

Community/Senior Center Alternate Site Location Summary

Location	Benefits	Issues/Concerns
North Central Parking Lot	<ul style="list-style-type: none"> • Borough Owned • Close to town 	<ul style="list-style-type: none"> • Loss of commuter/shopper parking • Loss of parking for Farmers Market on Sundays with 1,500 – 2,000 visitors • Traffic/congestion in N. Central, Main St corridor already an issue • Proximity to train tracks • No existing utilities or infrastructure
S. Central & E. Oak	<ul style="list-style-type: none"> • Borough Owned 	<ul style="list-style-type: none"> • Lot is approximately three acres, approximately 2/3 of it is wetlands and wetlands buffer • Potential usable area is in front corner which would require setbacks from both E. Oak & S. Central further limiting usable space • No existing utilities or infrastructure • Potential deed restrictions
Finch Park	<ul style="list-style-type: none"> • Borough Owned • Current Location 	<ul style="list-style-type: none"> • Limited space • Extensive usage of property (9-10 months) • Proximity to train tracks • Resident proposed location for DPW garage area (60' deep) is actually in backyard of Amanda Ct residents off Borough property as they depicted. Edge of access road to property line is between 40' and 55' with no set back to property or access road • Any new building will require a foundation of 42", core sampling would need to be done for all required approvals
Former Orange & Rockland Substation	<ul style="list-style-type: none"> • Realistically None • Borough Owned with Restrictions 	<ul style="list-style-type: none"> • Property purchased with \$450,000 of Bergen County Open Space Trust Funds for preserved open space • No vehicle access • No on-site parking, share with Tisdale already a traffic and congestion issue • 500' walk to property from nearest parking • No existing utilities or infrastructure
DPW Recycling Area	<ul style="list-style-type: none"> • Borough Owned 	<ul style="list-style-type: none"> • No feasible space • Even if recycling were relocated, still no practical space. Same access roads would be needed, loss of bins would not provide adequate area for center and parking • Proximity to train • Safety concerns on proximity and access to DPW yard, trucks and equipment sharing ingress and egress
Area Behind Municipal Pool	<ul style="list-style-type: none"> • Borough Owned 	<ul style="list-style-type: none"> • Wetlands, wetland buffers and streams • Development of current fully wooded area for building parking and access

		<ul style="list-style-type: none"> • Access roads similar to current proposal plus extending further • No existing utilities and infrastructure
Lutheran Church	<ul style="list-style-type: none"> • Parking Lot • Meeting Room • Warming Kitchen 	<ul style="list-style-type: none"> • No dedicated space for Seniors would be shared with Church, LEAP or other groups • No dedicated storage • Meeting room not on ground floor • Restrooms up the stairs from meeting room • Elevator access
Adorno Fathers	<ul style="list-style-type: none"> • Parking Lot • Meeting Room • Kitchen 	<ul style="list-style-type: none"> • No dedicated space for Seniors would be shared with other groups • No dedicated storage
Sports Authority	<ul style="list-style-type: none"> • Size of space • Existing utilities 	<ul style="list-style-type: none"> • More space than needed (33,000 sq ft) • Rental would be approximately \$891,000 annually for 5 year term (\$27/sq ft) • Rental would be current operating expense could not be bonded • No dedicated parking, congestion and safety issues in parking lot • Approximately 106,000 cars a day go by and access is off of Rt 17 • No long-term solution
Ramsey Square Rental - Approximately 5,000 Sq Ft	<ul style="list-style-type: none"> • Size of space • Existing Utilities 	<ul style="list-style-type: none"> • Rental would be approximately \$135,000 annually for a 5-10 year term (cost over first lease term could exceed cost of permanent location proposed) • Rental would be current operating expense could not be bonded • No dedicated parking, congestion and safety issues in parking lot • Approximately 106,000 cars a day go by and access is off of Rt 17 • No long-term solution
MacFarran Field	<ul style="list-style-type: none"> • Borough Owned 	<ul style="list-style-type: none"> • No space for center • 2 athletic fields plus parking and Board of Public Works water storage tank facility • Property utilized approximately 9 months a year for baseball/softball, football and soccer • Access off of Route 17
Airmount Woods	<ul style="list-style-type: none"> • Borough Owned (Affordable Trust Funds) 	<ul style="list-style-type: none"> • Remaining undeveloped lot has wetlands and potential available space would not be adequate for center, parking and access • Access off of Route 17 • Purchased with Affordable Housing Trust Funds would need approval to have Borough reimburse Affordable Trust Fund the fair market value
Emergency Service Complex	<ul style="list-style-type: none"> • Borough Owned • Utilities & Infrastructure 	<ul style="list-style-type: none"> • Preliminary plan from Rescue Squad done in 2003 • Senior center located in current Rescue

		<p>Squad building, area would be similar in size or smaller than current</p> <ul style="list-style-type: none">• No dedicated storage• Parking shared with Emergency Services and RHS students• Safety concerns with parking area and access shared with Emergency Services. Apparatus entering and exiting and volunteer service members parking in emergency situations
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