



Borough of Allendale

New Jersey

OFFICE OF THE MAYOR

TO THE RESIDENTS OF ALLENDALE

On November 2, 1965, the voters of Allendale will have the opportunity to vote on the following referendum question:

"Do you favor the re-zoning of the area commonly known as Crestwood Lake, consisting of approximately 100 acres, being Lots 4, 6 and 44 and part of Lot 60, all in Block 2 of the Assessment Map, for the purposes of about 60 acres for a single selected industrial use and about 40 acres to be donated for park and recreation use of the residents of the Borough of Allendale?"

Realizing the importance of making available the facts to the voters so that each can use his own good judgement on how to vote, the Mayor, on September 23, appointed several Citizens Advisory Committees to gather and present the facts on the more important aspects of the question. The attached reports, agreed upon unanimously by the members of the various committees, are submitted to you without any changes.

An attempt has been made to present impartial information, avoiding those aspects where personal preference is involved. It is the belief that such personal preference should be left up to you, the voter. Back-up information on the reports concerning recreation, taxes and traffic can be seen in the Borough Clerk's office. Also attached is a map showing the proposed division and exchange of property and the preliminary thinking as to the size and location of the building to be erected. (Please see "Land Swap Study") As regarding the area to be donated to the town (approximately 36.5 acres) Duro-Test has indicated they would put the following conditions on the transfer:

1. That the property be used exclusively by the residents of Allendale and their personal guests.



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2. That the property be kept in a neat and attractive condition. ("They used Graydon pool in Ridgewood as an example of this")
3. That Duro-Test be granted an easement to provide ingress and egress from West Crescent Avenue to their proposed operations to the west.

Realizing that direct examination of the area involved is even better than a map, the owners of Crestwood have agreed to stake out the proposed location of the Borough recreation area and the industrial building and have invited interested residents to inspect the site on October 23, 24, 30, 31.

We strongly urge all voters of the Borough to study the attached reports and map and then vote on November 2. The results of the vote will not only be advisory to the governing body but will also indicate to Duro-Test whether the people of Allendale are or are not in favor of the proposal.

Please study and then vote on November 2.

Sincerely,


Robert I. Newman, Mayor

Attachments:

Reports Tax Study
Traffic Study
Recreation Study
Water Study
Railroad Study
Fire Study
Residential Use Study
Land Swap Study
Map
Letters from Duro-Test
Effluent and Exit Study

Note: Cost of printing and distribution is paid by Borough funds.

TAX STUDY

The two questions studied by this committee were:

1. What tax rate effect would occur if the 100 acres of property were fully developed for residential purposes?
2. What tax rate effect would occur if the 60 acres were fully developed for industrial use, and the 40 acres were reverted to Borough property?

The committee took into consideration the following facts and projections in promulgating this report.

The facts were based on the Abstract of ratables as it applies to the Borough of Allendale for 1965, as certified by the Bergen County Board of Taxation.

The projections were garnered from the reports of the various committees as appointed by the Mayor.

Attached hereto please find the necessary work sheets, including the adjusted budgetary items and the adjusted ratables.

You will note from Schedules A & B attached, the computations in arriving at the projected tax rates were based upon Chapter 51 amended--Laws of 1960-- New Jersey Statutes Annotated.

The findings of this committee are as follows:

1. REAL ESTATE TAX RATE:

The estimated general tax rate if used for residential purposes will be \$3.33 per \$100.00 of assessed valuation, as presently zoned.

The estimated general tax rate for 60 acres if used for industrial purposes will be \$3.10 per \$100.00 of assessed valuation.

2. PERSONAL PROPERTY USED IN BUSINESS TAX RATE:

The adjusted personal property tax rate if the property is used for residential purposes would be \$7.04.

The adjusted personal property tax rate if the property is used for industrial purposes would be \$3.10.

These projected tax rates would have the following effect on residential properties in Allendale:

RESIDENTIAL ASSESSED VALUATION	IF RESIDENTIAL AT \$3.33	IF RESIDENTIAL AT \$3.10	DIFFERENCE
\$20,000	\$ 666.00	\$ 620.00	\$46.00
25,000	833.00	775.00	58.00
30,000	999.00	930.00	69.00
35,000	1,166.00	1,085.00	81.00
40,000	1,332.00	1,240.00	92.00

The results of this tax study were unanimously agreed to by this committee.

Respectfully submitted,

Dante Leodori, chairman
Al Hart
Richard Major
W. James Hall
Joseph Blunt
William Hackett

TRAFFIC STUDY

PURPOSE

The purpose of the committee was:

1. to study all of the available data.
2. to accumulate additional data, if necessary.
3. to present the facts as accumulated to the members of the Borough.

METHOD

Our general method was to hold a first discussion meeting to determine our goals. Thereafter, we gathered certain other data as did not exist before, and held subsequent meetings to discuss this data. Notes of each meeting were kept.

Our sources of information were as follows:

1. The report of the Passaic Valley Citizens Planning Association to the Allendale Planning Board, dated May 25, 1965.
2. The report to Hon. R.I. Newman from the County Engineer, Mr. Roy J. Elam and Mr. E.A. Boulding, a traffic engineer on his staff, dated October 8, 1965.
3. The appearance before the committee on October 13, 1965 of Mr. Elam and Mr. Boulding.
4. Eight traffic count records for various roads submitted by the County.
5. Seven traffic count records for various roads submitted by the Allendale police.
6. The four information pages titled, but not dated, "Pertinent Information Regarding Re-zoning of Crestwood Lake for Duro-Test Corp."
7. A letter addressed to Mr. Feely from Mr. Cook of Duro-Test, dated October 7, 1965.

CONCLUSIONS

The conclusions reached herein are a representation of the facts as they appear in the aforementioned reports and as they were expressed by members of the committee and appear in the notes, as a result of the information furnished by Chief Wilson and the Allendale police department and appear in the notes, and as a result of information given to the committee by the County engineer and his staff member on

October 13, and appear in the notes.

1. The definition of congestion or heavy traffic flow is a relative one to each individual who experiences the traffic. What traffic may seem heavy to one may seem light to another.
2. The analysis of the traffic count data demonstrates that during the first phase of development of the property for an industry with a traffic expectancy as predicted for the first phase of the Duro-Test development, the additional traffic during this phase would not produce more than short, infrequent delays at peak hours. The P.V.C.P.A. report and the County Engineer's report both bear this out. The potential delay hours would be 8:15 to 8:30 a.m., 3:30 to 3:45 p.m., and 5:30 to 5:45 p.m.
3. The second phase of development by an industrial tenant such as Duro-Test would produce a greater frequency of delay.
4. Improvements to move more traffic will be necessary in coming years with or without industrial development. The improvements will be necessary sooner as a result of industrial development.
5. The order in which improvements would be made is as follows:
 - intersection improvements
 - traffic signals
 - widening of the road
 - reconstruction of the Erie railroad overpass to four lanes
6. The volume of traffic which would be created by residential development would be similar to that of phase I industrial development. This traffic would not produce the infrequent delays at peak traffic periods because it would not attain these peaks.
7. Ultimate widening of the road would require about eight feet on both sides of the road and removal of many trees. The trees would be replaced with saplings when the road was completed.
8. The cost of road improvements is shared as follows: if only county roads are involved at intersections, cost is paid by county; if county and town roads are involved, cost is shared.
9. A deceleration lane for west-bound traffic, on the righthand side after the Erie overpass, leading into the industrial driveway is recommended.

10. It was recommended by the County Engineer that the industrial driveway be moved to a point opposite West Allendale Avenue.
11. The County Engineer requested that he be allowed to lend assistance to the architect in designing the industrial driveway and parking lots.
12. The Erie railroad overpass is the greatest problem in the way of freer traffic flow. Its improvement would cost several million dollars.
13. The aforementioned sources of information are part of this report.
14. This is the report of this committee and there will be no others from this committee or any of its members.

Respectfully submitted,

V.J. Cotz, chairman
T.G. Baldacci
Herbert Lange
F.J. Feely
Chief Robert Wilson
John Morton
Mrs. R.H. Heddy

RECREATION STUDY

General

If the Crestwood Lake property is rezoned for industrial use and the Duro-Test Corporation purchases the property (which approximates 96 acres), then the Corporation proposes to make a gift to the Borough of approximately 36½ acres, which includes Crestwood Lake, a man-made lake covering 7 acres, subject to the following general restrictions:

1. The property is to be used exclusively by the residents of Allendale;
2. The property is to be kept in a neat and attractive condition; and
3. Duro-Test is to be granted an easement to provide ingress and egress from West Crescent Avenue to the proposed operation to the west of the lake (such road is to be built and maintained by Duro-Test).

Current Use and Description of Property to be Donated to the Borough

The property is currently used during the summer season as a public swimming facility which has accommodated up to 5,000 people at peak periods. The lake is drained in September and the property is not used again until the following swimming season.

The physical facilities included in the 36½ acres include:

1. The 7 acre lake which includes sand beaches;
2. Two 300 ft. deep wells and a well point system capable of producing in the aggregate 150 gallons per minute, all of which is used to maintain the level of the lake. The lake is initially filled each spring by diverting the Ramsey Brook into the lake bed;
3. Wooded picnic grove;
4. Field with little league ball diamond;
5. Open area now used for parking;
6. Access roads;
7. Buildings including an office, two refreshment stands, three dressing rooms, ticket stand and two pump houses. The "pavilion" is not included in the gift.

Uses of the Donated Property

Case I: No Recreational Use - Park Setting Only

If the property was placed in use as a park area only - with no swimming or other recreational use - maintenance cost of doing so would be about \$6,000 per year, payable out of general tax revenues to the Borough. This cost estimate is based upon the cost experience of the Borough in maintaining property now owned by the Borough.

Case II: Recreational Use Limited to Swimming

If the Duro-Test Corporation agreed, the area might be used as the site for a swimming club with membership open to Borough residents on a subscription basis. If a swimming club were established, the committee contemplates that the wooded picnic grove, ball diamonds and parking areas would continue to be open to all Borough residents. The Borough would continue to pay the costs of general maintenance of about \$6,000 out of general tax revenues. The swimming facility would be open only to those Borough residents paying an annual subscription fee, which the committee believes would not be more than \$40 per family. This estimated subscription fee is based upon an annual operating budget of \$20,000 (see attached cost estimate) and an anticipated membership of 500 families.

Case III: Other Uses

There is adequate space for development of many other uses, such as athletic facilities (additional softball diamonds, tennis courts, ice-skating, archery, rifle-range); cultural endeavors (arts and crafts, adult education); and civic activities (teenage recreation center, meeting place and camp-site for scouting activities).

Realization of any such uses would depend upon:

1. obtaining the permission of Duro-Test, and
2. the willingness of Borough residents to pay the additional costs related to the proposed use.

Current Park and Recreational Facilities of the Borough (44 acres)

1. Centrally located recreation park of 14 acres with the following facilities:
 - a. Regulation size baseball diamond and grandstand;

- b. Three little league size diamonds with bleachers;
 - c. Field house with storage and toilet facilities;
 - d. Shallow swimming pool with a maximum depth of 4 1/2 feet, equipped with sand filter and filled with water from a well point system;
 - e. Small ice-skating pond.
2. A memorial park of 1 1/2 acres.
 3. The recreational fields of the K-3 elementary school to be constructed on Hillside Avenue.

In addition, the Borough owns a wooded, undeveloped tract of 18 1/2 acres in the vicinity of Fairhaven Drive and a tract of 10 acres near New Street which is 50% occupied by the Water Department and the Borough garage.

Recommendations Of Planning Authorities on Recreational Acreage

Planning authorities have recommended that the Borough devote acreage to recreational use, as follows:

1. Bagby and Pangburn, report to Borough in 1952 - 108 acres;
2. Community Planning Associates, report to Borough in 1961 - 60 acres.

Conclusions

The Committee responsible for this part of the Report has attempted to present in the time allowed all facts necessary to evaluate the proposed gift of Crestwood Lake to the Borough. In addition, the Committee believes the following observations may be helpful to residents in assessing the worth of the proposed gift of land as a part of the over-all proposal to rezone the Crestwood Lake property for industry:

1. The Committee is much impressed with the possibilities for development of recreational facilities on the Crestwood Lake tract. However, it must be borne in mind that realization of any of the recreational uses proposed above would depend upon obtaining the approval of Duro-Test and the willingness of Borough residents to participate on a subscription basis.
2. The Committee believes that the 44 acres of land now owned by the Borough probably offer adequate space for development of a number of the recreational facilities suggested

above. As in the case of any recreational facilities developed for residents at Crestwood Lake, the cost of development of additional recreational facilities on Borough owned land would be borne by interested residents on a subscription basis. For instance, the Committee believes it would be possible to develop and operate a swim club on Borough owned property along the lines of the Ramsey swim club at a cost of approximately \$60 to \$70 per family per year if at least 500 families would participate on a subscription basis. If Borough owned property were so used, the Borough would, of course, lose some of the open space effect we now enjoy. Moreover, should the present owners of Crestwood Lake be willing to sell the Lake and its facilities to a group of Allendale residents interested in developing a swim club, at a price commensurate with the current assessed value of the property, the Committee believes such a group could make the purchase and operate a swim club for approximately \$60 to \$70 per year per family.

Respectfully submitted,

E. W. Dryden, chairman
Norman S. Lane
Albert F. Lilley
Mrs. Jeffrey Pearson
Carroll Porter
Ralph Scafuro
Joe Tremitiere