough as well as highlighting current trailheads.

### **Support Bergen County's farmland program**

The Borough has four properties that appear on the 2014 Bergen County Farmland Preservation Plan listed as "Target Farms". Of the four targeted farms, one (Mottolo Farm) is located in the County's Ramapo Valley Project Area at the northern most part of the Borough adjacent to municipally owned Soons Field. The farm is used for equine and provides pasture for livestock. The remaining three targeted farms are located in the County's Oakland Borough Project Area and are identified as being along or within the drainage area of the Ramapo River. The first two target farms are located along the Route 287 corridor adjacent to Indian Hills High School. These farms are currently used for livestock and woodland production. The final target farm is located in the southeastern portion of the Borough on the Oakland/Franklin Lakes boundary and grows vegetable and ornamental crops, and is used for livestock. This farm located adjacent to the recently acquired Breakneck Preservation Area providing additional connectivity to already protected lands.

### **Stewardship of existing open space lands**

While the acquisition of open spaces and recreational areas is a priority for the Borough and its residents, the stewardship and maintenance of these spaces should accompany this as well. Putting plans in place to reduce the cover of invasive species and increase the planting of native species will enhance already preserved areas. Trail maintenance and trimming of overgrown vegetation in open spaces and recreation areas should be part of the plan as well. This will promote ecosystem health and create a more aesthetic atmosphere that will draw more people to enjoy the Borough's

public land. Additionally, the maintenance of the land will prevent the spread of unwanted or harmful vegetation such as poison ivy, which may injure individuals or prevent them from enjoying recreational spaces.

**Protection of private lands through permanent easements**

Due to the expense and length of acquisition projects, it is recommended that the Borough explore the option of protecting privately owned lands through the implementation of permanent conservation easements. This approach could prove particularly beneficial for establishing connections between existing parks and open space throughout the Borough. Typically the easements cost less than a fee purchase, and the land remains under private ownership. The undeveloped parcels owned by the Ramapo River Reserve, if protected through a conservation easement, will serve to permanently protect the forested slopes of the Ramapo Mountains.

# **ACTION PROGRAM**

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The Borough of Oakland has benefited from comprehensive, long-range open space planning. This *Open Space and Recreation Plan Update* offers an updated set of strategies and a timetable to implement the goals and recommendations within this Plan. The action program suggests specific actions that the Borough should take in order to implement the *Open Space and Recreation Plan*. The activities listed in the short term are the most urgent and will further the Borough's program immediately. The "mid-term" recommendations are focused on longer-term objectives that will serve to accomplish the Borough's needs. The "long-term" projects will be achieved as the program continues to mature and as these opportunities arise. "Ongoing" activities are items that will continue throughout the period, with regular review if not continual attention.

The *Open Space and Recreation Plan Update* is not a static document and the action program should be updated every year, and progress reported to the Governing Body by the Environmental Commission. The Recreation section of the *Plan Update* identifies a series of recommendations to address recreational needs in the community.

Below is the action plan for the Borough's open space program.

## ***Short-Term Activities***

- Adopt the *Open Space and Recreation Plan Update* as part of the Borough of Oakland's *Master Plan*.
- Submit the *Open Space and Recreation Plan Update* to the Green Acres program at the New Jersey Department of Environmental Protection.
- Support the efforts to map historic sites and structures in the Borough so these may be included within the Borough's *Master Plan*.
- Provide centralized, detailed information about existing preserved public open space properties and provide this to the Borough for distribution on its website.
- Continue process for acquisition of Bi-County and Sandy Beach properties including exploration of potential funding options, potential future uses, management plans.
- Complete the ongoing Roosevelt Boulevard/Truman Field Expansion projects for flood mitigation and open space preservation.
- Continue development of Great Oak Park. Pursue additional funding sources and increase access and park offerings through trail improvements (additions, connections, signage, and maintenance), historical signage throughout park, and continued development of park facilities (dog park, great lawn and band shell).

## ***Mid-Term Activities***

- Sign existing paths (as appropriate) in the Borough to increase ease of access and safety.
- Evaluate vacant properties in the Borough and develop a prioritized list of acquisitions.
- Update existing field usage and design to ensure fields are being used efficiently and at a capacity to ensure future sustainability and availability of athletic opportunities.
- Explore possible sites (potentially Riverview Park) for a community garden.
- Identify suitable sites for the establishment of "pocket parks".

- Examine tax-exempt properties and consider adding any appropriate properties to the Recreation and Open Space Inventory (ROSI).
- Examine properties, which are in tax-foreclosure and consider adding any appropriate properties to the Borough's ROSI.
- Canvas neighboring municipalities to understand their current land acquisition initiatives and coordinate land preservation strategies with them to expand and strengthen greenway corridors.
- Study parks, open space, and vacant land within the Borough to identify potential expansion opportunities, particularly for active recreation.
- Offer local educational opportunities to create home-based stewardship programs benefitting local wildlife and ecosystems such as the National Wildlife Federation Backyard Habitat Certification Program or best management practices related to lawn care and road salt usage to further reduce non-point source water pollution.
- Work with historic organizations to expand local opportunities for historic conservation and education.
- Begin development of a Phase 3 for the Borough's flood acquisition/buyout program.
- Develop local regulations, which support sustainable environmental practices such as green infrastructure, walkability, and street beautification programs. The Association of New Jersey Environmental Commissions (ANJEC) can be a resource for the Borough in the development of these regulations.

### ***Longer-Term Activities***

- Encourage tax incentives for the preservation and adaptive reuse of historic buildings.
- Implement a park stewardship program to maintain and improve the functioning of the lands within the Borough's public spaces. Using the resources of the New Jersey Native Plant Society and local land trust partners, such as The Land Conservancy of New Jersey, the Borough's Environmental Commission, Recreation and Parks Committees, and Department of Public Works can develop management plans tailored to the individual parks.
- Review and strengthen ordinances that protect environmentally sensitive resources, including streambanks, ridgelines, steep slopes, tree removal and others.
- Investigate possible trail grant opportunities to expand trails throughout the Borough.
- Review areas in the Borough as scenic corridors or districts and apply these corridors and roadways for state and county designations.
- Develop and implement a comprehensive trail plan that includes bike paths and pedestrian trails that link preserved public open space, recreation areas, and community facilities.
- Develop and adopt a stewardship plan for maintaining and enhancing municipally preserved lands, including identifying funding sources (e.g., a portion of the Open Space Trust Fund) and responsible bodies (committees, volunteer organizations, municipal departments).
- Evaluate farmland preservation opportunities.
- Work with neighboring municipalities and counties to ensure coordination and protection of shared resources.

### *Ongoing*

- Continue to apply for and investigate grant opportunities to protect the Borough's open space areas, including the Bergen County Open Space Trust Fund and the New Jersey Green Acres Program.
- Continue to explore and identify opportunities for new recreational space and facilities in the Borough.
- Continue to review the Borough's needs for outdoor recreational facilities and work to address those as needed.
- Continue to offer ongoing and diverse recreational programs for all Borough residents.
- Continue to pursue open space preservation opportunities in the Borough.
- Where appropriate, work with private landowners to place conservation easements on natural lands, and implement best management practices on or near environmentally sensitive lands, including rivers, streams and wetlands.
- Continue the municipal Open Space Trust Fund to purchase additional lands and support any debt services for future acquisitions.
- Celebrate and publicize all successful open space projects with community events.
- Continue to meet with government, nonprofit, and other organizations to strategize and develop plans for open space conservation, stewardship, and trail development on a regional basis.

# MAPS

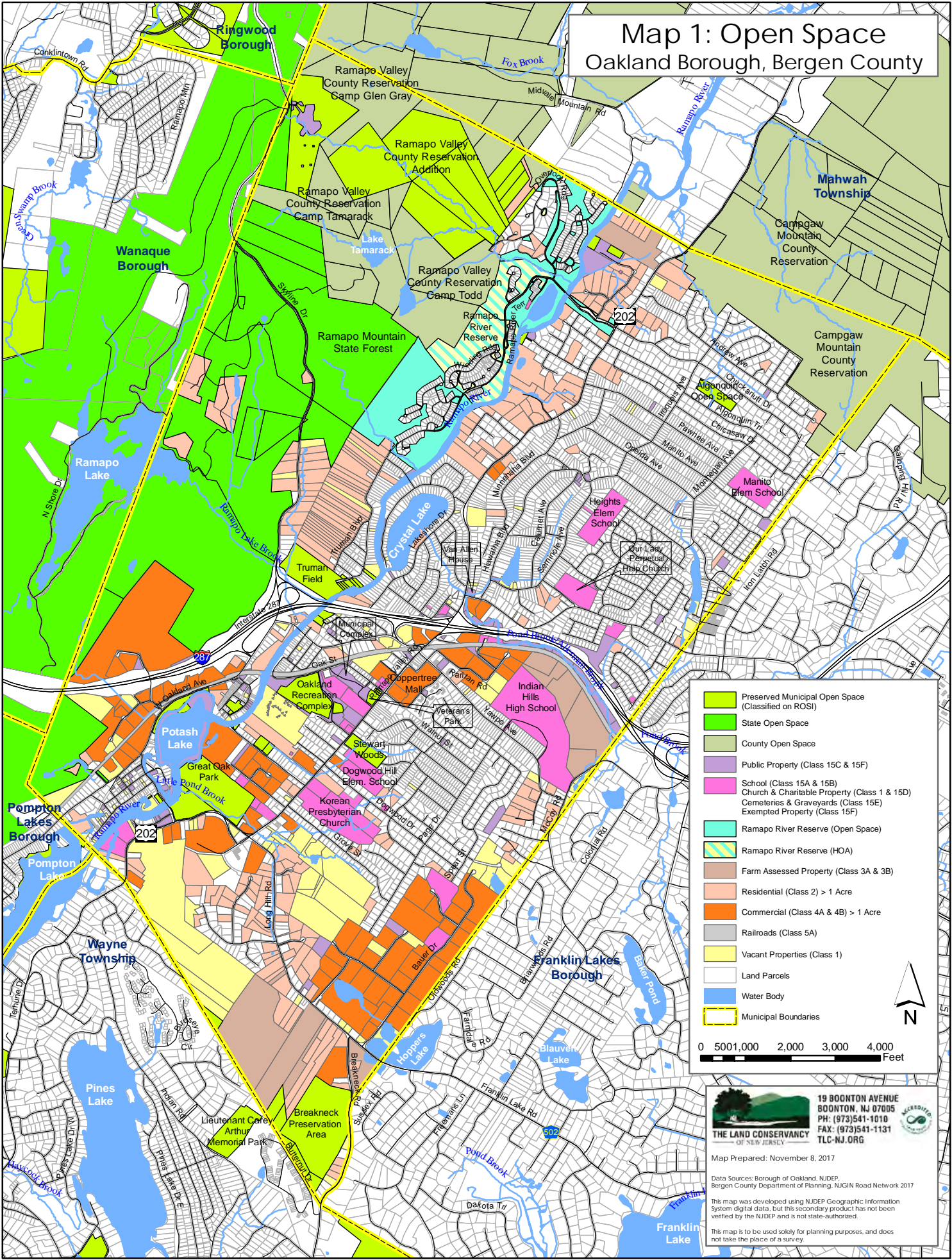
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Map 1. Open Space

Map 2. Preserved and Public Lands


Map 3. Greenways and Blueways

# Map 1: Open Space Oakland Borough, Bergen County



	Preserved Municipal Open Space (Classified on ROSI)
	State Open Space
	County Open Space
	Public Property (Class 15C & 15F)
	School (Class 15A & 15B) Church & Charitable Property (Class 1 & 15D) Cemeteries & Graveyards (Class 15E) Exempted Property (Class 15F)
	Ramapo River Reserve (Open Space)
	Ramapo River Reserve (HOA)
	Farm Assessed Property (Class 3A & 3B)
	Residential (Class 2) > 1 Acre Commercial (Class 4A & 4B) > 1 Acre
	Railroads (Class 5A)
	Vacant Properties (Class 1)
	Land Parcels
	Water Body
	Municipal Boundaries

0 500 1,000 2,000 3,000 4,000 Feet



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Map Prepared: November 8, 2017

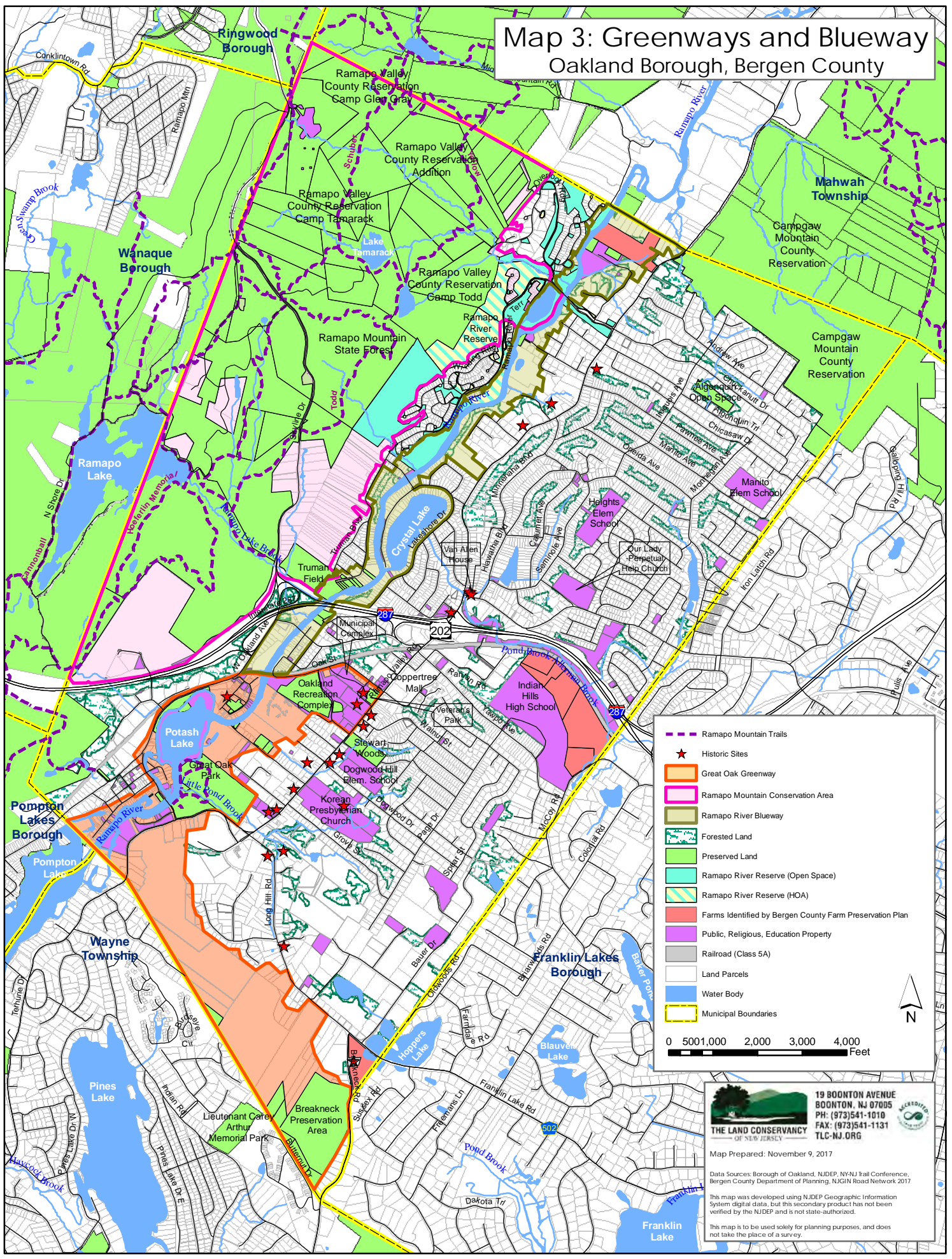
Data Sources: Borough of Oakland, NJDEP, Bergen County Department of Planning, NJGIN Road Network 2017

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

This map is to be used solely for planning purposes, and does not take the place of a survey.




# Map 3: Greenways and Blueway Oakland Borough, Bergen County



- Ramapo Mountain Trails
- Historic Sites
- Great Oak Greenway
- Ramapo Mountain Conservation Area
- Ramapo River Blueway
- Forested Land
- Preserved Land
- Ramapo River Reserve (Open Space)
- Ramapo River Reserve (HOA)
- Farms Identified by Bergen County Farm Preservation Plan
- Public, Religious, Education Property
- Railroad (Class 5A)
- Land Parcels
- Water Body
- Municipal Boundaries

0 500 1,000 2,000 3,000 4,000 Feet



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Map Prepared: November 9, 2017

Data Sources: Borough of Oakland, NJDEP, NY/NJ Trail Conference, Bergen County Department of Planning, NJGIN Road Network 2017

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

This map is to be used solely for planning purposes, and does not take the place of a survey.

# **APPENDIX**

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Appendix A. Ordinance 03-Code-463 Authorizing Referendum on Municipal Open Space Trust Fund

Appendix B. Ordinance 08-Code-574 Authorizing Referendum to Continue Municipal Open Space Trust Fund

Appendix C. Ordinance #13-Code-691 Authorizing Referendum on Re-Continuation of Municipal Open Space Trust Fund

Appendix D. Recreation and Open Space Inventory (2016)

Appendix E. Parcel Data Tables – Borough of Oakland

**BOROUGH OF OAKLAND  
ORDINANCE # 03-CODE-463**

**AN ORDINANCE AUTHORIZING BINDING  
MUNICIPAL REFERENDUM ON ANNUAL LEVY FOR  
OPEN SPACE TRUST FUND**

**WHEREAS**, the Mayor and Council concurs that the concept of preserving and protecting Open Space within the Borough is of the utmost importance; and

**WHEREAS**, this vital preservation can best be achieved by providing a definite long term fixed source of funding; and

**WHEREAS**, N.J.S.A. 40:12-15.7 et seq., authorizes the Mayor and Council to submit a question in order to ascertain the sentiment of the voters in including a binding referendum on the November 4, 2003 General Election Ballot.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Oakland, County of Bergen, and State of New Jersey, that the following binding referendum be forwarded to the Bergen County Clerk for inclusion on the November 4, 2003 General Election Ballot as follows:

**NON-BINDING QUESTION**

- Yes    Shall the Borough of Oakland establish an Open Space Trust Fund which will be funded in the following manner for the following purposes:
- No
- A.    The Open Space Trust Fund shall be funded through the collection of local property taxes in an amount of one cent (\$.01) per one hundred (\$100.00) dollars of assessed value per year for a period not to exceed five (5) years, unless a proposition extending the same is approved by the voters.
  - B.    These funds shall be designed for the purchase of open space so as to preserve such land as open space, and to keep said land in its natural state.
  - C.    If no open space is available for purchase, then the monies in said fund shall be used for such other passive recreation, conservation, farmland preservation or historic preservation purposes as may be permitted by law, to be determined following a public hearing.

## INTERPRETIVE STATEMENT

This binding referendum will give the elected officials of Oakland the sentiment of the voters concerning the creation of an Open Space Trust Fund. This fund would collect a special municipal tax, the proceeds of which would be used for the preservation of open space in the Borough. The tax would be collected for five (5) years, and then expire, unless extended by approval of such proposition by public vote. As an example, the owner of a house assessed at \$300,000 would pay an additional tax of approximately \$30 per year, for a period of five (5) years. The total amount of tax would yield each year, depending on the total valuation of all homes in the Borough, would be approximately \$ 117,000. If open space is not available for purchase, the monies in the fund would be used in accordance with law.

**BE IT FINALLY ORDAINED** that the Bergen County Clerk is hereby requested to print the binding referendum and interpretive statement on the official ballot for the General Election to be held November 4, 2003

ATTEST:

\_\_\_\_\_  
Lisa M. Duncan, Clerk

\_\_\_\_\_  
Robert E. Piccoli, Mayor

**BOROUGH OF OAKLAND  
BERGEN COUNTY, NEW JERSEY**

**ORDINANCE # 08-Code-574**

**AN ORDINANCE AUTHORIZING BINDING  
MUNICIPAL REFERENDUM ON CONTINUATION OF AN  
ANNUAL LEVY FOR OPEN SPACE TRUST FUND**

**WHEREAS**, the Mayor and Council believes that the concept of preserving and protecting Open Space within the Borough is of the utmost importance; and

**WHEREAS**, this vital preservation can best be achieved by providing a definite long term fixed source of funding; and

**WHEREAS**, inconsideration thereof, the Borough Council adopted Ordinance #03-Code-463 on August 20, 2003, which authorized a binding referendum to establish an Open Space Trust Fund; and

**WHEREAS**, the Oakland citizens agreed to create an Open Space Trust Fund, by their vote on or about November 4, 2003; and

**WHEREAS**, by the terms of Oakland Ordinance 04-Code-474, an Open Space Trust Fund was created on or about May 2004, which authorized the funding rate of one cent (\$.01) per one hundred (\$100.00) dollars of assessed valuation for each annual tax levy; and

**WHEREAS**, the Council desires that the public consider continuation of the current annual tax levy, by public referendum;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Oakland, County of Bergen and State of New Jersey, that the following binding referendum be forwarded to the Bergen County Clerk for inclusion on the November 4, 2008 General Election Ballot as follows:

**BINDING QUESTION**

( ) Yes      Shall the Borough of Oakland continue an Open Space Trust Fund which will be funded in the following manner for the following purposes:

( ) No

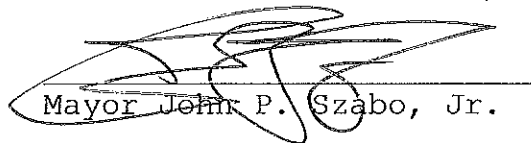
- A.      The Open Space Trust Fund shall be funded through the collection of local property taxes in an amount of one cent (\$.01) per one hundred (\$100.00) dollars of assessed value per year for a period not to exceed five (5) years.

- B. These funds shall be designed for the purchase of open space so as to preserve such land as open space, and to keep said land in its natural state.
- C. If no open space is available for purchase, then the monies in said fund shall be used for such other passive recreation, conservation, farmland preservation or historic preservation purposes as may be permitted by law, to be determined following a public hearing.

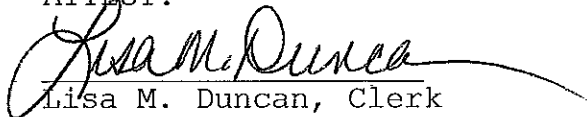
**INTERPRETATIVE STATEMENT**

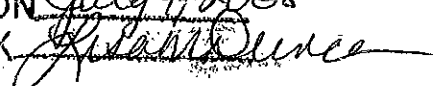
\_\_\_\_\_ This binding referendum will give the elected officials of Oakland the sentiment of the voters concerning the continuation of Oakland's Open Space Trust Fund. This Trust Fund was established in accordance with the public's sentiment to authorize the acquisition of real property for open space purposes. There is no increase in the current rate of tax levy, merely a continuation of the current rate of tax, which was originally approved by the citizens of Oakland in 2003. That rate is \$.01 (one cent) for each one hundred (\$100) dollars of real property assessment. Therefore, as an example, the owner of a house assessed at \$484,000 would pay a yearly open space tax of \$48. The total amount of municipal open space tax proceeds is approximately \$ 254,000 per year. An affirmative vote would allow the Borough to continue to collect this special levy for a period of five years, at which time the governing body would again submit a proposition for public referendum. If open space is not available for purchase, the monies in the Fund would be used in accordance with law.

**BE IT FINALLY ORDAINED** that the Bergen County Clerk is hereby requested to print the binding referendum and interpretive statement on the official ballot for the General Election to be held November 4, 2008.

  
Mayor John P. Szabo, Jr.

ATTEST:

  
Lisa M. Duncan, Clerk

THIS IS TO CERTIFY THAT THIS  
IS A TRUE COPY AS ADOPTED BY  
THE MAYOR AND COUNCIL OF THE  
BOROUGH OF OAKLAND, AT A  
MEETING HELD ON July 9, 2008  
BOROUGH CLERK 

**BOROUGH OF OAKLAND  
BERGEN COUNTY, NEW JERSEY**

**ORDINANCE NO. 13-CODE-691**

**AN ORDINANCE AUTHORIZING BINDING  
MUNICIPAL REFERENDUM ON RE-CONTINUATION OF AN  
ANNUAL LEVY FOR OPEN SPACE TRUST FUND**

**WHEREAS**, the Mayor and Council believes that the concept of preserving and protecting Open Space within the Borough is of the utmost importance; and

**WHEREAS**, this vital preservation can best be achieved by providing a definite long term fixed source of funding; and

**WHEREAS**, in consideration thereof, the Borough Council adopted Ordinance #03-Code-463 on August 20, 2003 and Ordinance #08-574 on July 9, 2008, both of which authorized binding referenda to establish and therefore to continue an Open Space Trust Fund; and

**WHEREAS**, the Oakland citizens agreed to create an Open Space Trust Fund, by their votes on or about November 4, 2003 and to continue the Trust Fund on November 4, 2008; and

**WHEREAS**, by the terms of Oakland Ordinance 04-Code-474, an Open Space Trust Fund was created on or about May 2004, which authorized the funding rate of one cent (\$.01) per one hundred (\$100.00) dollars of assessed valuation for each annual tax levy; and

**WHEREAS**, the continuation of the funding of the Open Space Trust Fund will expire on December 31, 2013; and

**WHEREAS**, the Council desires that the public consider re-continuation of the current annual tax levy, by public referendum;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Oakland, County of Bergen and State of New Jersey, that the following binding referendum be forwarded to the Bergen County Clerk for inclusion on the November 5, 2013 General Election Ballot as follows:

**BINDING QUESTION**

Yes Shall the Borough of Oakland continue an Open Space Trust Fund which will be funded in the following manner for the following purposes:

No

- A. The Open Space Trust Fund shall be funded through the collection of local property taxes in the following amount: a minimum of one-half cent (\$.005) and not to exceed one cent (\$.01) per one hundred (\$100.00)

dollars of assessed value per year for a period not to exceed ten (10) years.

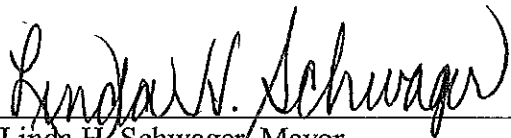
- B. These funds shall be designed for the purchase of open space so as to preserve such land as open space, and to keep said land in its natural state.
- C. If no open space is available for purchase, then the monies in said fund shall be used for such other passive recreation, conservation, farmland preservation or historic preservation purposes as may be permitted by law, to be determined following a public hearing.

**INTERPRETATIVE STATEMENT**

\_\_\_\_\_ This binding referendum will give the elected officials of Oakland the sentiment of the voters concerning the continuation of Oakland's Open Space Trust Fund. This Trust Fund was established in accordance with the public's sentiment to authorize the acquisition of real property for open space purposes. There is no increase in the current rate of tax levy, merely a continuation of the current rate of tax, which was originally approved by the citizens of Oakland in 2003. That rate will not exceed \$.01 (one cent) for each one hundred (\$100) dollars of real property assessment. Therefore, as an example, the owner of a house assessed at \$408,700 would pay a yearly open space tax that will not exceed of \$40.87. The total amount of municipal open space tax proceeds is approximately \$217,000 per year. An affirmative vote would allow the Borough to continue to collect this special levy for a period of ten (10) years, at which time the governing body would again submit a proposition for public referendum. If open space is not available for purchase, the monies in the Fund would be used in accordance with law. Passive activities are those that are relatively inactive or involve less energy, such as walking, sitting, picnicking, board and table games, nature walks and observation.

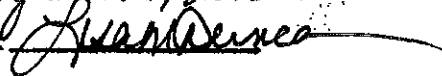
**BE IT FINALLY ORDAINED** that the Bergen County Clerk is hereby requested to print the binding referendum and interpretive statement on the official ballot for the General Election to be held November 5, 2013.

Attest:

  
Linda H. Schwager, Mayor

  
Lisa M. Duncan, Clerk

This is to certify that this is a true copy as adopted by the Mayor and Council of the Borough of Oakland at a meeting held on August 14, 2013

Borough Clerk 

**CERTIFICATION:**

I HEREBY CERTIFY that this Recreation and Open Space Inventory, comprising 7 total pages, is a complete and accurate listing of all lands held by the Local Government Unit, as of this \_\_\_\_\_ day of \_\_\_\_\_, 2016, for recreation and conservation purposes at the time of receipt of Green Acres funding.

This ROSI is being submitted to Green Acres as part of project number: 0242-04-055 and entitled: \_\_\_\_\_

<p><u>Linda W. Schwager, Mayor</u>          Chief Executive Officer of Local Government Unit          Date: <u>7-27-16</u></p>	<p><u>[Signature]</u>          Planning Board Chairperson (or equivalent)          Date: <u>8/11/16</u></p>
--	---

**This Certification is to be signed only on this page, Page 7, of the Recreation and Open Space Inventory.**

If required by local ordinance, number and date of governing body resolution authorizing Mayor to sign the ROSI:

<p><u>16-155</u>          Resolution Number</p>	<p><u>July 27, 2016</u>          Date of Resolution</p>
---	---

(Resoultion attached)



Borough of Oakland  
Bergen County, New Jersey

**Resolution 16-155**

Authorize Approval of Recreation and Open Space Inventory

---

WHEREAS, the Borough has updated its Recreation and Open Space Inventory;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Oakland hereby approve the updated Recreation and Open Space Inventory; and

BE IT FURTHER RESOLVED that Mayor Linda H. Schwager is hereby authorized to sign the Recreation and Open Space Inventory on behalf of the Borough of Oakland.

LINDA H. SCHWAGER, MAYOR

ATTEST:

LISA M. DUNCAN, BOROUGH CLERK

July 27, 2016  
Date Adopted

	Motion	Second	Ayes	Nays	Abstain	Absent
Biale	✓		✓			
Coira			✓			
Jensen			✓			
Kulmala		✓	✓			
Talamini			✓			
Visconti			✓			
Mayor Schwager						

Local Unit: Oakland Borough County: Bergen

All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the local government unit. The official map used for this ROSI is named ROSI Key Map 2016 and is dated June 29, 2016. Please refer to page 1 of this document for more detailed instructions.

### Lands Held in Fee Simple for Recreation and Conservation Purposes

(Use Page 4A as necessary for additional lands)

Map Key	Municipal Location per Tax Records	Name of Park / Facility	Block No.	Lot No.	Total Lot Acres	Partial Lot? (Y/N)	GA Encumbered Acres	Co-Owners? (Y/N)	Green Acres Funded? (F/U)	EIPP Funded? (Y/N)	Notes
1	Truman - Roosevelt	TRUMAN FIELD	402	39	20.68	N	20.68	N	U	N	
2	Rear-Ramapo Valley Road	SOONS FIELD	901	9	4.4	Y	1.17	N	U	N	soccer field only - well houses excluded
3	Ramapo Ridge	SOONS FIELD EXTENSION	901	8	1.6	N	1.6	N	U	N	
4	Valley Road	OAKLAND RECREATION COMPLEX	1901	1	26.64	Y	16.48	N	F	N	excludes police bldg, public works, senior center parking
5	Ramapo Valley Road	VETERAN'S PARK	1803	18	5.75	Y	1.32	N	U	N	excludes borough hall & library
6	Ramapo Mountains	RAMAPO VALLEY COUNTY RESERVATION ADDITION	601	6	50.4	Y	44.4	N	U	N	excludes compost facility & radio towers
7	Ramapo Mountains	RAMAPO VALLEY COUNTY RESERVATION ADDITION	601	10	39.26	N	39.26	N	U	N	
8	Ramapo Mountains	RAMAPO VALLEY COUNTY RESERVATION ADDITION	701	6	29.98	N	29.98	N	U	N	
9	250 Skyline Drive (Tamarack)	RAMAPO VALLEY COUNTY RESERVATION ADDITION	701	7	21.6	N	21.6	N	U	N	
10	Ramapo Mountains	RAMAPO VALLEY COUNTY RESERVATION ADDITION	701	8	20.02	N	20.02	N	U	N	
11	Ramapo Mountains	RAMAPO VALLEY COUNTY RESERVATION ADDITION	701	9	9.9	N	9.9	N	U	N	
12	Ramapo Mountains	RAMAPO VALLEY COUNTY RESERVATION ADDITION	701	10	38.47	N	38.47	N	U	N	
13	Ramapo Mountains	RAMAPO VALLEY COUNTY RESERVATION ADDITION	701	13	7.52	N	7.52	N	U	N	
14	Ramapo Mountains	RAMAPO VALLEY COUNTY RESERVATION ADDITION	701	14	4.02	N	4.02	N	U	N	
15	Ramapo Mountains	RAMAPO VALLEY COUNTY RESERVATION ADDITION	701	15	4.34	N	4.34	N	U	N	
16	Ramapo Mountains	RAMAPO VALLEY COUNTY RESERVATION ADDITION	701	17	1.7	N	1.7	N	U	N	
17	Skyline Drive	RAMAPO MOUN TAIN STATE FOREST ADDITION	402	1	0.084	N	0.084	N	U	N	NEW
18	W Oakland Avenue	OAKLAND BOAT RAMP	2201	11	5.7	N	5.7	N	F	N	

Total of all fee simple Green Acres-encumbered acres on this page only:

268.24

Total of all fee simple Green Acres-encumbered acres from all pages of this ROSI:

395.71

Total of all Green Acres-encumbered acres from all pages of this ROSI:

395.71

Note 1: For properties partially held for recreation/conservation (e.g. municipal complex), please supply a survey or tax map with the park boundaries to scale, showing the recreation/conservation area.

Note 2: For entire properties, please supply acreage of entire property. For partial lots, please provide the recreation/conservation acreage only.

Note 3: Does any other entity have an undivided interest in this property? List co-owner in Notes column.

Note 4: F = Funded by Green Acres; U = Unfunded (i.e., no Green Acres funding utilized)

Note 5: Were Environmental Infrastructure Trust Program funds used to acquire all or part of this property?

Local Unit: Oakland Borough County: Bergen

Lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the local government unit. The official map used for this ROSI is named ROSI Key Map 2016 and is dated June 29, 2016. Please refer to page 1 of this document for more detailed instructions.

**Lands Held in Fee Simple for Recreation and Conservation Purposes**

Map Key	Municipal Location per Tax Records	Name of Park / Facility	Block No.	Lot No.	Total Lot Acres	Partial Lot? (Y/N)	GA Encumbered Acres	Co-Owners? (Y/N)	Green Acres Funded? (F/U)	EIPP Funded? (Y/N)	Notes
19	Breakneck Road	BREAKNECK PRESERVATION AREA	3101	8	50.47	N	50.47	N	F	N	
20	Off Walnut Street	STEWART'S WOODS	3801	52	3.48	N	3.48	N	U	N	
21	Ramapo Valley Road	STEWART'S WOODS	3801	112	3.16	N	3.16	N	U	N	
22	Off Algonquin Trail	ALGONQUIN OPEN SPACE	5404	24	5.59	Y	5.55	N	U	N	
23	121 Ramapo Valley Road	GREAT OAK PARK	2401	1	38.004	Y	36.991	N	F	N	Lot 9 was merged with this lot. Excluded acreage for pump station which is (1.012 acres)
24	72 Roosevelt Boulevard	ROOSEVELT RIVERFRONT PARK	1605	6	0.276	N	0.276	N	F	N	NEW
25	Saratoga Drive	SARATOGA RIVER ACCESS	1001	22	0.706	N	0.706	N	U	N	NEW
26	63 River Road	RIVER ROAD FLOOD STORAGE AREA	1702	1	0.84	N	0.84	N	U	N	NEW
27	62 River Road	RIVER ROAD FLOOD STORAGE AREA	1702	6	0.83	N	0.83	N	U	N	NEW
28	Oak Street	VETERANS PARK	1803	15	0.069	N	0.069	N	U	N	NEW
29	Oak Street, Ramapo Valley Road	VETERANS PARK	1803	16	0.174	N	0.174	N	U	N	NEW
30	Ramapo Valley Road	VETERANS PARK	1803	17	0.172	N	0.172	N	U	N	NEW
31	Park & Riverside Drive	RIVERSIDE PARK	2007	2	1.4	N	1.4	N	U	N	NEW
32	19 Riverside Drive	RIVERSIDE PARK	2007	5	0.173	N	0.173	N	U	N	NEW
33	Hemlock Street	HEMLOCK STREET OPEN SPACE	2301	24	0.906	N	0.906	N	U	N	NEW
34	Hemlock Street	HEMLOCK STREET FLOOD STORAGE AREA	2301	34	0.246	N	0.246	N	U	N	NEW
35	Hemlock Street	HEMLOCK STREET FLOOD STORAGE AREA	2301	35	0.23	N	0.23	N	U	N	NEW
36	W Oakland Avenue	OAKLAND BOAT RAMP	2207	1	30.36	Y	0.95	N	U	N	NEW - partial BOAT RAMP
37	Rear Ramapo Valley Road	GREAT OAK PARK	2401	10	0.9	N	0.9	N	U	N	NEW

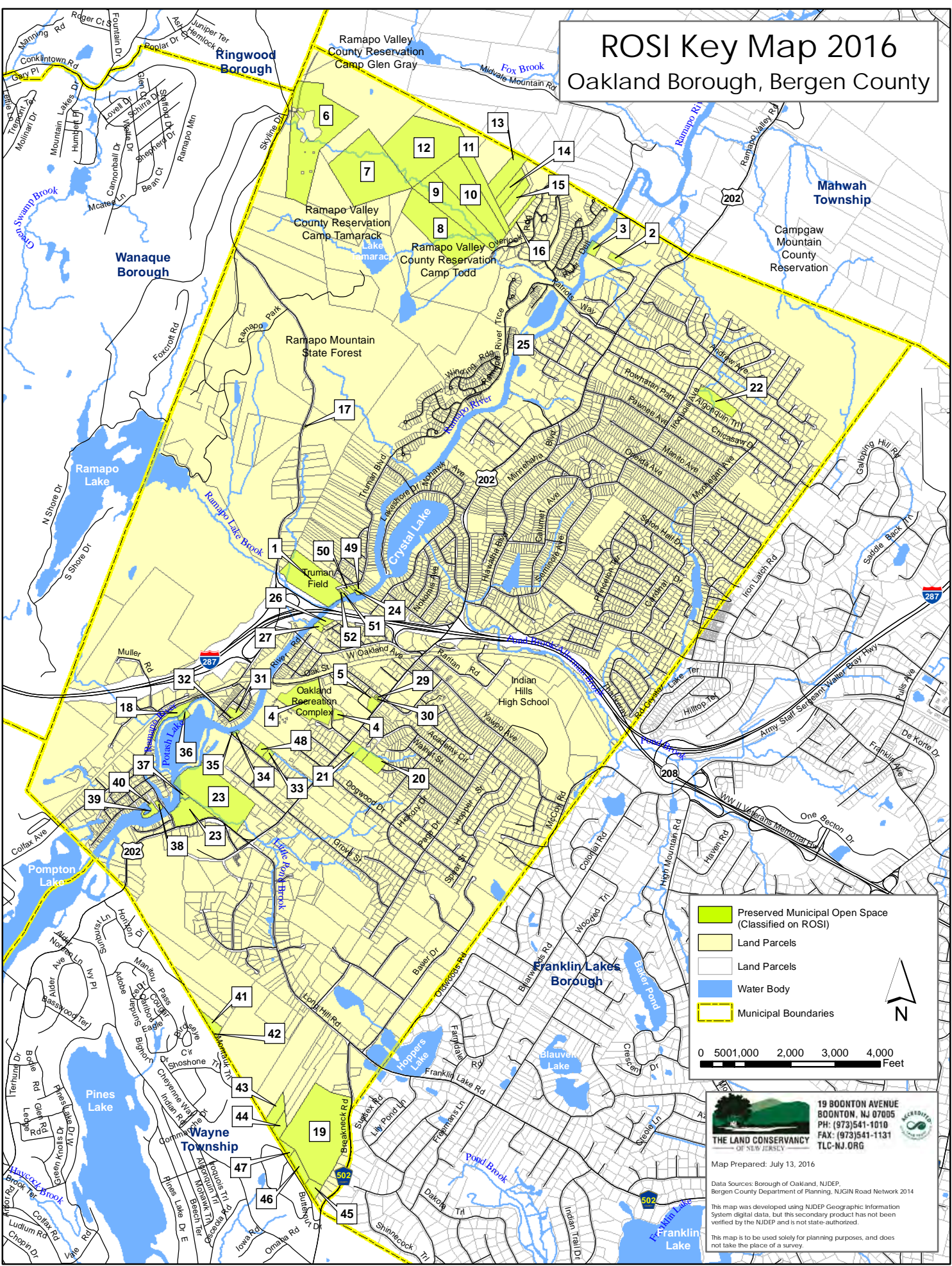
Total of all fee simple Green Acres-encumbered acres on this page only: **107.52**

see page 4 for description of Notes 1 through 5




# ROSI Key Map 2016


## Oakland Borough, Bergen County



Preserved Municipal Open Space (Classified on ROSI)  
 Land Parcels  
 Land Parcels  
 Water Body  
 Municipal Boundaries

  
 N

0 5001,000 2,000 3,000 4,000  
 Feet


**19 BOONTON AVENUE**  
**BOONTON, NJ 07005**  
**PH: (973)541-1010**  
**FAX: (973)541-1131**  
**TLC-NJ.ORG**

Map Prepared: July 13, 2016  
 Data Sources: Borough of Oakland, NJDEP, Bergen County Department of Planning, NJGIN Road Network 2014  
 This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.  
 This map is to be used solely for planning purposes, and does not take the place of a survey.

Borough of Oakland - Recreation and Open Space Inventory (ROSI)

BLOCK	LOT	OWNER	PROPERTY LOCATION	Key	ACRES		PARK NAME (ROSI)
					TAX DATA	GIS	
402	39	BOROUGH OF OAKLAND	TRUMAN-ROOSEVELT	1	20.68 Ac	19.76	Truman Field
901	9	BOROUGH OF OAKLAND	REAR-RAM VALLEY RD	2	4.40 Ac	1.24	Soons Field
901	8	BOROUGH OF OAKLAND	RAMAPO RIDGE - OPEN SPACE	3	1.589 Ac	1.59	Soons Field Extension
1901	1	BOROUGH OF OAKLAND	RECREATION FIELD	4	19.09 Ac	15.38	Oakland Recreation Complex
1901	1	BOROUGH OF OAKLAND	RECREATION FIELD	4	19.09 Ac	1.04	Oakland Recreation Complex
1803	18	BOROUGH OF OAKLAND	MUNICIPAL PLAZA	5	5.75 Ac	1.33	Veteran's Park
601	6	BOROUGH OF OAKLAND	RAMAPO MTNS	6	50.40 Ac	44.48	Ramapo Valley County Reservation Addition
601	10	BOROUGH OF OAKLAND	RAMAPO MTNS	7	39.26 AC	39.33	Ramapo Valley County Reservation Addition
701	6	BOROUGH OF OAKLAND	RAMAPO MTNS	8	29.98 Ac	29.47	Ramapo Valley County Reservation Addition
701	7	BOROUGH OF OAKLAND	250 SKYLINE DR (TAMARACK)	9	21.60 Ac	21.50	Ramapo Valley County Reservation Addition
701	8	BOROUGH OF OAKLAND	RAMAPO MTNS	10	20.02 Ac	22.46	Ramapo Valley County Reservation Addition
701	9	BOROUGH OF OAKLAND	RAMAPO MTNS	11	9.90 Ac	9.80	Ramapo Valley County Reservation Addition
701	10	BOROUGH OF OAKLAND	RAMAPO MTNS	12	38.47 Ac	39.79	Ramapo Valley County Reservation Addition
701	13	BOROUGH OF OAKLAND	RAMAPO MTNS	13	7.52 Ac	7.58	Ramapo Valley County Reservation Addition
701	14	BOROUGH OF OAKLAND	RAMAPO MTNS	14	4.02 Ac	4.34	Ramapo Valley County Reservation Addition
701	15	BOROUGH OF OAKLAND	RAMAPO MTNS	15	4.34 Ac	4.46	Ramapo Valley County Reservation Addition
701	17	BOROUGH OF OAKLAND	RAMAPO MTNS	16	1.70 Ac	1.77	Ramapo Valley County Reservation Addition
402	1	BOROUGH OF OAKLAND	SKYLINE DRIVE	17	0.0840 Ac	0.08	Ramapo Mountain State Forest Addition
2201	11	BOROUGH OF OAKLAND	W OAKLAND AVE	18	5.70 AC	3.10	Oakland Boat Ramp
3101	8	BOROUGH OF OAKLAND	BREAKNECK RD	19	50.47 Ac	48.88	Breakneck Preservation Area
3801	52	BOROUGH OF OAKLAND	OFF WALNUT ST	20	3.48 Ac	3.48	Stewart's Woods
3801	112	BOROUGH OF OAKLAND	RAMAPO VLLY RD	21	3.16 Ac	3.14	Stewart's Woods
5404	24	BOROUGH OF OAKLAND	OFF ALGONQUIN TRAIL	22	3.86 Ac	5.56	Algonquin Open Space
2401	1	BOROUGH OF OAKLAND	121 RAMAPO VALLEY RD	23	29.85 Ac	30.16	Great Oak Park
2401	9	BOROUGH OF OAKLAND	121 RAMAPO VALLEY RD	23	7.58 Ac	8.42	Great Oak Park
1605	6	BOROUGH OF OAKLAND	72 ROOSEVELT BLVD	24	0.2750 Ac	0.41	Roosevelt Riverfront Park
1001	22	BOROUGH OF OAKLAND	SARATOGA DRIVE	25	0.51 Ac	0.71	Saratoga River Access
1702	1	BOROUGH OF OAKLAND	63 RIVER ROAD	26	0.84 Ac	1.02	River Road Flood Storage Area
1702	6	BOROUGH OF OAKLAND	62 RIVER ROAD	27	0.83 Ac	0.81	River Road Flood Storage Area
1803	15	BOROUGH OF OAKLAND	OAK ST	28	0.0690 Ac	0.07	Veterans Park
1803	16	BOROUGH OF OAKLAND	OAK ST RAM VAL RD	29	0.1740 Ac	0.15	Veterans Park
1803	17	BOROUGH OF OAKLAND	RAMAPO VALLEY RD	30	0.1720 Ac	0.17	Veterans Park
2007	2	BOROUGH OF OAKLAND	PARK & RIVERSIDE DR.	31	1.40 Ac	1.35	Riverside Park
2007	5	BOROUGH OF OAKLAND	19 RIVERSIDE DR	32	0.1730 Ac	0.18	Riverside Park
2301	24	BOROUGH OF OAKLAND	HEMLOCK ST	33	0.9060 Ac	0.91	Hemlock Street Open Space
2301	34	BOROUGH OF OAKLAND	HEMLOCK ST	34	0.2460 Ac	0.26	Hemlock Street Flood Storage Area
2301	35	BOROUGH OF OAKLAND	HEMLOCK ST	35	0.23 Ac	0.10	Hemlock Street Flood Storage Area

Borough of Oakland - Recreation and Open Space Inventory (ROSI)

BLOCK	LOT	OWNER	PROPERTY LOCATION	Key	ACRES		PARK NAME (ROSI)
					TAX DATA	GIS	
2207	1	BOROUGH OF OAKLAND	W OAKLAND AVE	36	30.36 Ac	0.95	Oakland Boat Ramp
2401	10	BOROUGH OF OAKLAND	REAR RAMAPO VAL RD	37	0.90 Ac	0.61	Great Oak Park
2514	4	BOROUGH OF OAKLAND	DOTY RD	38	0.20 Ac	0.46	Doty Road Flood Storage Area
2515	3	BOROUGH OF OAKLAND	CHERRY LANE	40	0.0580 Ac	0.07	Doty Road Flood Storage Area
2901	4	BOROUGH OF OAKLAND	BACK-WAYNE LINE	41	2.52 Ac	2.22	Breakneck Preservation Area
2901	5	BOROUGH OF OAKLAND	BACK-WAYNE LINE	42	0.20 Ac	0.11	Breakneck Preservation Area
3001	19	BOROUGH OF OAKLAND	BACK-WAYNE LINE	43	3.33 Ac	3.76	Breakneck Preservation Area
3101	1	BOROUGH OF OAKLAND	BACK-WAYNE LINE	44	2.30 Ac	2.60	Breakneck Preservation Area
3101	18	BOROUGH OF OAKLAND	BACK-WAYNE LINE	45	2.28 Ac	2.23	Breakneck Preservation Area
3101	19	BOROUGH OF OAKLAND	BACK-WAYNE LINE	46	3.10 Ac	3.17	Breakneck Preservation Area
3101	20	BOROUGH OF OAKLAND	BACK-WAYNE LINE	47	1.28 Ac	1.34	Breakneck Preservation Area
2301	25	BOROUGH OF OAKLAND	HEMLOCK ST	48	1.479 Ac	1.46	Breakneck Preservation Area
1605	7	BOROUGH OF OAKLAND	74 ROOSEVELT BLVD	49	0.2750 Ac	0.45	Roosevelt Riverfront Park
1605	4	BOROUGH OF OAKLAND	68 ROOSEVELT BLVD	50	0.5280 Ac	0.51	Roosevelt Riverfront Park
1605	2	BOROUGH OF OAKLAND	64 ROOSEVELT BLVD	51	0.23 Ac	0.24	Roosevelt Riverfront Park
1605	1	BOROUGH OF OAKLAND	62 ROOSEVELT BLVD	52	0.23 Ac	0.25	Roosevelt Riverfront Park
					<b>Total on ROSI:</b>	<b>394.69</b>	
1601	5	BOROUGH OF OAKLAND	71 ROOSEVELT BLVD		0.2110 Ac	0.18	TO BE ADDED TO ROSI
1605	3	BOROUGH OF OAKLAND	66 ROOSEVELT BLVD		0.2070 Ac	0.22	TO BE ADDED TO ROSI
1605	12	BOROUGH OF OAKLAND	84 ROOSEVELT BLVD		0.3720 Ac	0.48	TO BE ADDED TO ROSI
					<b>To be added to ROSI:</b>	<b>0.88</b>	
					<b>TOTAL:</b>	<b>395.57</b>	

Borough of Oakland - State Parks

<b>BLOCK</b>	<b>LOT</b>	<b>ACRES (TAX DATA)</b>	<b>PROPERTY LOCATION</b>	<b>PARK NAME</b>	<b>OWNER</b>	<b>CLASS</b>	<b>ACRES (GIS)</b>
101	1	57.238 Ac	RAMAPO PARK	RAMAPO MOUNTAIN STATE FOREST	STATE OF NJ DEPT.ENVIR.PROTECTION	15C	47.96
103	1	0.3890 Ac	POOL HOLLOW AVE	RAMAPO MOUNTAIN STATE FOREST	STATE OF NJ DEPT.ENVIR.PROTECTION	15C	0.42
301	1	16.68 Ac	RAMAPO PARK	RAMAPO MOUNTAIN STATE FOREST	STATE OF NJ DEPT.ENVIR.PROTECTION	15C	15.64
301	10	196.40 Ac	RAMAPO PARK	RAMAPO MOUNTAIN STATE FOREST	STATE OF NJ DEPT.ENVIR.PROTECTION	15C	205.16
401	1	166.00 Ac	RAMAPO PARK	RAMAPO MOUNTAIN STATE FOREST	STATE OF NJ DEPT.ENVIR.PROTECTION	15C	160.63
401	8	10.90 Ac	SKYLINE DR	RAMAPO MOUNTAIN STATE FOREST	STATE OF NJ DEPT.ENVIR.PROTECTION	15C	10.58
401	9	10.50 Ac	SKYLINE DR	RAMAPO MOUNTAIN STATE FOREST	STATE OF NJ DEPT.ENVIR.PROTECTION	15C	12.69
402	2	19.60 Ac	RAMAPO PARK	RAMAPO MOUNTAIN STATE FOREST	STATE OF NJ DEPT.ENVIR.PROTECTION	15C	18.04
501	1	19.33 Ac	RAMAPO PARK	RAMAPO MOUNTAIN STATE FOREST	STATE OF NJ DEPT.ENVIR.PROTECTION	15C	18.48
501	3	64.89 Ac	RAMAPO PARK	RAMAPO MOUNTAIN STATE FOREST	STATE OF NJ DEPT.ENVIR.PROTECTION	15C	60.14
502	1	144.70 Ac	RAMAPO PARK	RAMAPO MOUNTAIN STATE FOREST	STATE OF NJ DEPT.ENVIR.PROTECTION	15C	137.43
601	1	21.30 Ac	RAMAPO PARK	RAMAPO MOUNTAIN STATE FOREST	STATE OF NJ DEPT.ENVIR.PROTECTION	15C	21.53
601	2	20.41 Ac	RAMAPO PARK	RAMAPO MOUNTAIN STATE FOREST	STATE OF NJ DEPT.ENVIR.PROTECTION	15C	20.85
601	5	17.50 Ac	RAMAPO PARK	RAMAPO MOUNTAIN STATE FOREST	STATE OF NJ DEPT.ENVIR.PROTECTION	15C	17.07
601	7	0.19 Ac	RAMAPO PARK	RAMAPO MOUNTAIN STATE FOREST	STATE OF NJ DEPT.ENVIR.PROTECTION	15C	0.15
						<b>TOTAL:</b>	<b>746.78</b>

Borough of Oakland - County Parks

BLOCK	LOT	ACRES (TAX DATA)	PROPERTY LOCATION	PARK NAME	OWNER	GIS Acres
601	8	11.03 Ac	RAM MTNS GLEN GREY	Camp Glen Gray	COUNTY OF BERGEN	5.81
601	9	61.72 Ac	RAM MTNS GLEN GREY	Camp Glen Gray	COUNTY OF BERGEN	60.65
701	11	9.65 Ac	RAM MTNS GLEN GREY	Camp Glen Gray	COUNTY OF BERGEN	9.34
701	12	11.49 Ac	RAMAPO MTNS	Camp Glen Gray	COUNTY OF BERGEN	11.57
701	18	6.367 Ac	2 OVERLOOK RIDGE EXT(ROW)	Camp Glen Gray	COUNTY OF BERGEN	6.02
601	4	25.53 Ac	250 SKYLINE DR (TAMARACK)	Camp Tamarack	COUNTY OF BERGEN	22.85
601	11	5.28 Ac	250 SKYLINE DR (TAMARACK)	Camp Tamarack	COUNTY OF BERGEN	5.53
601	12	8.80 Ac	250 SKYLINE DR (TAMARACK)	Camp Tamarack	COUNTY OF BERGEN	8.80
601	13	9.76 Ac	250 SKYLINE DR (TAMARACK)	Camp Tamarack	COUNTY OF BERGEN	10.02
601	14	16.35 Ac	250 SKYLINE DR (TAMARACK)	Camp Tamarack	COUNTY OF BERGEN	16.36
701	1	19.55 Ac	250 SKYLINE DR (TAMARACK)	Camp Tamarack	COUNTY OF BERGEN	19.66
701	2	44.43 Ac	250 SKYLINE DR (TAMARACK)	Camp Tamarack	COUNTY OF BERGEN	44.05
701	5	29.98 Ac	250 SKYLINE DR (TAMARACK)	Camp Tamarack	COUNTY OF BERGEN	29.34
5504	5	6.50 Ac	CAMPGAW MT	Campgaw Mountain Reservation	COUNTY OF BERGEN	6.36
5701	2	176.70 Ac	CAMPGAW MT	Campgaw Mountain Reservation	COUNTY OF BERGEN	170.93
					<b>TOTAL:</b>	<b>427.28</b>
701	3	39.02 Ac	RAM MTNS TODD	Camp Todd	STATE OF NJ DEP & COUNTY OF BERGEN	35.84
701	4	35.50 Ac	RAM MTNS TODD	Camp Todd	STATE OF NJ DEP & COUNTY OF BERGEN	35.51
					<b>TOTAL:</b>	<b>71.35</b>
					<b>TOTAL:</b>	<b>498.64</b>

Borough of Oakland - Public Land

BLOCK	LOT	ACRES (TAX DATA)	PROPERTY LOCATION	OWNER	CLASS	ACRES (GIS)	ROSI Acres	Unpreserved Acres
601	6	50.40 Ac	RAMAPO MTNS	BOROUGH OF OAKLAND	15C	50.49	44.48	6.01
901	7	8.09 Ac	RAMAPO RIDGE - OPEN SPACE	BOROUGH OF OAKLAND	15C	7.44		7.44
901	9	4.40 Ac	REAR-RAM VALLEY RD	BOROUGH OF OAKLAND	15C	4.40	1.24	3.16
1404	10	0.29 Ac	LENAPE LA (REAR)	BOROUGH OF OAKLAND	15C	0.28		0.28
1501	65	0.2410 Ac	29 LAKESHORE DR	BOROUGH OF OAKLAND	15C	0.24		0.24
1605	3	0.2070 Ac	66 ROOSEVELT BLVD	BOROUGH OF OAKLAND	15C	0.22	0.22	-
1605	12	0.3719 AC	84 ROOSEVELT BLVD	BOROUGH OF OAKLAND	15C	0.38	0.38	-
1606	41	0.2440 Ac	LENAPE LA (REAR)	BOROUGH OF OAKLAND	15C	0.05		0.05
1607	1	0.2070 Ac	LAKESHORE DR	BOROUGH OF OAKLAND	15C	0.48		0.48
1702	10	0.0420 Ac	SILVER BIRCH R O W	BOROUGH OF OAKLAND	15C	0.07		0.07
1702	20	0.1720 Ac	VALLEY VIEW AVE	BOROUGH OF OAKLAND	15C	0.17		0.17
1702	21	0.2870 Ac	VALLEY VIEW AVE	BOROUGH OF OAKLAND	15C	0.28		0.28
1708	2	0.4090 Ac	RAMAPO VALLEY ROAD	BOROUGH OF OAKLAND	15C	0.41		0.41
1709	1	0.1190 Ac	399 RAMAPO VALLEY RD	BOROUGH OF OAKLAND	15C	0.12		0.12
1802	12	0.1150 Ac	OAK ST	BOROUGH OF OAKLAND	15C	0.11		0.11
1802	21	0.1150 Ac	OAK ST	BOROUGH OF OAKLAND	15C	0.11		0.11
1802	22	0.1080 Ac	OAK ST	BOROUGH OF OAKLAND	15C	0.12		0.12
1803	1	3.22 Ac	OAK ST	BOROUGH OF OAKLAND	15C	1.33		1.33
1803	18	5.75 Ac	MUNICIPAL PLAZA	BOROUGH OF OAKLAND	15C	6.01	1.33	4.68
1805	9	0.1150 Ac	RIVER RD	BOROUGH OF OAKLAND	15C	0.11		0.11
1901	1	19.09 Ac	RECREATION FIELD	BOROUGH OF OAKLAND	15C	23.11	16.42	6.70
1901	14	0.59 Ac	277 RAMAPO VALLEY RD	BOROUGH OF OAKLAND	15C	0.59		0.59
1902	1	2.76 Ac	295 RAMAPO VALLEY RD	BOROUGH OF OAKLAND	15C	2.57		2.57
1902	2	0.6890 Ac	20 LAWLOR DRIVE	BOROUGH OF OAKLAND	15C	1.30		1.30
2001	5	0.20 Ac	W OAK AVE-WEST ST	BOROUGH OF OAKLAND	15C	0.17		0.17
2001	7	0.0950 Ac	4 PARK DR	BOROUGH OF OAKLAND	15C	0.09		0.09
2002	1	0.2580 Ac	WEST ST	BOROUGH OF OAKLAND	15C	0.25		0.25
2004	12	0.1110 Ac	34 RIVERSIDE DR	BOROUGH OF OAKLAND	15C	0.14		0.14
2004	13	0.1150 Ac	36 RIVERSIDE DR	BOROUGH OF OAKLAND	15C	0.15		0.15
2004	14	0.1180 Ac	RIVERSIDE DR	BOROUGH OF OAKLAND	15C	0.16		0.16
2004	15	0.1180 Ac	40 RIVERSIDE DR	BOROUGH OF OAKLAND	15C	0.15		0.15
2005	4	0.2660 Ac	RIVERSIDE DR	BOROUGH OF OAKLAND	15C	0.21		0.21
2006	7	0.3830 Ac	PARK DR-WEST ST	BOROUGH OF OAKLAND	15C	0.37		0.37
2201	4	0.1810 Ac	DOTY RD	BOROUGH OF OAKLAND	15C	0.07		0.07
2203	11	0.2390 Ac	24 ISLAND TERR	BOROUGH OF OAKLAND	15C	0.32		0.32
2205	1	0.3360 Ac	ISLAND TERR	BOROUGH OF OAKLAND	15C	0.32		0.32
2205	6	0.3470 Ac	ISLAND TERR	BOROUGH OF OAKLAND	15C	0.40		0.40

Borough of Oakland - Public Land

BLOCK	LOT	ACRES (TAX DATA)	PROPERTY LOCATION	OWNER	CLASS	ACRES (GIS)	ROSI Acres	Unpreserved Acres
2205	7	0.4130 Ac	3 ISLAND TERR.	BOROUGH OF OAKLAND	15C	0.10		0.10
2206	2	0.0340 Ac	DOTY RD	BOROUGH OF OAKLAND	15C	0.02		0.02
2206	4	0.0780 Ac	DOTY RD	BOROUGH OF OAKLAND	15C	0.04		0.04
2206	5	0.1210 Ac	54 DOTY RD	BOROUGH OF OAKLAND	15C	0.13		0.13
2206	6	0.1520 Ac	44 DOTY RD	BOROUGH OF OAKLAND	15C	0.01		0.01
2207	1	30.36 Ac	W OAKLAND AVE	BOROUGH OF OAKLAND	15C	36.62	0.95	35.67
2302	2	0.23 Ac	SPRUCE ST - REAR	BOROUGH OF OAKLAND	15C	0.23		0.23
2302	4	1.09 Ac	66 SPRUCE ST	BOROUGH OF OAKLAND	15C	1.02		1.02
2501	23	0.1430 Ac	LAKEVIEW TERR	BOROUGH OF OAKLAND	15C	0.13		0.13
2501	29	0.1710 Ac	29 ACORN AVE	BOROUGH OF OAKLAND	15C	0.18		0.18
2508	1	0.0320 Ac	MOUNTAINVIEW AVE	BOROUGH OF OAKLAND	15C	0.06		0.06
2508	4	0.1150 Ac	JEROME AVE	BOROUGH OF OAKLAND	15C	0.11		0.11
2508	5	0.1150 Ac	JEROME AVE	BOROUGH OF OAKLAND	15C	0.10		0.10
2508	6	0.1150 Ac	JEROME AVE	BOROUGH OF OAKLAND	15C	0.11		0.11
2509	1	0.0380 Ac	W OAKLAND-JEROME	BOROUGH OF OAKLAND	15C	0.04		0.04
2511	3	0.1670 Ac	MOUNTAINVIEW AVE	BOROUGH OF OAKLAND	15C	0.16		0.16
2511	5	0.1540 Ac	DOTY RD	BOROUGH OF OAKLAND	15C	0.16		0.16
2511	11	0.1110 Ac	GRANDVIEW AVE	BOROUGH OF OAKLAND	15C	0.11		0.11
2512	1	0.2290 Ac	GRANDVIEW AVE	BOROUGH OF OAKLAND	15C	0.24		0.24
2516	1	0.2980 Ac	42 RAMAPO TERR	BOROUGH OF OAKLAND	15C	0.26		0.26
2516	6	0.1460 Ac	RAMAPO TERR	BOROUGH OF OAKLAND	15C	0.13		0.13
2516	7	0.20 Ac	16 RAMAPO TERR	BOROUGH OF OAKLAND	15C	0.17		0.17
2518	13	0.0850 Ac	89 LAKEVIEW TERR	BOROUGH OF OAKLAND	15C	0.10		0.10
2518	17	0.1150 Ac	77 LAKEVIEW TERR	BOROUGH OF OAKLAND	15C	0.11		0.11
3202	4	2.07 Ac	16 VAN VOOREN DRIVE	BOROUGH OF OAKLAND	15C	1.99		1.99
3301	5	2.609 Ac	REAR THORNTON RD	BOROUGH OF OAKLAND	15F	2.63		2.63
3301	11	0.92 Ac	LONG HILL RD	BOROUGH OF OAKLAND	15C	0.88		0.88
3703	7	2.60 Ac	OFF SPEAR ST.	BOROUGH OF OAKLAND	15C	2.69		2.69
3902	3	0.8450 Ac	25 YAWPO AVE	BOROUGH OF OAKLAND	15C	0.85		0.85
3903	89	0.28 Ac	EAST OAK ST	BOROUGH OF OAKLAND	15C	0.26		0.26
3905	27	0.2110 Ac	75 WALNUT ST	BOROUGH OF OAKLAND	15C	0.21		0.21
4303	9	0.6960 Ac	FRANKLIN AVE	BOROUGH OF OAKLAND	15C	0.69		0.69
4508	3	0.1430 Ac	439 RAMAPO VLY RD	BOROUGH OF OAKLAND	15C	0.16		0.16
4508	4	0.2550 Ac	CEDAR ST	BOROUGH OF OAKLAND	15C	0.31		0.31
4601	4	0.0300 Ac	TECUMSEH TRAIL	BOROUGH OF OAKLAND	15C	0.02		0.02
4601	39	0.6580 Ac	3 & 5 FRANKLIN AVE	BOROUGH OF OAKLAND	15C	0.65		0.65
4602	13	0.0460 Ac	CALUMET AVE	BOROUGH OF OAKLAND	15C	0.05		0.05

Borough of Oakland - Public Land

BLOCK	LOT	ACRES (TAX DATA)	PROPERTY LOCATION	OWNER	CLASS	ACRES (GIS)	ROSI Acres	Unpreserved Acres
4602	33	0.3630 Ac	SEMINOLE-HIAWATHA	BOROUGH OF OAKLAND	15C	0.33		0.33
4802	1	0.1670 Ac	HIAWATHA BLVD	BOROUGH OF OAKLAND	15C	0.05		0.05
4803	18	0.2880 Ac	HIAWATHA BLVD	BOROUGH OF OAKLAND	15C	0.24		0.24
4803	19	0.1710 Ac	140 HIAWATHA BLVD	BOROUGH OF OAKLAND	15C	0.16		0.16
5004	67	1.12 Ac	179 LAKESIDE BLVD	BOROUGH OF OAKLAND	15C	1.13		1.13
5005	5	1.247 Ac	146 MANITO AVE	BOROUGH OF OAKLAND	15C	1.63		1.63
5102	32	0.38 Ac	HIAWATHA BLVD	BOROUGH OF OAKLAND	15C	0.38		0.38
5204	25	0.3510 Ac	145 HIAWATHA BLVD	BOROUGH OF OAKLAND	15C	0.35		0.35
5301	28	0.3310 Ac	PAWNEE AVE	BOROUGH OF OAKLAND	15C	0.33		0.33
5606	11	0.4890 Ac	ANDREW AVE	BOROUGH OF OAKLAND	15C	0.49		0.49
							<b>TOTAL:</b>	<b>95.02</b>
4803	17	0.2120 Ac	CALUMET AVE	OAKLAND VOLUNTEER FIRE DEPARTMENT	15C	0.21		0.21
2003	1	0.1180 Ac	W.OAKLAND AVE	COUNTY OF BERGEN	15C	0.09		0.09
202	1	0.17 Ac	MULLER ROAD	STATE OF NEW JERSEY, D.O.T.	15C	0.10		0.10
2516	9	0.4720 Ac	23 DOTY RD	STATE OF NEW JERSEY, D.O.T.	15C	0.67		0.67
301	6	0.72 Ac	16 MULLER ROAD	STATE OF NEW JERSEY, D.O.T.	15C	0.76		0.76
4003	6	2.131 Ac	95 ROUTE 208	STATE OF NEW JERSEY, D.O.T.	15C	1.05		1.05
4005	2	1.00 Ac	SHELTER LANE	STATE OF NEW JERSEY, D.O.T.	15C	0.83		0.83
4201	1	10.45 Ac	ROUTE 208	STATE OF NEW JERSEY, D.O.T.	15C	5.33		5.33
4201	2	2.015 Ac	ROUTE 208	STATE OF NEW JERSEY, D.O.T.	15C	1.19		1.19
4301	1	0.3440 Ac	25 THACKERAY RD	STATE OF NEW JERSEY, D.O.T.	15C	0.31		0.31
4404	10	0.67 Ac	ROUTE 208	STATE OF NEW JERSEY, D.O.T.	15C	0.78		0.78
4404	13	0.4390 Ac	454 RAMAPO VALLEY RD	STATE OF NEW JERSEY, D.O.T.	15C	0.27		0.27
4404	8	1.06 Ac	ROUTE 208	STATE OF NEW JERSEY, D.O.T.	15C	0.53		0.53
4404	9	1.205 Ac	162 ROUTE 208	STATE OF NEW JERSEY, D.O.T.	15C	0.88		0.88
2517	10	1.27 Ac	RAMAPO VALLEY RD	STATE OF NEW JERSEY, D.O.T.	15C	1.11		1.11
2517	9	1.00 Ac	RAMAPO VALLEY RD	STATE OF NEW JERSEY, D.O.T.	15C	1.10		1.10
301	8	0.0110 Ac	REAR RELOCATED MULLER RD.	STATE OF NEW JERSEY, D.O.T.	15C	0.01		0.01
4003	4	2.502 Ac	ROUTE 208	STATE OF NEW JERSEY, D.O.T.	15C	1.98		1.98
4003	5	1.00 Ac	ROUTE 208	STATE OF NEW JERSEY, D.O.T.	15C	0.46		0.46
402	40	0.1720 Ac	50 SKYLINE DR	STATE OF NEW JERSEY, D.O.T.	15C	0.12		0.12
4402	10	9.57 Ac	ROUTE 208	STATE OF NEW JERSEY, D.O.T.	15C	5.96		5.96
4404	12	0.84 Ac	ROUTE 208	STATE OF NEW JERSEY, D.O.T.	15C	0.31		0.31
4510	5	0.2230 Ac	25 POWDER MILL LA	STATE OF NEW JERSEY, D.O.T.	15C	0.07		0.07

Borough of Oakland - Public Land

BLOCK	LOT	ACRES (TAX DATA)	PROPERTY LOCATION	OWNER	CLASS	ACRES (GIS)	ROSI Acres	Unpreserved Acres
301	3	0.01 Ac	REMNANT HWY I-287	STATE OF NEW JERSEY, D.O.T.	15C	0.01		0.01
301	7	0.02 Ac	REMNANT HWY I-287	STATE OF NEW JERSEY, D.O.T.	15C	0.02		0.02
301	9	0.60 Ac	REMNANT HWY I-287	STATE OF NEW JERSEY, D.O.T.	15C	0.62		0.62
4002	1	0.2340 Ac	422 RAMAPO VALLEY RD	STATE OF NEW JERSEY, D.O.T.	15F	0.13		0.62
							<b>TOTAL:</b>	<b>25.09</b>
1001	23	0.6450 Ac	58 SARATOGA DR	STATE OF NJ-DEPT ENVIR.PROTECTION	15C	0.67		0.67
601	3	0.52 Ac	REAR-SKYLINE DR	STATE OF NJ-DEPT. OF LAW & PUB.SAF.	15C	0.54		0.54

Borough of Oakland - Residential (Class 2) and Commercial/Industrial (Class 4A, 4B) - Greater than 1 Acre

BLOCK	LOT	ACRES (TAX DATA)	PROPERTY LOCATION	OWNER	CLASS	ACRES (GIS)
101	3	1.00 Ac	12 POOL HOLLOW RD	BOYKEWICH, STEVEN M. & GAIL R.	2	1.02
101	4	1.15 Ac	10 POOL HOLLOW RD	MORRIS, JANICE C./ SINGER ISLAND	2	1.16
401	3	5.92 Ac	2 DEER LEDGE RD	BURTON, BENJAMIN M	2	5.91
401	4	3.92 Ac	3 DEER LEDGE RD	SANDOR, RALPH	2	4.00
401	5	10.00 Ac	4 RYE CLIFF RD	GARRIQUES C/O ANDERSEN TAX - FLR 18	2	11.01
401	6	5.00 Ac	5 RYE CLIFF RD	SANDERS, IRA & ROSEMARY AQUILA	2	5.13
401	7	5.00 Ac	6 NORTH SHORE DR	BURTON, BENJAMIN M	2	4.99
401	10	1.771 Ac	155 SKYLINE DR.	KNUDSEN, RAYMOND & DIANE	2	1.33
401	11	1.128 Ac	149 SKYLINE DR	WITTWER, JEANNE T	2	1.22
401	12	2.87 Ac	137 SKYLINE DR	DE ANGELIS, ANTHONY JAMES ETAL	2	3.00
401	14	3.48 Ac	125 SKYLINE DR	NAFPLIOTIS-KRESKER, RENEE	2	3.76
402	3	1.185 Ac	119 TRUMAN BLVD	WILSON, DAVID E.	2	1.18
402	4	3.706 Ac	115 TRUMAN BLVD	MACEK, DEANNA Z	2	3.00
402	5	2.737 Ac	109 TRUMAN BLVD	NAGI, PRITPAL SINGH & PARVEEN KAUR	2	2.78
402	7	2.694 Ac	101 TRUMAN BLVD	JALILI, JAMIL SAYED	2	2.68
402	8	1.335 Ac	99 TRUMAN BLVD	AUFFRET, MICHAEL & DEBRA	2	1.33
402	9	1.333 Ac	97 TRUMAN BLVD	OPRYSKO, PETER	2	1.33
402	12	4.112 Ac	91 TRUMAN BLVD	WILKINS, CHRISTOPHER & CAREN	2	5.59
402	13	2.102 Ac	87 TRUMAN BLVD	CASALE, JOHN A. & DIANE J.	2	2.05
402	14	2.042 Ac	83 TRUMAN BLVD.	BRIONES, TYRONE	2	2.58
402	15	1.342 Ac	81 TRUMAN BLVD	SOST, STEPHEN G	2	1.33
402	16	1.361 Ac	79 TRUMAN BLVD	MANN, WARREN ERNEST IV	2	1.33
402	17	2.911 Ac	75 TRUMAN BLVD	VOLPE, RAMONA	2	3.06
402	19	3.513 Ac	65 TRUMAN BLVD	MONTIGELLI, JOSEPH A	2	3.49
402	20	1.767 Ac	61 TRUMAN BLVD.	KOHLER, MARILYN & JOSEPH	2	1.73
402	21	3.442 Ac	57 TRUMAN BLVD	WARGA, PAUL & LORI	2	2.91
402	22	1.663 Ac	55 TRUMAN BLVD	HENDERSON, JAMIE S	2	1.52
402	23	3.278 Ac	53 TRUMAN BLVD	UBER, JAMES	2	3.05
402	25	3.264 Ac	49 TRUMAN BLVD.	BIBOK, JENO & IWONA	2	3.03
402	26	3.264 Ac	45 TRUMAN BLVD	VAN DEURSEN, VERONICA	2	3.02
402	27	1.632 Ac	41 TRUMAN BLVD	MATHE, REBECCA & FLETCHER, DONNA L	2	1.15
402	28	1.621 Ac	39 TRUMAN BLVD	GILL, CHARLES D & JOAN H	2	1.20
402	29	1.596 Ac	37 TRUMAN BLVD	PANZENHAGEN, JAMES & KRISTINE	2	1.67
402	30	1.564 Ac	35 TRUMAN BLVD	GUZZO, CAROL ANN & FLUG, CRAIG A.	2	1.46
402	31	1.531 Ac	33 TRUMAN BLVD	GREULICH, TAMMY & GARY JR.	2	1.50
402	32	1.502 Ac	31 TRUMAN BLVD	LOYAS, CHRISTINE	2	1.47
402	33	1.489 Ac	29 TRUMAN BLVD	SHELL, ADOLPH & BARBARA	2	1.47

Borough of Oakland - Residential (Class 2) and Commercial/Industrial (Class 4A, 4B) - Greater than 1 Acre

BLOCK	LOT	ACRES (TAX DATA)	PROPERTY LOCATION	OWNER	CLASS	ACRES (GIS)
402	34	1.49 Ac	27 TRUMAN BLVD	AUFFRET, HELEN	2	1.47
402	35	1.49 Ac	25 TRUMAN BLVD	SPOELSTRA, FRANK & BETH	2	1.47
402	36	4.44 Ac	19 TRUMAN BLVD.	LUBERGER, KEITH	2	3.89
402	38	2.84 Ac	15 TRUMAN BLVD.	MARRA, JAMES & JOANNE	2	3.02
402	46	2.237 Ac	76 SKYLINE DRIVE	CONNOR, EDWARD R. & BARBARA M.	2	2.31
402	47	3.444 Ac	90 SKYLINE DR	ODO, JUDITH C/O SMYRYCHYNSKI, J.	2	3.52
402	48	2.375 Ac	106 SKYLINE DR	COLYER, IAN & BRIDGET	2	2.24
402	49	1.059 Ac	112 SKYLINE DRIVE	GEIDEL, JONATHAN & SALAS, KASSEY	2	1.00
402	50	1.143 Ac	118 SKYLINE DR	COZINE, JAMES R & LAURA TROVATO	2	1.14
402	51	1.905 Ac	124 SKYLINE DR	PETROSKI, JEFFREY & TRICIA	2	1.88
402	52	3.00 Ac	130 SKYLINE DR	RUSSO, MAYDA	2	4.40
402	53	2.595 Ac	140 SKYLINE DR	YOUNG, NEIL & KATHY	2	3.07
402	54	2.474 Ac	146 SKYLINE DR	NEDDS, IVAN L. & LINLEY, LISBETH W.	2	2.48
402	55	2.004 Ac	152 SKYLINE DR	PICINICH, MARC R	2	2.00
501	4	1.05 Ac	225 SKYLINE DR	HOEN, AUDUN	2	1.16
701	16	5.36 Ac	1 OVERLOOK RIDGE EXT(ROW)	GABER, HEND LOTFY	2	5.08
801	1	0.9270 Ac	67 OVERLOOK RIDGE	PIANO, THOMAS S & SVETLANA	2	1.02
802	4	1.05 Ac	5 HILLTOP LANE	O'NEAL, SHAWN D & KATHLEEN S	2	1.72
803	1	1.108 Ac	3 HIDDEN GORGE	GISONNA, ANDREW & JEANNETTE SEIJAS	2	1.09
803	4	1.122 Ac	57 OVERLOOK RIDGE	TUZMAN, JOSHUA & ALLISON L	2	1.11
803	22	1.215 Ac	11 OVERLOOK RIDGE	PEARCE, NIGEL & CHARLENE	2	1.20
901	2	1.155 Ac	1 VALLEY FORGE ROAD	RUGGIERO, JEFFREY L. & MENENDEZ, C.	2	1.17
901	3	1.005 Ac	3 STONY POINT ROAD	GATTO, STEVEN & CAMILLE	2	1.01
901	4	1.146 Ac	5 STONY POINT ROAD	SENDROWSKI, BRYAN & MARY ELLEN	2	1.16
901	5	1.246 Ac	7 STONY POINT ROAD	CHEN, ROBERT & AILI	2	1.28
901	6	2.04 Ac	10 STONY POINT ROAD	KOURGELIS, MICHAEL & MARGARET	2	1.82
901	12	1.722 Ac	65 GLEN GRAY RD	FOLEY, JAMES J. & ELIA, DEBRA M.	2	1.93
901	13	1.205 Ac	59 GLEN GRAY RD	WISSE, HOWARD J & ALISA A	2	1.21
901	14	1.205 Ac	51 GLEN GRAY RD	MARRARA, JOSEPH & MARY	2	1.21
901	15	1.205 Ac	45 GLEN GRAY RD	SOSTRE, JOSE M. & LUZ N.	2	1.21
901	16	1.278 Ac	39 GLEN GRAY RD	ALLEGRETTA, ANTHONY & BARBARA SUE	2	1.26
901	30	1.195 Ac	781 RAMAPO VALLEY ROAD	CASALEGGIO, EUGENE & TERESA	2	1.15
901	33	1.005 Ac	2 VALLEY FORGE ROAD	FERGUSON, GRADY MICHAEL & SANDRA H	2	1.09
901	34	1.235 Ac	4 VALLEY FORGE ROAD	FROME, IRA D & CAROLYN G	2	1.25
901	35	1.106 Ac	6 VALLEY FORGE ROAD	DIVAK, MARK F & KATHRYN BROOKE	2	1.11
901	36	1.02 Ac	8 VALLEY FORGE ROAD	OWB REO LLC	2	1.02
901	37	1.036 Ac	10 VALLEY FORGE ROAD	KNOWLES, THOMAS E & JENNIFER L	2	1.26

Borough of Oakland - Residential (Class 2) and Commercial/Industrial (Class 4A, 4B) - Greater than 1 Acre

BLOCK	LOT	ACRES (TAX DATA)	PROPERTY LOCATION	OWNER	CLASS	ACRES (GIS)
901	38	1.484 Ac	12 VALLEY FORGE ROAD	THAKKAR, KALPANA	2	1.48
901	39	2.376 Ac	11 VALLEY FORGE ROAD	SHAH, VIKRAM & KIMBERLY	2	2.38
901	40	1.719 Ac	9 VALLEY FORGE ROAD	PAL, PARIKSHIT & UMANG DOSI	2	1.72
901	42	1.314 Ac	7 VALLEY FORGE ROAD	HOWHANNESIAN, ANDRANIK & NICOLE	2	1.32
901	43	2.426 Ac	5 VALLEY FORGE ROAD	ABDULLA, MOHAMED & ZEINAB	2	2.43
901	44	2.682 Ac	4 STONY POINT ROAD	GUILARTE, HUMBERTO & CYNTHIA	2	2.69
901	45	2.207 Ac	6 STONY POINT ROAD	DI PERI, JOHN JR. & WENDY	2	2.21
901	46	1.574 Ac	8 STONY POINT ROAD	MC NERNEY, JAMES P. & PATRICIA	2	1.57
1001	1	11.72 Ac	25 LEE WAY	REMETA, GEORGE R. & JOHANNA B.	2	11.22
1001	2	2.68 Ac	685 R.V. RD. - 18 LEE WAY	RYS, WOJCIECH & BEATA	2	3.02
1001	3	1.028 Ac	689 RAMAPO VALLEY RD.	WALSH, DAVID F & BARBARA E	2	1.05
1001	4	3.333 Ac	695 RAMAPO VALLEY RD	695 RAMAPO VALLEY LLC	2	3.31
1001	5	2.01 Ac	703 RAMAPO VALLEY RD	PROCOPIO, FREDERICK J. & DEBORAH M	2	2.01
1001	36	1.291 Ac	31 BRANDYWINE PL	MATTS, ROBERT E. & JENNIFER L.	2	1.14
1001	37	1.405 Ac	32 BRANDYWINE PL	SCHWARZ, JAMES K & LINDA J	2	1.67
1001	49	1.029 Ac	753 RAMAPO VALLEY RD	ROSE, MICHAEL A. JR. & MAURELLI, L.	2	1.02
1002	15	2.531 Ac	20 SARATOGA DR	SUTKOWSKI, SUSAN	2	2.44
1301	1	6.84 Ac	581&575 RAM.VAL.RD	FOONG, JEFFREY (TRUST)	2	7.33
1301	2	1.749 Ac	595A RAM VALLEY RD	GARROD, RUSSELL & MARILYN	2	1.91
1301	3	0.6640 Ac	595 RAMAPO VALLEY RD	VITTI, VINCENT E & REGINA	2	1.35
1301	4	1.189 Ac	593A RAM VALLEY RD	MC MACKIN, EUGENE J. JR. & KATHY L.	2	1.19
1301	7	2.00 Ac	599 RAMAPO VALLEY RD	COHEN, RACHEL	2	2.08
1301	8	2.00 Ac	609 RAMAPO VALLEY RD	BOZMAN, GERALD P & SHIRLEY A	2	1.97
1301	24	1.274 Ac	61 THUNDERBIRD DR.	KASPER, EDWARD J.	2	1.22
1301	25	1.194 Ac	57 THUNDERBIRD DR	BICKERT, WILLIAM E & LOU J	2	1.18
1301	26	1.238 Ac	51 THUNDERBIRD DR	EVERY, STEPHEN B & JULIE SPREEN	2	1.29
1301	27	1.109 Ac	45 THUNDERBIRD DR	KROLL, MARYANNE L. & WILLIAM	2	1.17
1301	29	1.001 Ac	33 THUNDERBIRD DR	RUBNER, RONALD & MARILYN	2	1.01
1301	31	2.864 Ac	3 APACHE DRIVE	DRICHELER, ANITA J & GROSS, LAURIE	2	2.99
1301	32.01	1.616 Ac	645 RAMAPO VALLEY RD.	RAIMO, S. & KELLY, L. & MC MANUS, D.	2	1.62
1301	32.02	2.518 Ac	651 RAMAPO VALLEY RD.	POTASH, THOMAS E & LISA	2	2.53
1301	32.03	3.71 Ac	655 RAMAPO VALLEY RD.	ROSE, MICHAEL	2	3.73
1301	34	3.41 Ac	659 RAMAPO VALLEY RD	ROSE, MICHAEL A. JR.	2	3.09
1301	35	1.53 Ac	661 RAMAPO VALLEY RD.	ZIMMERMAN, GAIL	2	1.61
1301	36	3.81 Ac	669 RAMAPO VALLEY RD	HIRSCH, EDWARD M & HELEN J	2	3.78
1301	39	1.513 Ac	647 RAMAPO VALLEY RD	MODAFFERI, ANTHONY K III	2	1.53
1301	40	3.39 Ac	637 RAMAPO VALLEY RD	BUCKALEW, ROBERT J & SANDRA E	2	3.13

Borough of Oakland - Residential (Class 2) and Commercial/Industrial (Class 4A, 4B) - Greater than 1 Acre

BLOCK	LOT	ACRES (TAX DATA)	PROPERTY LOCATION	OWNER	CLASS	ACRES (GIS)
1301	45	1.784 Ac	6 APACHE DRIVE	FRANK, JAMES & KELLY	2	1.76
1501	53	1.169 Ac	61 LAKESHORE DR	RAMAPO MOUNTAIN LAKES INC	2	1.68
1606	30	1.21 Ac	100 TRUMAN BLVD	GOEBEL, WERNER	2	1.28
1608	1	1.297 Ac	3 LAKESHORE DR	MIYAHARA, SHOZO & YOKO	2	2.14
1608	2	1.056 Ac	5 LAKESHORE DR	MASIELLO, CHRISTINA	2	1.41
1701	1	1.46 Ac	140 W OAKLAND AVE	EGGENBERGER, KAREN & RICHARD	2	1.57
1702	32	1.11 Ac	56 RIVER RD	KRIMMERT, ROBERT H. & LYNN A.	2	1.17
1801	1	1.064 Ac	51 W OAKLAND AVE	PAREKH, BIJAL & PURVI	2	1.06
1801	9	2.00 Ac	91 W OAKLAND AVE	BONNABEL, HENRY J (LIVING TRUST)	2	2.29
2001	1	1.38 Ac	48A-B PARK DRIVE	MESA & EVEREST INVESTMENT TRUSTS	2	1.78
2003	12	1.016 Ac	167 W OAKLAND AVE	HAMBURGER, CHARLES E. & CECILIA	2	1.00
2003	16	4.69 Ac	129 W OAKLAND AVE	TEN EYCK PROPERTIES, L.L.C.	2	4.95
2101	7	0.9670 Ac	204 W. OAKLAND AVE.	SAR PROPERTIES LLC	2	1.00
2301	1	9.48 Ac	WHITE BIRCH PARK	C & D REALTY OF OAKLAND LLC	2	9.31
2301	26	1.25 Ac	70 HEMLOCK STREET	KERIN, J & MC KAY, A (O'CONNOR-L. EST)	2	1.25
2302	12	1.038 Ac	213 RAMAPO VALLEY RD.	POTASH, WM. A. & MORBA, NANCY E. (TRSTEE)	2	1.02
2302	13	1.276 Ac	211 RAMAPO VALLEY RD.	POTASH, DAVID A. & TERRI D.	2	1.26
2501	9	3.87 Ac	417 W OAKLAND AVE	BOWITZ, ROBERT & BOWITZ, RICHARD	2	5.15
2517	5	1.70 Ac	19 RAMAPO VALLEY RD	KROOG, PATRICK & KRUS, KIRA	2	1.64
2601	1	1.01 Ac	104 RAMAPO VALLEY RD	WINKLER, DEAN	2	1.07
2601	10	1.869 Ac	18 RAMAPO VALLEY RD	OVERLOCK, NORMA J.	2	1.85
2601	11	1.03 Ac	12 RAMAPO VALLEY RD	FRICK, TIMOTHY P	2	1.05
2703	6	1.102 Ac	42 LONG HILL RD	APOSTOLOU, APOSTOLOS & PATRICIA A.	2	1.10
2703	7	1.143 Ac	44 LONG HILL RD	TAYLOR-DOMVILLE, SHERREL & ANDRE	2	1.12
2704	1	9.13 Ac	21 POST ROAD	LEVINE, LAURENCE A	2	8.89
2801	1	1.977 Ac	50 LONG HILL RD	BRENNAN, KEVIN & KATHRYN	2	2.01
2801	2	2.22 Ac	62 LONG HILL RD	GALASSO, JOSEPH C	2	2.18
2801	7	1.73 Ac	94 LONG HILL RD	LYDECKER, JANE E. (LEIGH-LIFE EST.)	2	1.73
2801	8	1.74 Ac	LONG HILL RD	LYDECKER, JANE E. (LEIGH-LIFE EST.)	2	2.15
2801	9	2.149 Ac	100 LONG HILL RD	HOWARD, JENNIFER M (TRUST)	2	1.79
2801	12	1.469 Ac	30 MARTHA PL	GERACI, CELESTE I.	2	1.50
2801	18	0.8980 Ac	36 STONE FENCE ROAD	MARTINO, MICHAEL JOSEPH & TERRI	2	1.02
2801	21	1.00 Ac	44 STONE FENCE RD	TRIMBOLI, CHARLES & LORRAINE	2	1.01
2801	22	1.005 Ac	48 STONE FENCE RD	LEHRER, CHERYL E.	2	1.10
2801	23	1.056 Ac	52 STONE FENCE RD	PICCIONE, MARC & STEPHANEE	2	1.01
2801	24	1.259 Ac	49 STONE FENCE RD	EMMOLO, LAWRENCE A & ELIZABETH M	2	1.23
2801	25	1.022 Ac	45 STONE FENCE RD	MANNIELLO, MARIO & DAWN M	2	1.03

Borough of Oakland - Residential (Class 2) and Commercial/Industrial (Class 4A, 4B) - Greater than 1 Acre

BLOCK	LOT	ACRES (TAX DATA)	PROPERTY LOCATION	OWNER	CLASS	ACRES (GIS)
2801	26	0.8150 Ac	41 STONE FENCE RD	JAGER, FRANK & KATHLEEN	2	1.59
2801	27	1.345 Ac	35 STONE FENCE RD	AKOS, DEMETRIOS & ROSANGELA	2	1.48
2801	29	1.125 Ac	23 STONE FENCE RD	FINN, DAVID & LEIGH	2	1.13
2801	38	1.56 Ac	88 MARTHA PLACE	POLIZZI, STEVEN & SHERYL	2	1.57
2801	39	1.919 Ac	90 MARTHA PL	LEVINE, RONNIE SUE	2	1.87
2801	41	2.02 Ac	89A MARTHA PLACE	PICINICH, ANTHONY J	2	2.00
2801	45	1.36 Ac	79 MARTHA PL	REINHARTSEN, ROBT.J.& WEIDE,DOROTHY	2	1.13
2801	66	1.455 Ac	112 LONG HILL RD	BECKER, STEVEN B.	2	1.50
2801	67	1.038 Ac	116 LONG HILL RD	WEITZMAN, MARY TRSTE	2	1.05
2801	68	1.03 Ac	120 LONG HILL RD	ACKERMANN, DEAN	2	1.03
3001	2	3.00 Ac	128 LONG HILL RD	EVANGELOS, BESS	2	3.05
3001	3	1.067 Ac	132 LONG HILL RD	OMSBERG,CHARLES S.	2	1.11
3001	5	2.85 Ac	146 LONG HILL RD	HALEM, HARRIET R.	2	2.79
3001	6.01	3.64 Ac	160 LONG HILL RD	WACHSMAN, CHAIM A & BORUCH	2	3.65
3001	10	1.82 Ac	164 LONG HILL RD	ZOLA, JOHN W. & DEBORAH L.	2	1.76
3001	11	2.092 Ac	174 LONG HILL RD	HSIAO, RAYMOND & SHOLEEN LUCY LOU	2	2.09
3001	16	1.636 Ac	198 LONG HILL RD	CHRISTIANA TRUST TRSTE	2	1.59
3001	17	1.98 Ac	192 LONG HILL RD	MELTON, LARRY & BARBARA	2	2.01
3101	2	6.57 Ac	206 LONG HILL RD	LENAS, ELIZABETH	2	7.19
3101	3	7.46 Ac	210 LONG HILL RD	MASTERSON, KELLY & BRENNER, NICOLE	2	7.74
3101	4	1.49 Ac	8 BREAKNECK RD	RUFF, GREGG J. & JODI ADELSON	2	1.49
3101	7	1.00 Ac	48 BREAKNECK ROAD	EASTERHOFF, RUSSELL & JANE	2	1.10
3101	11	1.038 Ac	122 BREAKNECK RD	BARRAGAN, DANIEL	2	1.02
3101	12	1.009 Ac	126 BREAKNECK RD	FEDERAL NATIONAL MORTGAGE ASSN	2	1.01
3101	13	1.026 Ac	134 BREAKNECK RD	RICAT, ROGER & JANET	2	1.04
3102	2	1.18 Ac	21 BREAKNECK RD	HOLLAND, NOEL & HOLLAND, JULIE E	2	1.03
3301	1	3.46 Ac	67 LONG HILL RD	COIRA, DIEGO	2	3.42
3301	9	1.333 Ac	169 LONG HILL RD	KOSCIELNY, JOSEPH E. & LORRAINE	2	1.33
3301	12	3.86 Ac	151 LONGHILL ROAD	BARTEK, JAMES & GAGLIONE, SHARON A	2	3.91
3301	13	1.76 Ac	149 LONGHILL ROAD	NOURY, GEORGE & JOSEPH	2	1.76
3301	18	3.21 Ac	133 LONG HILL RD	OLIVER, FRANK G.,JR. & CHERYL E.	2	3.10
3301	21	1.055 Ac	123 LONG HILL RD	APPLEBAUM, GERALD A. & ROSA M.	2	1.09
3301	23.01	1.092 Ac	1 LAURA LN	PELLEGRINI, MATTHEW & JENNIFER	2	1.10
3301	23.02	1.803 Ac	3 LAURA LN	YESSIS, ANGELA	2	1.83
3301	23.03	1.065 Ac	4 LAURA LN	PATEL, RAJIV J & NISHA R	2	1.07
3301	23.04	1.395 Ac	2 LAURA LN	KNUDSON, CHERYL	2	1.40
3301	25	2.49 Ac	101 LONG HILL ROAD	JANDRIS, CHARLES M & RAE ANN	2	2.29

Borough of Oakland - Residential (Class 2) and Commercial/Industrial (Class 4A, 4B) - Greater than 1 Acre

BLOCK	LOT	ACRES (TAX DATA)	PROPERTY LOCATION	OWNER	CLASS	ACRES (GIS)
3301	29	1.033 Ac	85 LONG HILL RD	DUBNER, HARVEY A & HARRIET	2	1.05
3401	35	1.52 Ac	168 PAGE DR	LIM, GYOUNG WHA	2	1.52
3401	44	2.14 Ac	55 LONG HILL RD	SCOLNIK, WM. & TOMITA, RICHARD	2	1.90
3401	47	2.00 Ac	10 PONDS WAY	NOEL, KIRBY & CARALYN	2	2.02
3401	48	1.57 Ac	13 PONDS WAY	MCCANN, JOHN	2	1.57
3401	49	4.11 Ac	31 LONG HILL RD	CELENTANO, JOHN & RAE	2	4.11
3401	50	1.00 Ac	9 PONDS WAY	DERTOUZOS, ANTHONY	2	1.00
3401	51	1.06 Ac	5 PONDS WAY	LALA, BIRAJ & SHAH, PAYAL	2	1.06
3501	5	3.47 Ac	238 RAMAPO VLLY RD	TAYLOR, WALTER C & CLARA CHODACK	2	3.41
3501	11	1.598 Ac	125 MANDIGO AVE	MARCALUS,PETER A. & KAREN F.	2	1.51
3501	17	1.453 Ac	58 HICKORY DR	VANDERBECK,THOMAS H. & RUTH L.	2	1.40
3501	18	1.019 Ac	62 HICKORY DR	PARSEGHIAN, JAMES A	2	1.03
3501	57	1.097 Ac	100 NIELSEN AVE	VISAGGIO, ANTHONY & MADDALENA	2	1.00
3601	18	0.9760 Ac	15 FOX CT	GRIPPO, VINCENT III & SANDRA	2	1.00
3601	28	1.038 Ac	120 SPEAR ST	MEGIN, JAMES L. JR.	2	1.02
3703	40	1.267 Ac	160 YAWPO AVE.	KISH, WM. A. & PHYLLIS L.	2	1.33
3703	41	1.056 Ac	4 CROSBY LA	JOHNSTON, DONALD W & FERGUSON,BARRI	2	1.04
3703	42	1.997 Ac	8 CROSBY LA	HIRS, JOZSEF & ANNAMARIA	2	1.96
3703	43	2.308 Ac	18 CROSBY LA	CHECK, JOAN	2	2.27
3703	44	1.00 Ac	22 CROSBY LA	GRENA,WINIFRED M.	2	1.02
3703	45	1.091 Ac	26 CROSBY LA	HAYMON, LEE F. & VESNA	2	1.16
3703	46	1.50 Ac	38 CROSBY LA	MAHONEY, JOHN & SHARON	2	1.49
3703	47	2.01 Ac	30 CROSBY LA	DE VRIES,ROY F.& NANCY L.	2	1.82
3703	59	1.416 Ac	85 MC COY RD	COLIER, PHILIP & JOSEPHINE	2	1.38
3703	60	1.396 Ac	77 MCCOY RD	DI DONATO, JOHN & SUSAN LYNN	2	1.26
3703	61	1.164 Ac	71 MCCOY RD	FLANNERY, PATRICK J. & MARY ELLEN	2	1.11
3703	83	1.057 Ac	43 ROTH AVE	DEAN, MEGHAN A & BUCHERT, OLIVER	2	1.45
3703	85	0.98 Ac	41 ROTH AVENUE	MESSINEO, CHARLES & MELINDA	2	1.06
3801	68	1.20 Ac	33 WALTON AVE	MC LAUGHLIN,ROBERT T. & SUSAN A.	2	1.20
3801	70	1.29 Ac	36 WALTON AVE	ALFONSO-MUZQUIZ,M & PORRAZ-TORRES,G	2	1.30
3902	5	1.34 Ac	41 YAWPO AVE	FALK, JAMES & LINDA	2	1.34
4101	4	1.00 Ac	167 YAWPO AVE	MOHR, DONALD	2	1.02
4301	9	1.251 Ac	57 THACKERAY ROAD	LEE,SANG BOCK & KILJA	2	1.34
4303	30	1.24 Ac	207 FRANKLIN AVE	MACMAHON,PATRICK & SHEILA	2	1.22
4401	4	2.18 Ac	107 FRANKLIN AVE	BUTLER, JOHN D. & DEBORAH J.	2	2.00
4401	16	0.9980 Ac	55 FRANKLIN AVE	SCHUNKE, DAVID J	2	1.01
4401	54	1.353 Ac	40 SEMINOLE AVE	MONGILLO,MARCO & ANNA	2	1.27

Borough of Oakland - Residential (Class 2) and Commercial/Industrial (Class 4A, 4B) - Greater than 1 Acre

BLOCK	LOT	ACRES (TAX DATA)	PROPERTY LOCATION	OWNER	CLASS	ACRES (GIS)
4401	55	1.028 Ac	44 SEMINOLE AVE	GILLILAND, PATRICK & MICHELE	2	1.10
4701	16	1.023 Ac	600 RAMAPO VALLEY RD	SMITH, WILLIAM JR.	2	1.34
4701	51	0.7470 Ac	49 MINNEHAHA BLVD	RICHARDS, WILLIAM H.	2	1.10
4701	61	0.1.429 Ac	19 MINNEHAHA BLVD	WARR, JOAN T	2	1.49
5004	58	1.086 Ac	24 TUSCARORA DR	HOLLAND, CORT & KARALYN	2	1.12
5204	40	1.069 Ac	8 CHAPEL HILL ROAD	IANNUCCI, LUCIANO & THERESA	2	1.11
5301	6	2.75 Ac	726 RAMAPO VALLEY RD	GREENFIELD, JOHN & LINDA	2	2.78
5301	11	1.157 Ac	18 POWHATAN PATH	SUDOL,JOSEPH J. & ANNETTE M.	2	1.14
5301	12	1.114 Ac	22 POWHATAN PATH	ZAPOLSKY, ALEXANDER & TATYANA	2	1.11
5304	3	1.83 Ac	782 RAMAPO VALLEY RD	LA SPISA, VINCENT & KATHLEEN	2	1.80
5304	4	2.00 Ac	788 RAMAPO VALLEY RD	MELAMED,MARC S.& NANCY C.	2	1.66
5304	40	1.427 Ac	5 EAGLE CREST PL	CIOFFI, EILEEN ALOIA	2	1.27
5304	42	1.07 Ac	780 RAMAPO VALLEY RD	DAVAKIS, JAMES & ANDREA	2	1.06
5304	47	1.185 Ac	13 CHUCKANUTT DR	WHITNEY,JEFFREY & VIRGINIA	2	1.19
5304	48	1.188 Ac	7 CHUCKANUTT DR	FULLING, MATTHEW & RUTH	2	1.21
5305	5	3.467 Ac	824 RAMAPO VALLEY RD	FABRIZIO, ROBERT A. & MARIE	2	3.57
5504	32	1.148 Ac	156 ANDREW AVE	TUCK, MICHAEL E. & SUZANNE G.	2	1.12
5504	33	1.2296 Ac	157 ANDREW AVE.	FATUOVA, PERRY & RACHEL	2	1.28
5603	29	1.022 Ac	11 MINSI PLACE	SHEEHAN, CORNELIUS J	2	1.04
5701	1	1.322 Ac	840 RAMAPO VALLEY RD	LUPIANO, NANCY	2	1.32
5701	3	5.79 Ac	826 RAMAPO VALLEY RD	COOPER, BARBARA LOIS	2	6.01
					<b>TOTAL:</b>	<b>495.63</b>
103	3	1.252 Ac	360 W OAKLAND AVE	ENGINEERING LABORATORIES INC	4B	1.28
103	4	2.39 Ac	350 WEST OAKLAND AVE	BERGEN REALTY NORTH LLC	4A	2.40
103	5	1.972 Ac	342 W OAKLAND AVE	WEST OAKLAND AVE PROPERTIES LLC	4A	2.00
201	2	1.306 Ac	50 EDISON AVE	JAMES HILLTOP PROPERTIES,LLC	4B	1.35
201	4	1.155 Ac	38 EDISON AVENUE	MULLEN, RAYMOND & PATRICIA	4B	1.16
201	5	1.191 Ac	40 EDISON AVENUE	BAYVIEW FILMED ENTERTAINMENT, LLC	4B	1.22
201	6	8.257 Ac	65 EDISON AVENUE	JAMES LOWER PROPERTIES LLC	4B	8.07
201	9	2.422 Ac	45 EDISON AVENUE	45 EDISON PLACE LLC	4B	2.44
201	10	2.039 Ac	37 EDISON AVENUE	C & D LIBERTY LLC	4B	2.02
201	11	1.247 Ac	29 EDISON AVENUE	GOURMET ROASTERS,INC.	4B	1.22
201	12	0.8970 Ac	19 EDISON AVENUE	BERGEN EDISON PROPERTIES LLC	4B	1.04
202	2	1.488 Ac	8 MULLER ROAD	MEYERS,DONALD &RONALD- M.M. REALTY	4A	1.47
203	1	5.099 Ac	302 W OAKLAND AVE	BROWN REALTY INCORPORATED	4B	5.31

Borough of Oakland - Residential (Class 2) and Commercial/Industrial (Class 4A, 4B) - Greater than 1 Acre

BLOCK	LOT	ACRES (TAX DATA)	PROPERTY LOCATION	OWNER	CLASS	ACRES (GIS)
301	2	81.891 Ac	27 MULLER ROAD	DEWEY ELECTRONICS CORPORATION	4B	80.07
301	4	3.031 Ac	22 MULLER RD	JESSE K. REALTY, LLC	4B	3.00
301	5	2.64 Ac	18 MULLER ROAD	SYBREN PROPERTIES, LLC	4B	2.68
1706	1.01	0.98 Ac	413 RAMAPO VALLEY RD	LINCOLN REALTY ASSOCIATES LLC	4A	1.01
1706	3.01	2.02 Ac	409 RAMAPO VALLEY RD	LINCOLN REALTY ASSOCIATES LLC	4A	2.27
1802	8	3.434 Ac	345-349 RAM VAL RD	RAMAPO VALLEY RESOURCES,LTD.	4A	3.39
2001	3	1.00 Ac	231 W OAKLAND AVE	FKJ REALTY LLC	4B	1.00
2101	1	2.121 Ac	5 IRON HORSE ROAD	JWS AIRGAS, INC. C/O AIRGAS USA,LLC	4B	2.15
2101	2	1.789 Ac	15 IRON HORSE ROAD	BERGEN REALTY LLC	4A	1.89
2101	3	1.274 Ac	25 IRON HORSE ROAD	BASKK INC. C/O BELTRAMINI	4A	1.23
2101	4	1.515 Ac	31 IRON HORSE ROAD	31 IRON HORSE REALTY LLC	4B	1.52
2101	5	3.523 Ac	32 IRON HORSE ROAD	32 IRON HORSE ROAD, LLC	4B	3.61
2101	6	2.021 Ac	206 W. OAKLAND AVE.	SAR PROPERTIES, LLC	4A	1.83
2301	12	3.40 Ac	239 RAMPO VALLEY RD	C & D REALTY OF OAKLAND LLC	4A	3.27
2302	1	15.432 Ac	68 SPRUCE ST(SANDY BEACH)	BARTHOLME, MICHAEL & KATHERINE	4A	14.21
2302	5	3.072 Ac	56 SPRUCE ST	BELANUS PROPERTIES, L.L.C.	4B	3.05
2302	6	2.03 Ac	48 SPRUCE ST	ROUNDHILL SPRUCE LLC/BIG SPRUCE LLC	4B	2.01
2302	7	2.23 Ac	3 FIR CT	OKLD LLC	4B	2.23
2302	8	2.53 Ac	5 FIR COURT	SAUTER MANAGEMENT LLC	4B	2.56
2302	19	2.05 Ac	7 FIR COURT	SKYSAIL PROPERTIES LLC	4B	2.02
2302	20	2.11 Ac	32 SPRUCE ST	32 SPRUCE LLC	4B	2.11
2302	24	2.76 Ac	29 SPRUCE ST	THE DOUBLE D	4A	2.85
2401	6	2.89 Ac	169 RAMAPO VALLEY RD	169 RAMAPO VALLEY ROAD LLC %F.AMEN	4A	3.06
2401	7	1.035 Ac	155 RAMAPO VALLEY RD	155 RAMAPO VALLEY ROAD LLC	4A	1.24
2601	6	0.88 Ac	78 RAMAPO VALLEY RD	78 RAMAPO VALLEY RD LLC	4A	1.71
2601	7	1.74 Ac	72 RAMAPO VALLEY RD	MIXAS LLC	4A	1.74
2601	13	1.00 Ac	4 RAMAPO VALLEY RD	BATTERSBY, FRANCIS J & MARY ANN	4A	1.93
2701	1	14.04 Ac	14 POST ROAD	JAYARE ASSOCIATES L.L.C.	4A	14.02
2703	3	4.92 Ac	16 LONG HILL RD	LONG HILL ROAD, LLC	4A	4.94
3101	5	8.869 Ac	20 BREAKNECK RD.	OAKLAND CARE CTR REAL ESTATE CO LLC	4A	8.92
3201	1	16.643 Ac	7 WRIGHT WAY	URBAN FARMS NURSERIES LLC	4B	16.42
3201	2	4.431 Ac	16 THORNTON ROAD	16 THORNTON ROAD, LLC C/O PTS DATA	4B	4.42
3201	3	6.00 Ac	12 THORNTON ROAD	OAKLAND CSC LLC	4B	6.01
3201	4	5.00 Ac	8 THORNTON ROAD	CABOT IV-NJ1W01 LLC	4A	4.94
3201	5	3.21 Ac	103 BAUER DRIVE	TAKAHASHI 103,L.L.C.	4B	3.31
3201	6	3.00 Ac	99 BAUER DRIVE	WSJ II LLC	4B	3.07
3201	7	2.02 Ac	95 BAUER DRIVE	95 BAUER DRIVE ASSOCIATES, LLC	4B	2.04

Borough of Oakland - Residential (Class 2) and Commercial/Industrial (Class 4A, 4B) - Greater than 1 Acre

BLOCK	LOT	ACRES (TAX DATA)	PROPERTY LOCATION	OWNER	CLASS	ACRES (GIS)
3202	1	3.018 Ac	15 THORNTON ROAD	IE HOLDINGS C/O COLLAGEN MATRIX INC	4B	3.03
3202	3	3.52 Ac	12 VAN VOOREN DRIVE	HERR FOODS, INC.	4B	3.52
3203	1	8.07 Ac	5 THORNTON ROAD	5 THORNTON ROAD ASSOCIATES, LLC	4B	8.69
3203	3	2.148 Ac	115 BAUER DR	ALDERISIO TRUST (R.CARBORA-TRUSTEE)	4A	2.20
3203	4	5.006 Ac	111 BAUER DR	BD OAKLAND OWNER LLC % AVISON YOUNG	4B	5.06
3203	5	3.065 Ac	107 BAUER DR	DHDK MANAGEMENT CORP	4B	3.04
3204	2	4.39 Ac	100 BAUER DRIVE	BAUER DRIVE LLC	4B	4.51
3204	3	4.00 Ac	104 BAUER DRIVE	NEW BREMEN INVESTMENTS INC.	4A	4.10
3204	4	7.61 Ac	112 BAUER DRIVE	WSJ II, LLC C/O BONZULAK	4B	7.77
3204	5	2.50 Ac	118 BAUER DRIVE	118 BAUER DRIVE LLC C/O GUGLBERGER	4B	2.53
3301	3	5.72 Ac	23 THORNTON ROAD	15 THORNTON ROAD LLC	4B	5.66
3301	4	5.00 Ac	19 THORNTON ROAD	ALDERISIO TRUST (R.CARBORA-TRUSTEE)	4B	5.00
3301	6	2.927 Ac	16 WRIGHT WAY	THE WRONG WAY, LLC C/O WADE ODELL	4B	2.96
3301	7	3.591 Ac	12 WRIGHT WAY	THE WRIGHT WAY, LLC C/O WADE ODELL	4B	3.51
3301	8	3.417 Ac	8 WRIGHT WAY	FR02 LLC - ATTN: M.FRASCO	4A	3.43
3401	62	2.20 Ac	192 RAMAPO VALLEY RD	FOUR BAILEY SISTERS, L.L.C.	4A	2.20
3601	34	4.023 Ac	153 BAUER DRIVE	OAKLAND MANAGEMENT,L.P.	4B	4.03
3601	35	3.00 Ac	143 BAUER DRIVE	ALLEN, A.& R.J. &MEMMELAAR, JOHN R.	4B	2.97
3601	36	6.985 Ac	40 POTASH ROAD	40 POTASH ROAD ASSOCIATES, LLC	4A	7.03
3601	37	2.88 Ac	20 POTASH ROAD	GOLDPOD GROUP LLC	4B	2.87
3601	38	2.007 Ac	133 BAUER DRIVE	AMITAL HOLDING LLC	4A	1.97
3601	41	12.789 Ac	20 VAN VOOREN DRIVE	PSEG SERVICES CORP-CORP.PROPTY.DEPT	4B	12.90
3603	1	3.897 Ac	128 BAUER DRIVE	BAUER DRIVE ASSOCIATES,L.L.C.	4A	4.00
3603	2	3.00 Ac	138 BAUER DRIVE	GURU NANAK MISSION INC	4B	3.04
3603	3	2.08 Ac	148 BAUER DRIVE	MULHERN BELTING, INC.	4B	2.11
3603	4	10.55 Ac	178 BAUER DRIVE	UNICORN REAL ESTATE INVESTMENT, LLC	4B	10.77
3801	107	1.09 Ac	258&260 RAM VAL RD	NOURY, CONSTANTINE	4A	1.19
3906	1	10.415 Ac	350 RAMAPO VALLEY ROAD	WASHINGTON SQUARE OWNER LLC	4A	10.44
3906	2	2.50 Ac	332/340 RAMAPO VALLEY RD	ROBERT MICHAEL SHOPPING CENTER,INC	4A	2.48
4003	1	2.421 Ac	8 ALLERMAN RD.	FIMS HOLDINGS, LLC	4B	2.24
4004	1	0.1.325 Ac	14 RARITAN RD	ROCKLAND ELECTRIC CO. C/O G P CONAC	4B	1.38
4004	2	2.25 Ac	18 RARITAN ROAD	PIERCE HARDY LIMITED PARTNERSHIP	4A	2.81
4004	3	2.191 Ac	21 RARITAN RD	ACCESS OAKLAND LLC	4B	2.20
4004	6	3.00 Ac	17 RARITAN RD	R.S. REALTY, L.P.-ATTN: BARRY SAUER	4B	2.11
4004	7	2.00 Ac	13 RARITAN RD	E.H.H. REALTY CORP.	4A	1.96
4004	10	3.00 Ac	6 RARITAN RD	LTC & DI ADVISORS, LLC	4B	2.91
4005	3	4.959 Ac	1 RARITAN RD	1 RARITAN ROAD REALTY LLC	4B	4.89

Borough of Oakland - Residential (Class 2) and Commercial/Industrial (Class 4A, 4B) - Greater than 1 Acre

<b>BLOCK</b>	<b>LOT</b>	<b>ACRES (TAX DATA)</b>	<b>PROPERTY LOCATION</b>	<b>OWNER</b>	<b>CLASS</b>	<b>ACRES (GIS)</b>
4005	4	3.753 Ac	5 RARITAN ROAD	STERN & STERN LLC	4B	3.75
4404	1	1.85 Ac	6&12 FRANKLIN AVE	FABER BROS HOLDING LLC	4B	1.84
4404	2	2.60 Ac	20 FRANKLIN AVE	N J BELL TEL. C/O DUFF & PHELPS	4A	2.00
4701	14	1.23 Ac	588 RAMAPO VALLEY RD	VPK PROPERTY ENTERPRISES, LLC	4A	1.12
4701	15	1.18 Ac	592 RAMAPO VALLEY RD	LEVITT,JEFFREY	4A	1.08
					<b>TOTAL:</b>	<b>412.02</b>

Borough of Oakland - Other Public Lands (Church, Charitable, Education)

BLOCK	LOT	ACRES (TAX DATA)	PROPERTY LOCATION	OWNER	CLASS	ACRES (GIS)
1803	19	5.26 Ac	315 RAM VALLEY RD	BOARD OF EDUCATION	15A	5.01
1803	20	4.20 Ac	71 OAK STREET	BOARD OF EDUCATION-VALLEY MIDDLE SCH.	15A	4.21
3801	101	7.97 Ac	25 DOGWOOD DRIVE	BOARD OF EDUCATION-DOGWOOD SCHOOL	15A	7.00
3801	111	4.89 Ac	25 DOGWOOD DR	BOARD OF EDUCATION-DOGWOOD SCHOOL	15A	5.05
4101	1	50.16 Ac	97 YAWPO AVE	R R H S DISTRICT-INDIAN HILLS HS	15A	52.41
4804	19	0.3710 Ac	114 SEMINOLE AVE (R.O.W.)	BOARD OF EDUCATION-HEIGHTS SCHOOL	15A	0.37
4904	9	14.00 Ac	114 SEMINOLE AVE	BOARD OF EDUCATION-HEIGHTS SCHOOL	15A	13.46
5501	41	12.05 Ac	111 MANITO AVE	BOARD OF EDUCATION-MANITO SCHOOL	15A	11.47
					<b>TOTAL:</b>	<b>98.98</b>
2302	23	1.25 Ac	45 SPRUCE ST	GERRARD BERMAN DAY SCHOOL	15B	1.24
3601	29	7.901 Ac	25 POTASH ROAD	REED ACADEMY INC	15B	7.86
					<b>TOTAL:</b>	<b>9.09</b>
901	41	0.10 Ac	REAR RAM VAL RD	MC KEE BROS., INC.	15E	0.10
1802	9	1.078 Ac	2 OAK ST	PONDS REFORMED CHURCH OF OAKLAND,NJ	15D	1.03
1802	10	0.23 Ac	8 OAK ST	PONDS REFORMED CHURCH	15D	0.23
2301	2	0.10 Ac	WHITE BIRCH PARK	C & D REALTY OF OAKLAND LLC	15E	0.10
2401	2	0.75 Ac	REAR-RAM VAL RD	PONDS REF CHURCH OF OAKLAND NJ	15E	0.84
2401	3	0.1310 Ac	REAR-RAM VAL RD	PONDS REFORMED CHURCH,INC.	15E	0.15
2401	4	2.00 Ac	FRONT-RAM VAL RD	PONDS REF CHURCH OF OAKLAND NJ	15E	2.20
3501	6	2.157 Ac	44 DOGWOOD DR	KOREAN PRESBYTERIAN CHURCH OF NJ	15D	2.17
3501	77	5.00 Ac	216 RAM VALLEY RD	KOREAN PRESBYTERIAN CHRCH OF NJ,INC	1	15.94
3501	78	3.15 Ac	228 RAM VALLEY RD	EVAN LUTH CHO/T MESSIAH,OAKLAND NJ	15D	3.22
3501	79	5.00 Ac	222 RAM VALLEY RD	KOREAN PRESBYTERIAN CHRCH OF NJ,INC	1	8.82
3601	40	4.249 Ac	125 BAUER DRIVE	THE CTC ACADEMY. INC.	15D	4.24
3801	94	0.5170 Ac	67 DOGWOOD DR	PONDS REFORMED CHURCH OF OAKLAND	15D	0.52
4307	9	0.3670 Ac	6 THACKERAY RD	BETHESDA LUTHERAN COMMUNITIES, INC.	15D	0.37
4402	9	2.46 Ac	150 FRANKLIN AVE	RAMAPO VALLEY BAPTIST CHURCH	15D	2.46
4504	56	0.1720 Ac	8 DACOTAH AVE	EVAN LUTH CH O/T MESSIAH OAKLAND NJ	15D	0.18
4508	1	0.6460 Ac	7 COURT HOUSE PL	HA OF RVC#5846 KNIGHTS OF COLUMBUS	15D	0.83
4901	1	9.69 Ac	117 FRANKLIN /7 LOYOLA PL	O L P H R C CHURCH OAKLAND NJ	15D	9.58
4901	8	0.4040 Ac	11 LOYOLA PL	O L P H R C CHURCH OAKLAND NJ	15D	0.36
5304	43	0.0370 Ac	REAR-RAM VALLEY RD	UNKNOWN	15E	0.04
					<b>TOTAL:</b>	<b>53.37</b>

Borough of Oakland - Exempt Land

BLOCK	LOT	ACRES (TAX DATA)	PROPERTY LOCATION	OWNER	CLASS	ACRES (GIS)
1902	4	0.5170 Ac	285 RAM VALLEY RD	J R WALKER MEM-OAK 1ST AID SQD INC	15F	0.51
1902	3	0.6890 Ac	285 RAM VALLEY RD	J R WALKER MEM-OAK 1ST AID SQD INC	15F	0.86
1103	10	0.3250 AC	RAMAPO RIVER RESERVE	NEW JERSEY AMERICAN WATER CO., INC.	15F	0.33
2517	6	4.63 Ac	29 RAMAPO VALLEY RD	NORTHERN NEW JERSEY COUNCIL, B.S.A.	15F	4.93
2517	7	2.44 Ac	33 RAMAPO VALLEY RD	OAKLAND LODGE NO 2167 BPOE OF USA	15F	4.04
4003	3	0.8390 Ac	155 ROUTE 208	RAMAPO-BERGEN ANIMAL REFUGE, INC.	15F	0.88
4003	2	0.5740 Ac	2 SHELTER LANE	RAMAPO-BERGEN ANIMAL REFUGE, INC.	15F	0.54
					<b>TOTAL:</b>	<b>12.08</b>

Borough of Oakland - Vacant Land (Class 1)

BLOCK	LOT	ACRES (TAX DATA)	PROPERTY LOCATION	OWNER	ACRES (GIS)
101	2	5.04 Ac	RAMAPO PARK	PERRY, MARIANNA	5.04
103	2	2.54 Ac	WEST OAKLAND AVE	ENGINEERING LABORATORIES INC	2.58
201	1	7.385 Ac	MULLER ROAD	DEWEY ELECTRONICS CORPORATION	7.71
201	3	1.447 Ac	EDISON AVE. & MULLER RD.	RATTO, MICHAEL A	1.61
201	7	1.014 Ac	59 EDISON AVENUE	JAMES LOWER PROPERTIES LLC	1.02
201	8	1.00 Ac	53 EDISON AVENUE	45 EDISON PLACE LLC	1.00
401	2	1.20 Ac	RAMAPO MTNS (WANAUQUE)	UNKNOWN	1.31
401	13	1.61 Ac	129 SKYLINE DR	NAFPLIOTIS-KRESKER, RENEE	1.59
402	6	1.34 Ac	TRUMAN BLVD	MTP INVESTORS LLC	1.33
402	18	1.782 Ac	TRUMAN BLVD	MASCONI & CONNORS, LLC	2.33
402	56	1.856 Ac	158 SKYLINE DRIVE	PERRY, BENJAMIN S & MARIANNA	2.00
602	1	0.60 Ac	OFF SKYLINE DRIVE	UNKNOWN	0.50
1301	33	0.20 Ac	BACK RAM VAL RD	KERN, ALAN STEVENS	0.43
1501	2	0.1410 Ac	LAKESHORE DR	PUTTENVINK, JOHN M	0.15
1501	66	26.63 Ac	CRYSTAL LAKE	RAMAPO MOUNTAIN LAKES INC	24.94
1605	13	1.036 Ac	ROOSEVELT BLVD	SALLO, JOANN	1.70
1606	11	0.2160 Ac	ROOSEVELT BLVD	AGIC, FEMIDE	0.22
1702	4	0.1150 Ac	POPLAR STREET	ROUMEL, HELENE G.	0.11
1702	7	0.1010 Ac	POPLAR RD	BURGER, ROBERT E.	0.11
1704	10	0.4790 Ac	W OAKLAND AVE	IURATO, SALVATORE	0.48
1704	21	0.1590 Ac	POPLAR STREET	SMITH, JOHN & MARY	0.12
1706	4.01	2.45 Ac	24 W OAKLAND AVE	WEST BERGEN MENTAL HEALTHCARE INC.	2.42
1707	2	1.39 Ac	W OAKLAND AVE	TRIPLE D HOLDINGS LLC	1.40
1707	2.01	0.6870 Ac	W OAKLAND AVE	LINCOLN REALTY ASSOCIATES LLC	0.70
1801	8	0.1680 Ac	W OAKLAND AVE	BONNABEL, HENRY J (LIVING TRUST)	0.17
1802	1	4.372 Ac	TERHUNE ST	ROPPER-OAKLAND LLC	4.40
1805	14	0.22 Ac	RIVER RD	HILL, FRANK T	0.23
1901	39	18.16 Ac	BAILEY AVE	TANGLEWOOD EAST, INC.	19.13
1901	39	0.01 Ac	34/4 BAILEY AVE	WILLIAMS, WILLARD T	0.03
2003	15	0.29 Ac	155 W OAKLAND AVE	FROST, RICHARD & JANET	0.66
2004	3	0.0620 Ac	RIVERSIDE DR	RIVERFALLS CORP C/O TRENZ	0.06
2004	6	0.2060 Ac	RIVERSIDE DR	CASTRO, HECTOR N.	0.36
2005	3	0.23 Ac	43&45 RIVERSIDE DR	RECON INVESTMENTS GROUP LLC	0.21
2102	1	0.0890 Ac	W OAKLAND AVE	STOPPIELLO PROPERTIES LLC	0.13
2201	2	0.0340 Ac	DOTY RD. RIVER BANK	DAILEY, MARCIA	0.02
2201	6	0.70 Ac	REAR W OAKLAND AVE	HAGENS, CHRISTOPHER E	0.44

Borough of Oakland - Vacant Land (Class 1)

BLOCK	LOT	ACRES (TAX DATA)	PROPERTY LOCATION	OWNER	ACRES (GIS)
2206	1	0.0390 Ac	DOTY RD	KALDIS,N & STAMOS,G & KALDIS T	0.02
2206	3	0.0460 Ac	DOTY RD	MIUCCIO, JAMES	0.02
2302	15	0.3520 Ac	RAMAPO VALLEY RD	TRIVISANI, DEAN	0.35
2501	10	0.1700 Ac	LAKEVIEW TERR	BOWITZ, ROBERT	0.69
2501	16	0.45 Ac	LAKEVIEW TERR	BOWITZ, ROBERT & RICHARD H.	0.14
2501	21	0.1660 Ac	LAKEVIEW TERR	LAKEVIEW TERRACE,LLC C/O CICALA LAW	0.13
2501	22	0.1320 Ac	LAKEVIEW TERR	LAKEVIEW TERRACE,LLC C/O CICALA LAW	0.13
2501	26	0.1210 Ac	LAKEVIEW TERR	PAPASSO, ANTHONY MARK	0.12
2501	30	0.60 Ac	LAKEVIEW TERR	BOWITZ, RICHARD H.	0.31
2504	6	0.1550 Ac	LAKEVIEW TERR	LINO, GAIL	0.15
2505	2	0.0920 Ac	71 LAKEVIEW TERR	KING, GLENN ETALS	0.09
2507	4	0.1030 Ac	49 GRANDVIEW AVE	DOMINICK, WILLIAM & GLORICK	0.11
2508	3	0.1150 Ac	JEROME AVE	MCCARTHY, JOHN A	0.11
2511	1	0.1670 Ac	41 MOUNTAINVIEW AVE	WINSLOW, RENEE	0.16
2511	12	0.1110 Ac	GRANDVIEW AVE	BROWN, DEBORAH A. & SMITH, RUTH W.	0.11
2512	6	0.1150 Ac	GRANDVIEW AVE	FINN, CHRISTOPHER R. & ELAINE L.	0.12
2512	9	0.1150 Ac	LAKEVIEW TERR	TANIS, CHARLES H. JR.	0.12
2515	1	0.1290 Ac	CHERRY LANE	EDWARDS, ANNA MARIA & EDWARDS,BRIAN: <i>formerly ROSI Key 39</i>	0.14
2515	2	1.957 Ac	CHERRY LANE	MIUCCIO, JAMES	1.39
2517	1	0.04 Ac	RAMAPO VALLEY RD	GROSSMAN, LYDIA TERESA	0.05
2517	8	0.87 Ac	RAMAPO VALLEY RD	OAKLAND SKY PROPERTIES, LLC	0.89
2518	1	0.0710 Ac	LAKEVIEW TERRACE	RENTAL INVESTMENTS LLC	0.14
2518	3	0.0770 Ac	LAKEVIEW TERR	JIRGAL, THOMAS JAMES	0.11
2518	6	0.0200 Ac	LAKEVIEW TERR	RAEBEL,ALBERT J. & JOAN F.	0.03
2518	8	0.0940 Ac	107 LAKEVIEW TERR	LAWSON,ROBERT&JEANNIE C/O CICALALAW	0.11
2601	2	0.51 Ac	RAMAPO VALLEY RD	RAMAPO VALLEY TWO HOLDINGS LLC	0.55
2601	3	0.50 Ac	RAMAPO VALLEY RD	RAMAPO VALLEY THREE HOLDINGS LLC	0.50
2601	8	55.15 Ac	RAMAPO VALLEY RD	OAKLAND SKY PROPERTIES, LLC	52.76
2601	15	0.18 Ac	RAMAPO VALLEY RD	PIAQUADIO, RONALD	0.42
2702	1.01	0.7730 Ac	140 RAMAPO VALLEY RD	A & E VENTURES OF OAKLAND LLC	0.83
2704	2	5.25 Ac	POST RD/STN FENCE RD	MIDWOOD PRESERVE LLC	5.26
2801	43	2.76 Ac	MARTHA PLACE	OAKLAND SKY PROPERTIES, LLC	3.05
2901	1	30.00 Ac	BACK-WAYNE LINE	OAKLAND SKY PROPERTIES, LLC	33.31
2901	2	8.04 Ac	BACK-WAYNE LINE	OAKLAND SKY PROPERTIES, LLC	7.77
2901	3	5.30 Ac	BACK-WAYNE LINE	GROSSO, RICHARD F. SR. & DOLORES T.	4.96

Borough of Oakland - Vacant Land (Class 1)

BLOCK	LOT	ACRES (TAX DATA)	PROPERTY LOCATION	OWNER	ACRES (GIS)
3001	9	0.6490 Ac	LONG HILL RD	ZOLA, JOHN W. & DEBORAH L.	0.64
3101	9	0.9890 Ac	100 BREAKNECK RD	INVESTORS BANK	0.87
3101	14	1.026 Ac	140 BREAKNECK RD	KABA,OSMAN	1.04
3201	8	0.5580 Ac	91 BAUER DRIVE	OAKLAND INDUSTRIAL PARK, INC.	0.57
3201	10	0.5610 Ac	211 LONG HILL ROAD	URBAN FARMS NURSERIES LLC	0.56
3201	11	0.5520 Ac	205 LONG HILL ROAD	URBAN FARMS NURSERIES LLC	0.57
3202	2	2.07 Ac	8 VAN VOOREN DRIVE	IE HOLDINGS LLC C/O STUDNICK ASSOC	2.02
3203	2	2.00 Ac	17 VAN VOOREN DRIVE	ALDERISIO TRUST (R.CARBORA-TRUSTEE)	2.03
3204	1	7.686 Ac	INDUSTRIAL PARK	OAKLAND INDUSTRIAL PARK INC	8.00
3301	2	16.329 Ac	BACK-LONG HILL RD	MC BRIDE FAMILY VENTURES, LP	15.85
3401	11	4.00 Ac	BACK-GROVE ST	MC BRIDE FAMILY VENTURES, LP	3.75
3401	12	2.61 Ac	42 GROVE ST	MC BRIDE FAMILY VENTURES, LP	2.67
3401	19	17.40 Ac	BACK-GROVE ST	MC BRIDE FAMILY VENTURES, LP	16.81
3401	40	14.11 Ac	BACK-LONG HILL RD	MC BRIDE FAMILY VENTURES, LP	13.40
3401	41	0.81 Ac	NIELSEN AVE	MC BRIDE, J. NEVINS	0.86
3401	42	1.12 Ac	36 NIELSEN AVE	MC BRIDE, J. NEVINS	1.44
3401	43	4.00 Ac	27A&27B NIELSEN AVE	MC BRIDE FAMILY VENTURES, LP	3.93
3401	52	1.01 Ac	19 LONG HILL RD	BOZZO, SYLVIO & MC BRIDE, J. NEVINS	1.02
3401	53	1.01 Ac	15 LONG HILL RD	BOZZO, SYLVIO & MC BRIDE, J. NEVINS	0.99
3401	57	6.20 Ac	BACK-RAM VALLEY RD	MC BRIDE FAMILY VENTURES, LP	5.94
3401	58	0.30 Ac	BACK-RAM VALLEY RD	MC BRIDE FAMILY VENTURES, LP	0.29
3703	39	1.02 Ac	150 YAWPO AVENUE	KISH,WM.A. & PHYLLIS L.	1.02
3703	89.01	2.261 Ac	76 RYERSON AVE	OAKLAND SMITH PROPERTIES I LLC	2.28
3703	89.02	2.398 Ac	80 RYERSON AVE	TELOFSKI,DANIEL J&SMITH,STEPHANIE	2.42
3703	89.03	4.609 Ac	84 RYERSON AVE	OAKLAND SMITH PROPERTIES I LLC	4.65
3703	89.04	2.915 Ac	79 RYERSON AVE	OAKLAND SMITH PROPERTIES I LLC	2.94
3703	89.05	4.544 Ac	75 RYERSON AVE	OAKLAND SMITH PROPERTIES I LLC	4.61
3801	87	0.2890 Ac	HICKORY DR	VOLLMIN,WAYNE J.	0.29
3902	9	0.2620 Ac	YAWPO AVE	FRODELLA,JOHN A. C/O L. FRODELLA	0.26
4004	8	3.00 Ac	9 RARITAN RD	WEST BERGEN MENTAL HEALTHCARE INC.	2.91
4004	9	3.36 Ac	8 RARITAN RD	WEST BERGEN MENTAL HEALTHCARE INC.	3.33
4005	1	0.50 Ac	SHELTER LANE	84 HOLDINGS 3, LLC	0.12
4102	1	0.3440 Ac	MC COY ROAD	MAMAH, CHRISTIAN & JUDITH	0.21
4102	2	0.5140 Ac	MC COY ROAD	RYAN, JOSEPH B JR & LILLIAM W	0.60
4102	3	0.7750 Ac	MC COY ROAD	RIOTTO,CHARLES J./FAMILY PART TRUST	0.86
4102	4	0.8180 Ac	MCCOY ROAD	JES 260 TERRACE ROAD, LLC	0.86

Borough of Oakland - Vacant Land (Class 1)

BLOCK	LOT	ACRES (TAX DATA)	PROPERTY LOCATION	OWNER	ACRES (GIS)
4102	6	0.5080 Ac	MCCOY RD	MC CLURE, WILLIAM R. & KATHY A.	0.55
4102	7	0.3030 Ac	MCCOY RD	VANBROEKHOVEN, ELMER	0.34
4303	27	0.37 Ac	LAKESIDE BLVD (FRKLN LKS)	UNKNOWN	0.28
4303	28	1.51 Ac	BACK LAKESIDE BLVD	GIPSON, KENNETH P. II	1.56
4303	29	0.90 Ac	BACK LAKESIDE BLVD	MOHTASHEMI,SHAMSI &MOHTASHEMI,NEGAR	0.92
4308	1	0.0210 Ac	LAKESIDE BLVD	COOPER, RAYMOND JAY & BARBARA ANN	0.01
4401	18	0.14 Ac	FRANKLIN AVE-R O W	KLEPPER, C. R. & RICCARDI, ROCCO	0.14
4404	11	0.37 Ac	FRANKLIN AVE	FABER BROS HOLDING LLC	0.30
4504	37	0.23 Ac	CEDAR COURTHOUSE PL	NJ ENERGY REALTY LLC	0.23
4507	5	0.2150 Ac	92 LAKESHORE DRIVE	BERARDI,ROCCO & ANTONIA	0.20
4601	41	0.3110 Ac	RAMAPO VALLEY RD	FRANK, SCOTT	0.30
4602	30	0.2550 Ac	23 SEMINOLE AVE	REWISKI,NICHOLAS & PICKHARDT,ALICE	0.27
4602	31	0.1350 Ac	19 SEMINOLE AVE	RAMAPO MOUNTAIN LAKES, INC.	0.27
4602	32	0.50 Ac	SEMINOLE AVE	RAMAPO MOUNTAIN LAKES, INC.	0.45
4602	45	3.65 Ac	SEMINOLE AVE	RAMAPO MOUNTAIN LAKES, INC.	3.61
4701	1	3.95 Ac	RAMAPO VALLEY RD	FRANK W KOESTNER CORP	4.05
4702	53	0.3440 Ac	HIAWATHA BLVD	SALLO, EMERY J.	0.36
5002	29	0.0630 Ac	RAM HILLS BLVD ROW	GARG, ANIL	0.07
5002	38	0.6750 Ac	LAKESIDE BLVD	CRYSTAL LK FRST.PK CLB C/O J.HUBER	0.03
5002	42	4.29 Ac	LAKE	CRYSTAL FRST PK CLB INC	5.21
5008	7	0.0460 Ac	125 RAMAPO HILLS BLVD	DUFFY, MICHAEL P & ALEXANDRA	0.05
5009	3	0.01 Ac	RAM.HILLS BLVD(FRKLN LKS)	UNKNOWN	0.02
5010	5	0.04 Ac	FOREST ST (FRANKLIN LKS)	UNKNOWN	0.01
5011	4	0.04 Ac	LINCOLN ST (FRANKLIN LKS)	UNKNOWN	0.02
5011	5	0.0870 Ac	LINCOLN ST	ROGERS, EDWIN & PATRICIA, ETALS.	0.08
5201	26	0.3030 Ac	RAMAPO VALLEY RD	COOPER, JOSEPH W & MARY C	0.30
5202	9	0.3310 Ac	PAWNEE AVE	SALLO, EMERY J	0.33
5202	11	0.3310 Ac	PAWNEE AVE	ZIMMERMAN, LOREAN	0.33
5305	4	1.815 Ac	818 RAMAPO VALLEY RD	M.A.F. CONSULTING CORP & FABRIZIO	1.87
				<b>TOTAL:</b>	<b>334.58</b>

Borough of Oakland - Ramapo River Reserve (Class 1, Undeveloped)

Block	Lot	Former		Owner Name	Class	Acres	
		Block	Lot			Tax Data	GIS
		2501.01	2	NOT IN MODIV TAX DATA (2017)			
		2501.02	1	NOT IN MODIV TAX DATA (2017)			
1401	1	2501.03	1	RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	66.84 Ac	67.22
1401	67	2501.11	3	RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	0.4770 Ac	0.50
1401	66	2501.11	12	RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	0.4330 Ac	0.43
806	2	2601.01	2	RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	0.5060 Ac	0.50
1101	2	2601.02	2	RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	4.825 Ac	4.74
1103	11	2601.03	1	RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	20.38 Ac	20.66
1101	8	2601.04	5	RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	0.0840 Ac	0.08
802	1	2601.07	1	RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	0.24 Ac	0.13
803	3	2601.08	5	RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	0.3660 Ac	0.36
803	21	2601.09	1	RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	2.832 Ac	2.81
803	16	2601.10	1	RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	0.80 Ac	0.80
802	14	2601.11	1	RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	1.763 Ac	1.76
802	28	2601.13	1	RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	2.99 Ac	2.99
802	49	2601.16	1	RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	6.431 Ac	6.44
804	1	2601.18	1	RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	0.3030 Ac	0.24
804	12	2601.18	12	RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	0.2470 Ac	0.16
804	16	2601.18	16	RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	0.1460 Ac	0.18
805	1	2601.19	1	RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	0.1890 Ac	0.19
1102	1	2601.20	1	RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	4.463 Ac	4.45
802	92	2601.21	3	RAMAPO RIVER RES.HOMEOWNERS ASSN.	2	0.4650 Ac	0.47
802	67	2601.22	1	RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	4.604 Ac	4.61
1001	40	2604.06	1	RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	3.643 Ac	3.79
901	32	2604.08	1	RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	0.4470 Ac	0.47
				<b>(1996 Planning Board Resolution-Restricted as Open Space) Total:</b>			<b>123.98</b>
Block	Lot	Former		Owner Name	Class	Acres	
		Block	Lot			Tax Data	GIS
1201	46	2501.02	2	RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	1.08 Ac	1.09
1204	1	2501.20	3	RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	0.6580 Ac	0.60
1202	11	2501.21	2	RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	12.22 Ac	12.67
1101	3	2602	2	RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	17.707 Ac	17.80
901	1	2604.10	1	RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	0.7150 Ac	0.66
1103	1			RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	0.78 Ac	0.79
807	1			RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	0.33 Ac	0.23
1201	1			RAMAPO RIVER RES.HOMEOWNERS ASSN.	1	27.38 Ac	27.39
				<b>Total (Not Restricted):</b>			<b>61.24</b>
						<b>TOTAL:</b>	<b>185.22</b>

Borough of Oakland - Farm Assessed Land

BLOCK	LOT	ACRES (TAX DATA)	PROPERTY LOCATION	OWNER	CLASS	ACRES (GIS)
901	10	16.70 Ac	35 GLEN GRAY ROAD	MOTTOLA, GARY F. & IRENE	3B	17.74
3001	1	51.93 Ac	LONG HILL RD (BACK)	BI-COUNTY DEV.C/O LINCOLN EQUITIES	3B	52.61
3001	4	1.00 Ac	136 LONG HILL RD	BI-COUNTY DEV.C/O LINCOLN EQUITIES	3A	0.98
3001	15	26.83 Ac	LONG HILL RD	BI-COUNTY DEV.C/O LINCOLN EQUITIES	3B	27.02
3001	18	5.30 Ac	194 LONG HILL RD	BI-COUNTY DEV.C/O LINCOLN EQUITIES	3B	5.48
3102	1	9.61 Ac	21A BREAKNECK RD	HOLLAND, ROBT,NORMA,JULIE & NOEL	3A	9.64
4004	4	5.13 Ac	127 MC COY RD	RI-ARM CORP.	3B	5.47
4004	5	5.04 Ac	MCCOY RD	RI-ARM CORP.	3B	5.04
4202	1	10.457 Ac	127B MCCOY ROAD	FANALE,SALVATORE J T/A BEACON RLTY	3B	10.12
4202	2	22.50 Ac	127A & 127B MC COY RD.	FANALE,SALVATORE J T/A BEACON RLTY	3B	21.43
4202	3	7.34 Ac	127A MC COY RD.	FANALE,SALVATORE J T/A BEACON RLTY	3B	7.22
					<b>TOTAL:</b>	<b>162.75</b>

Borough of Oakland - Railroad

<b>BLOCK</b>	<b>LOT</b>	<b>ACRES (TAX DATA)</b>	<b>PROPERTY LOCATION</b>	<b>OWNER</b>	<b>CLASS</b>	<b>ACRES (GIS)</b>
100	5	12.01 Ac	RAILROAD	DELAWARE & OTSEGO R.R.(N.Y.S.&W.RR)	5A	11.94
100	1	3.38 Ac	RAILROAD	DELAWARE & OTSEGO R.R.(N.Y.S.&W.RR)	5A	5.07
100	2	2.20 Ac	RAILROAD	DELAWARE & OTSEGO R.R.(N.Y.S.&W.RR)	5A	4.76
100	3	7.52 Ac	RAILROAD	DELAWARE & OTSEGO R.R.(N.Y.S.&W.RR)	5A	7.50
					<b>TOTAL:</b>	<b>29.26</b>

# LITERATURE CITED

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- <sup>1</sup> Oakland Borough. 59-66.3. Steep Slopes. [Added 12-19-90 by Ordinance No. 90-Code-191]
- <sup>2</sup> Oakland Borough. Ordinance 04-Code-474. Establishing the Annual Levy for an Open Space Trust Fund. May 2004.
- <sup>3</sup> Personal Communication. Richard Kunze, Borough Administrator. July 2017.
- <sup>4</sup> Personal Communication. Richard Kunze. Borough Administrator. July 2017.
- <sup>5</sup> Bergen County Open Space, Recreation, Floodplain Protection, Farmland, & Historic Preservation Trust Fund. Program Summary 1999-2015.  
<http://www.co.bergen.nj.us/Documentcenter/view/3101>. Accessed July 2017.
- <sup>6</sup> Personal Communication. Amy Sumoski. New Jersey Department of Environmental Protection Green Acres Program. July 2017.
- <sup>7</sup> Personal Communication. Amy Sumoski. New Jersey Department of Environmental Protection Green Acres Program. August 2017.
- <sup>8</sup> Oakland Borough. Amended Land Use Element of the Master Plan of the Borough of Oakland. 2012.
- <sup>9</sup> Oakland Borough. Master Plan Reexamination Report. 2012.
- <sup>10</sup> Oakland Borough. Oakland Master Plan Reexamination Report and Review of Development Regulations. 2016.
- <sup>11</sup> Bergen County Open Space Trust Fund Progress Report 1999-2013.  
<http://www.co.bergen.nj.us/DocumentCenter/View/430>.
- <sup>12</sup> Bergen County Floodplain Protection Grant Program.  
<http://www.co.bergen.nj.us/index.aspx?nid=1222>.
- <sup>13</sup> Bergen County Farm Preservation Plan. 2014
- <sup>14</sup> Bergen County Farm Preservation Plan. 2014. *Appendix X*.
- <sup>15</sup> New Jersey State Development and Redevelopment Plan.  
<http://www.nj.gov/state/planning/docs/stateplan030101.pdf>
- <sup>16</sup> Garden State Greenways. <http://www.gardenstategreenways.org/>. Accessed August 2017.
- <sup>17</sup> US Census. Accessed August 2017.  
<https://www.census.gov/quickfacts/fact/table/oaklandboroughnewjersey/INC110215/>
- <sup>18</sup> Oakland Borough Planning Board. Resolution Granting Preliminary Major Subdivision Approval, Preliminary Site Plan Approval, Variances, Waivers and Soil Moving Permit Pertaining to a Certain Development Known as the “Ramapo River Club” located on Block 2501, Lots 1 and

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2, Block 2502, Lots 1 and 2, Block 2601, Lots 1, 2, 3, and 3.01, Block 2602, Lot 1, Block 2604.03, Lots 22 and 23, Block 2604.04, Lots 9, 9.01, 10 and 11, Borough of Oakland, County of Bergen, State of New Jersey. Approved July 11, 1996.

<sup>19</sup> Vervaet, Ryerson. Valley of Homes. 1952.

<sup>20</sup> Madden, John and Kevin Heffernan. Images of America – Oakland.

<sup>21</sup> Crystal Lake. <http://www.crystallakenj.com/home>. Accessed September 2017.

<sup>22</sup> American Greenways Program. <http://www.conservationfund.org/node/223>. Accessed August 9, 2016.

<sup>23</sup> Vancouver Greenways Program. <http://vancouver.ca/engsvcs/streets/greenways/index.htm>. Accessed August 9, 2016.

<sup>24</sup> Borough of Oakland Steep Slope Ordinance. Accessed August 2017.

<sup>25</sup> Oakland Borough Master Plan Reexamination. 1994.

<sup>26</sup> Oakland Borough. Natural Resource Inventory. 2014. Page 42.

<sup>27</sup> NJDEP Landscape Project. <http://www.nj.gov/dep/fgw/ensp/landscape/about.htm>

<sup>28</sup> Oakland Borough Natural Resource Inventory, 2014

<sup>29</sup> Bergen County Flood Protection Grant Program.  
<http://www.co.bergen.nj.us/DocumentCenter/View/3265>