



Turner House

274 West Allendale Ave



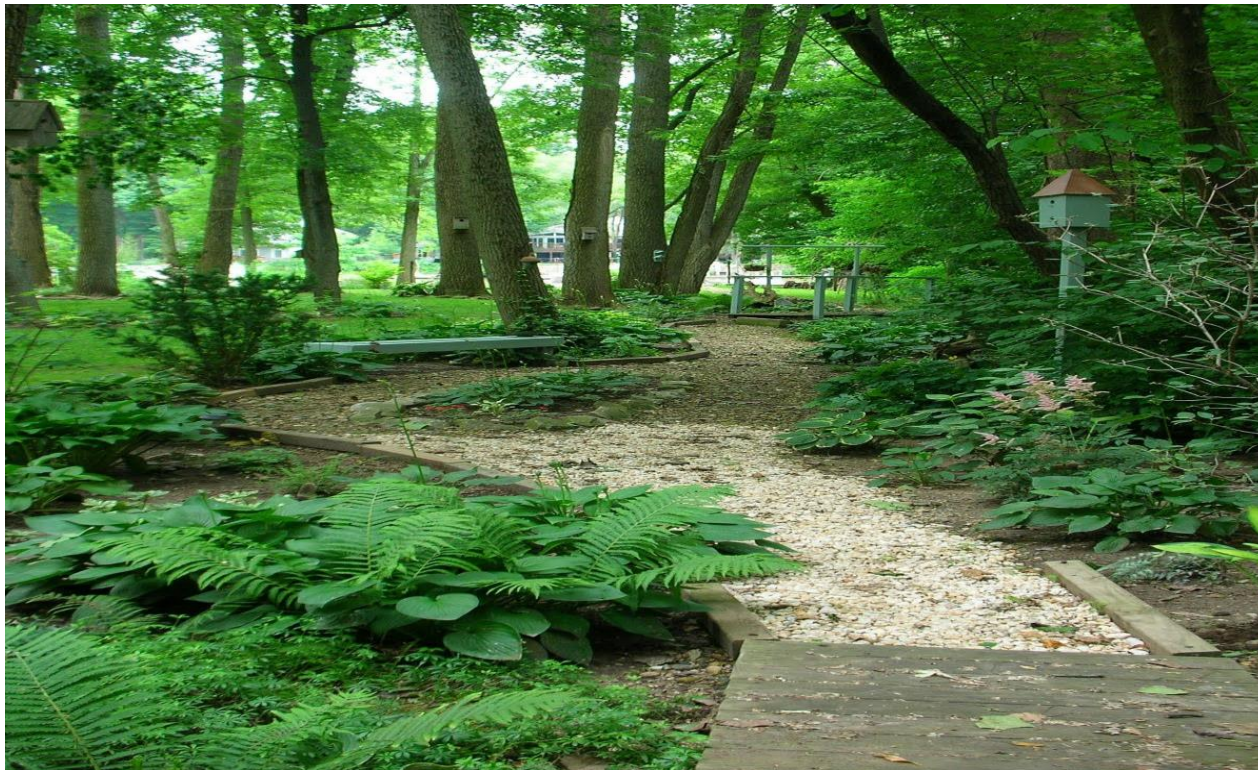
April 23, 2026

AGENDA

- 1 Purpose, Location & Rationale**
- 2 Master Plan & FEMA Map**
- 3 Vision: Immediate & Future Plans**
- 4 Community Engagement**
- 5 Property Assessments**

Purpose

Acquisition of 274 W. Allendale Ave and turn it into a passive park for flood mitigation, open space and community enrichment



Rationale

- **Connects two of our recreational parks**
- **Mitigate Flooding**
- **Provide open & passive space**
- **Provide community involvement**
- **Provide educational enrichment**



Allendale Master Plan

Open Space and Recreation: Goals & Policies

(2) Preserve and where appropriate and possible, increase open space, to protect critical environmental resources, such as wetlands, **floodplains**, steep slopes, stream and river corridors, and to add to the inventory or recreational land

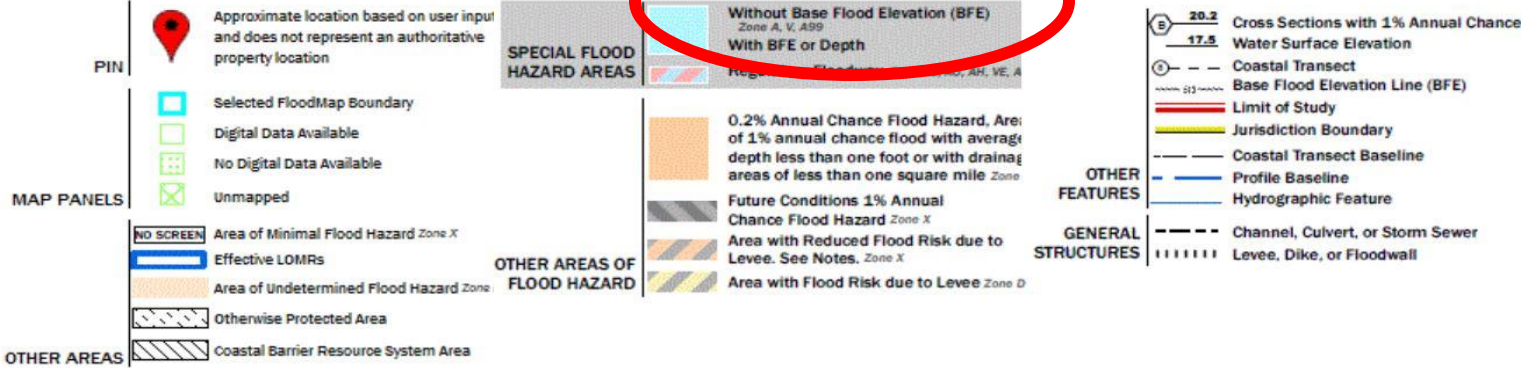
Sustainability Plan Element: Natural Resource Assessment

(B) Floodplains. 100-year floodplains/Special Flood Hazard Areas/AE zone are associated with almost all of Allendale's streams including Ramsey Brook.

'Although most of the areas surrounding the borough's floodplain are developed, efforts should be made to protect these areas from future development...'

FEMA Map

Regulatory Floodway



Flood Mitigation Benefits

Decrease property loss in area

Increase property value in area

Decrease risk for dangers of flooding (cars in underpass, first responders, DPW etc)

Decrease cost of municipal clean up from flooding (Grandstand, Crestwood, W. Crescent)

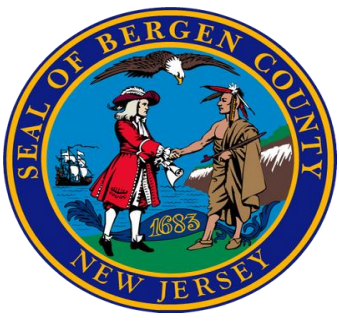
Decrease damage to street (W. Crescent Ave)

Increase open space + protect Allendale floodplains as is recommended in masterplan

The most sustainable way of reducing risk of flood is to prevent development in a flood prone area







Community Benefits



Passive Park that connects two recreational parks

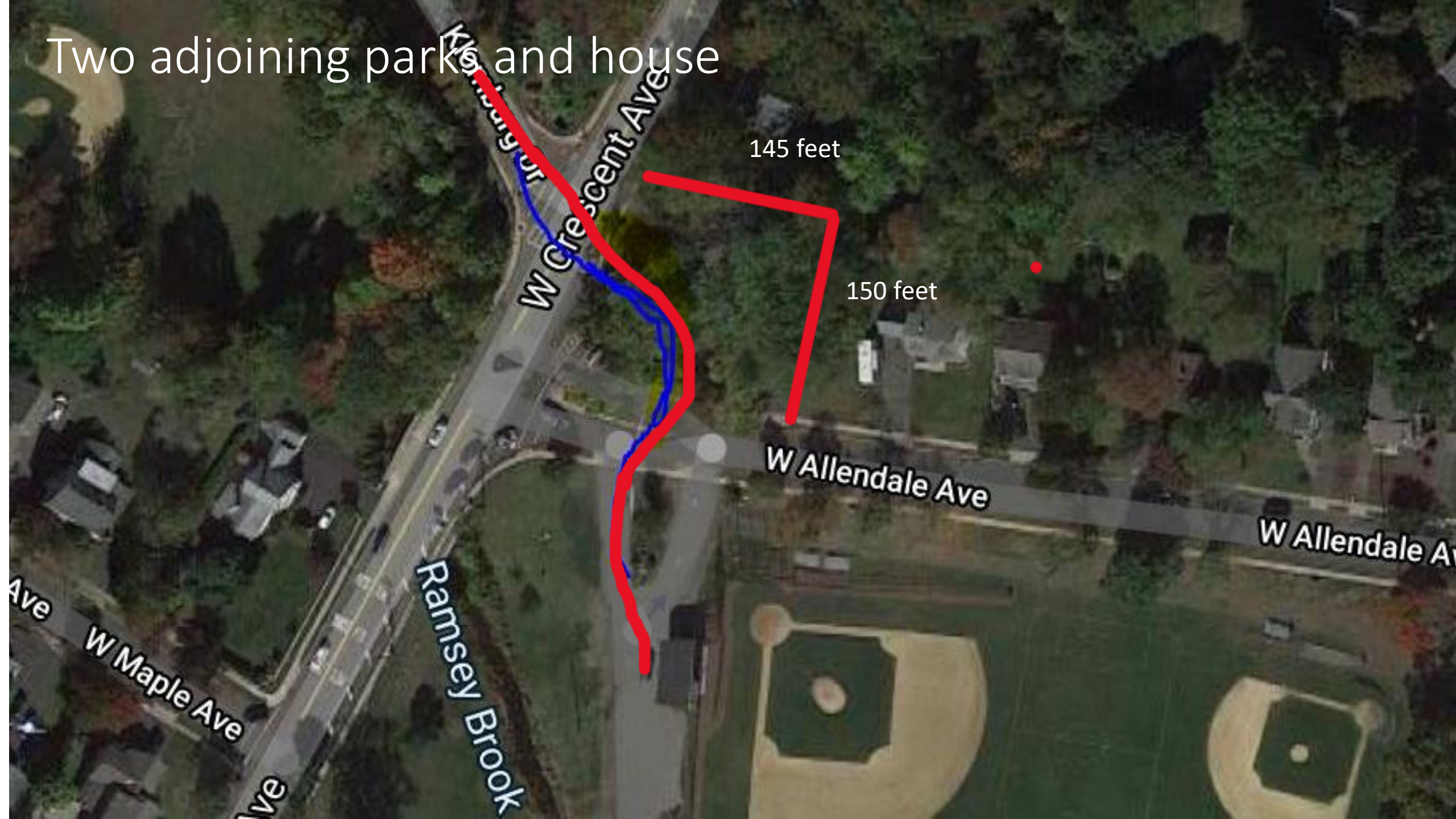
Community Engagement- All ages

Educational Enrichment Opportunities

Increase open space in the Borough and on county roads

Increase property value in area

Two adjoining parks and house



145 feet

150 feet

W Crescent Ave

W Allendale Ave

W Allendale Ave

Ramssey Brook

W Maple Ave

Concept Plan for Future



Butterfly Garden

Mimicking local ecosystems with native plants, and shallow puddling spots

Host Plants (Caterpillars)

- Swamp Milkweed
- Spicebush
- Wild Indigo
- Black Cherry
- Coral Hairstreak

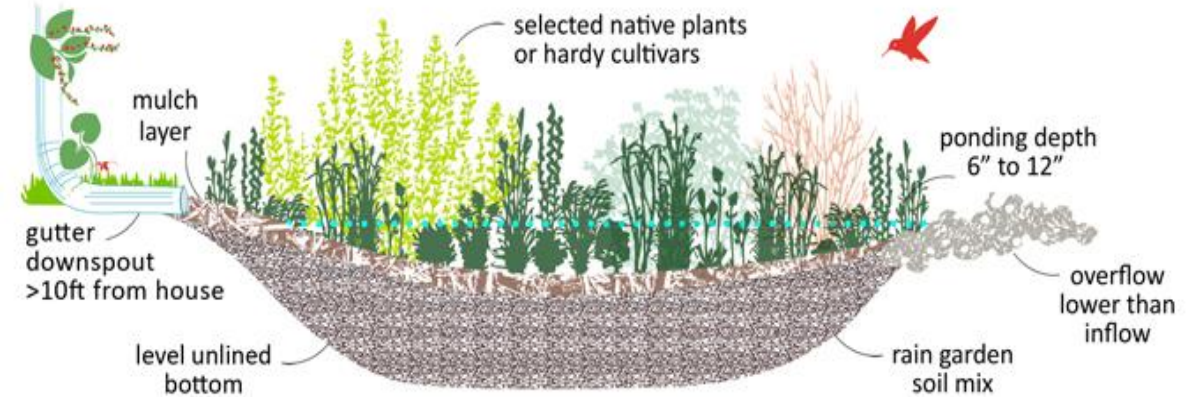
Nectar Plants (Adult Butterflies)

- Butterfly Weed
- New England Aster
- Wild Bergamot
- Purple Coneflower
- Joe-Pye Weed .



Rain Garden

Capture, filter, and absorb stormwater runoff



Sugar Mapeling

Tapping into sugar maple trees on the property to harvest their sweet sap



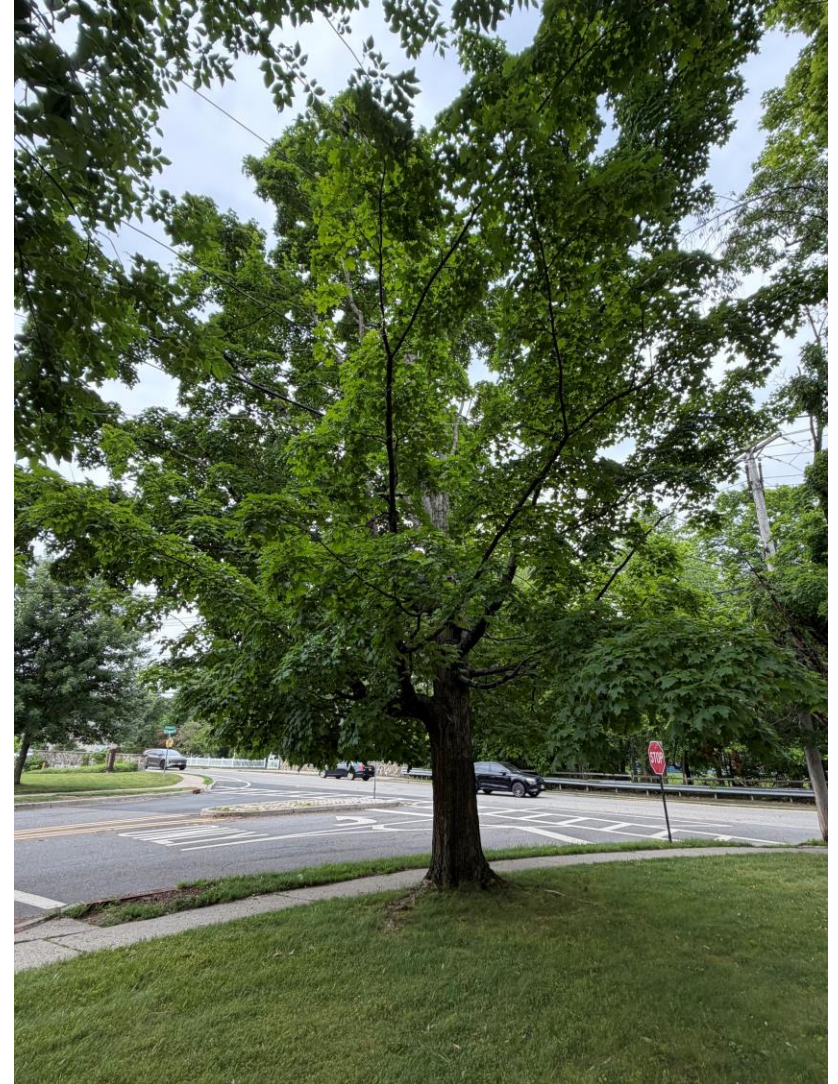


What it will NOT be used for



Immediate Plan for Property

- Demolish House (\$45K)
- Tree Inventory
 - 3 Red Maple
 - 2 Sugar Maple
 - 1 Silver Maple
 - 1 Norway Maple (invasive)
- Preliminary Plantings of indigenous trees
 - Sycamore
 - Birch
 - Dogwood
- Create committee & strategic plan
 - Community engagement



Assessments

274 West Allendale Ave

Realty Investments*	\$471,000
McNerney & Assoc*	\$445,000
James O'Donnell	\$545,000
* Green Acres Certified	
Agreed upon Purchase Price	\$510,000



Thank you!