

April 14, 1965

To: Allendale Board of Education, Allendale, New Jersey

Subject: Site Selection Committee Report

Following the unsuccessful referendum in February 1965, the Board of Education met with members of the Borough Council, Planning Board, and other interested residents of Allendale to discuss the selection of a suitable site for the necessary school building program.

This group then met with representatives of the State Department of Education to review the prerequisites of a good school building program. At that meeting, an informal poll was taken indicating unanimous opposition (two abstentions) against using any part of the Recreation Field or present school site for further school building purposes.

The Site Selection Committee was appointed and comprised of two members each of the Board of Education, the Council, the Planning Board, and four representatives of the Citizens' Advisory Group. This Committee reviewed and inspected potentially useable sites that would fill the requirements for the school program as outlined by the Board of Education and the School Administration.

Sites Reviewed

Initial Action

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| 1. Atkinson and Temperlyn,<br>Heights Road | Rejected - poor access, costly drainage requirements, perimeter of town.                |
| 2. Archibald,<br>Brookside Avenue          | Rejected - substantial fill required in pond area, irregular shape.                     |
| 3. Bajor,<br>Franklin Turnpike             | Inspected - see below.  |
| 4. Blaikie,<br>Behind Powell Road          | Rejected - poor access, partial bog land, requires substantial fill, perimeter of town. |
| 5. Collins,<br>off Brookside Avenue        | Inspected - see below   |
| 6. Crestwood Lake,<br>N. part of 100 acres | Rejected - proposed industrial site, not for sale.                                      |
| 7. Feher,<br>behind Allen Street           | Rejected - adjacent to railroad, poor access, costly drainage and fill requirements     |
| 8. Poster,<br>off East Allendale Ave.      | Rejected - perimeter of town, costly drainage and fill requirements.                    |
| 9. Koolo,<br>Hillside Avenue               | Inspected - see below.  |
| 0. Marlow Pump,<br>West Crescent Avenue    | Inspected - see below   |

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| 11. Phair,<br>West Crescent Avenue    | Rejected - not for sale. |
| 12. Thonus,<br>East Allendale Ave.    | Inspected - see below    |
| 13. Vanderbeck,<br>East Crescent Ave. | Rejected - not for sale. |

Sites InspectedObservations

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| 3. Bajor,<br>Franklin Turnpike<br>18 + acres<br>Purchase price - unknown;<br>not yet established by owner;<br>income-bearing farm, would<br>command high price.  | Reasonably located in town, well away<br>from main thoroughfare, good orienta-<br>tion, clear site, houses and barns on<br>site, considerable grading required,<br>approximately one-half of the 18 acres<br>in bog, surrounding hazards require<br>fencing, irregular shaped parcel, future<br>expansion limited.   |
| 5. Collins,<br>off Brookside Avenue<br>16 + acres<br>Purchase price - \$125,000 which<br>includes approximately 7 addi-<br>tional acres in Wyckoff; owner<br>has not established price of<br>acreage in Allendale. | Located on perimeter of town, adjoins<br>Waldwick and Wyckoff, high, good ground,<br>heavily wooded, access through Paul Ave.<br>and Schuyler Rd., well shaped parcel, no<br>apparent hazards, would require bus<br>transportation to N., N.E., and S.E.<br>sections of town, future expansion good.   |
| 9. Koole,<br>Hillside Ave.<br>10 + acres<br>Purchase price - \$60,000<br>(plus \$5,000 adjoining access)   | Reasonably located in town, on main tho-<br>roughfare, good orientation, clear site,<br>house and barn on site, grading and<br>slope drainage required, approximately<br>4 acres heavily wooded requiring drain-<br>age, access through Donnybrook Dr. and<br>Hillside Ave., well shaped parcel, no<br>apparent hazards, future expansion good.                          |
| 10. Marlow Pump,<br>West Crescent Ave.<br>10 + acres<br>Purchase price - \$90,000 approx-<br>imately - difficult to ascer-<br>tain as owner keeps changing<br>price.   | Reasonably located in town, on main tho-<br>roughfare, poor building and playground<br>orientation, irregular shape of parcel<br>makes use of whole site difficult, fill<br>required, hazards: adjacent to railroad<br>adjacent to industrial zone, junction<br>of Myrtle Avenue close, railroad over-<br>pass limits vision on West Crescent,<br>future expansion poor. |
| 12. Thonus,<br>East Allendale Ave.<br>15 + acres<br>Purchase price - \$75,000  | Located near perimeter of town, on main<br>thoroughfare, good orientation, clear<br>site, houses and barn on site, consider-<br>able grading required, well shaped par-<br>cel, access to East Allendale Ave., is<br>on hazardous curve, future expansion<br>good.   |



RECOMMENDATION

At the committee meetings on March 30 and April 13 plus a telephone conversation with the one absentee, the UNANIMOUS opinion of the 10 man committee is in favor of the Kocle property. In addition to the physical description previously noted, the committee based its decision on the following:

- A. The bulk of traffic from the western and southwest side of town will be intercepted without having to cross Crescent Ave.
- B. This reasonable location will permit more children to walk to school and go home to lunch than other sites.
- C. With the desirable feature of access to two main arteries, we are of the opinion that traffic can be controlled for efficient flow. Proposals considered include the following:
  - 1. Widen Hillside Avenue in front of site to permit only the discharge of children.
  - 2. Have all cars entering site use Brookside-Dannybrook access for on site discharge or pick-up.
- D. No Bussing
- E. Good soil characteristics
- F. Readily accessible for Fire and Police Protection.

The committee further recommends that the school Board and its Architect meet with the Police Commissioner and the Chief of Police, as soon as possible, so that everything necessary for proper traffic flow be included in the plans.

The committee also discussed the possibility of proposing the acquisition of the Kaplan land (6 acres) adjacent to the Kocle property. This would permanently guarantee future Boards of Education the necessary land for unforeseen enlargement of school facilities in the years ahead.

Respectfully submitted,

Ray Larkin (Council member)  
 John Morton (Council member)  
 David McCormick (School Board)  
 Elias Schoen (School Board)  
 Ralph Beal (Planning Board)  
 Harold Tate (Planning Board)  
 Robert Norman (Citizen)  
 Leo Slack (Citizen)  
 Richard Van Houten (Citizen)  
 Herbert Lange (Citizen - PTO)