



EXISTING 2024 LAND USE
BOROUGH OF MONTVALE
 BERGEN COUNTY, NEW JERSEY

Version 1 - January 21, 2025
 MPP0231A
 MODIV Tax Data from November 13, 2024

Legend

- | | | | |
|---------------------------|-------------------------|------------------------------------|---|
| Municipal Boundary | Land Use | Mixed-Use (Class 4A & 4C) | Public Property - Building/Facility (Class 15C) |
| Water Bodies | Vacant (Class 1) | Industrial (Class 4B) | Public Property - Vacant (Class 15C) |
| Category 1 (C1) Streams | Residential (Class 2) | Class I Railroad (Class 5A) | Church and Charitable Property (Class 15D) |
| Environmental Constraints | Residential Common Area | Public School Property (Class 15A) | Other Tax Exempt Property (Class 15F) |
| Utility Easement | Apartment (Class 4C) | Other School Property (Class 15B) | |
| | Commercial (Class 4A) | | |

0 700 1,400
 1 inch = 1,400 Feet



Engineering & Design

Borough of Montvale
 Vacant Land Analysis
 Version 1 - January 21, 2025



Trans ID: LCV2025229031
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 01/30/2025 10:18:43 AM
 BER-L-000750-25

Block	Lot	Owner	Address	Zone District	Property Class	Total Acres	Constrained Acres	Remaining Acres	Buildable Acres	Constraint Description	Status	Included in Prior Round	Included in 3rd Round RDP	Included in 4th Round RDP	Potential Units	RDP
101	2	Borough of Montvale	Valley View Terrace	R-40	15C	0.034	0.034	0.000		C1 Buffer, Wetlands, Steep Slopes	Environmentally Constrained	No	No	No		
302	5.16	Rockland Built Homeowners Assoc.	Serrell Drive Rear	AH9	1	1.421	1.235	0.186	0.186	Wetlands, Steep Slopes	Potential Infill Development	No	No	No		
401	5	Unknown		R-40	1	0.074	0.000	0.074		No Public Street Frontage	No	No	No	No		
504	5	Borough of Montvale	Wildwood Court	R-40	15C	4.232	4.232	0.000		Stream, C1 Buffer, Wetlands, Steep Slopes	Environmentally Constrained	No	No	No		
603	13	Unknown		R-15	1	0.195	0.195	0.000		Stream, Water, C1 Buffer, Wetlands, SFHA, Steep Slopes	Environmentally Constrained	No	No	No		
603	21	Borough of Montvale	Jan Court	R-15	15C	0.082	0.082	0.000		Stream, Water, C1 Buffer, SFHA, Steep Slopes	Environmentally Constrained	No	No	No		
603	28	Borough of Montvale	Jan Court	R-15	15C	0.208	0.147	0.061		Wetlands, Steep Slopes	Environmentally Constrained	No	No	No		
603	34	Metropolitan Home Devlpnt @ Werimus	55 Magnolia Avenue	R-15	1	3.633	2.299	1.333	1.333	Stream, Water, C1 Buffer, Wetlands, SFHA, Steep Slopes	Potential Development	No	No	Yes	10	2
603	35	DDP Montvale, LLC	59 Magnolia Ave	R-15	1	1.204	0.564	0.640	0.640	Stream, Water, C1 Buffer, Wetlands, SFHA, Steep Slopes	Potential Development	No	No	Yes	5	1
603	36	Metropolitan Home Dev @ Werimus, LLC	61 Magnolia Ave	R-15	1	0.863	0.528	0.336		Water, C1 Buffer, SFHA, Steep Slopes	No Public Street Frontage	No	No	No		
606	3	Borough of Montvale	Sunnyside Drive	R-15	15C	0.032	0.000	0.032		Utility Easement	Undersized. Additionally, this site is traversed by a 100' wide utility easement, which contains overhead electric lines and underground gas lines.	No	No	No		
606	28	Borough of Montvale	Shadow Lane	R-15	15C	0.262	0.000	0.262		Utility Easement	This site is traversed by a 100' wide utility easement, which contains overhead electric lines and underground gas lines.	No	No	No		
705	1	Marini, Anne E.	Erie Avenue	R-10	1	0.410	0.332	0.078		Steep Slopes	Environmentally Constrained	No	No	No		
705	3	Borough of Montvale	Erie Avenue	R-10	15C	0.146	0.087	0.059		Wetlands, Steep Slopes	Environmentally Constrained	No	No	No		
705	9	RML Realty, LLC	14 Bryan Dr	R-10	1	0.517	0.504	0.013		C1 Buffer, Wetlands, Steep Slopes	Environmentally Constrained	No	No	No		
705	10	Rex Energy 1, LLC, Suite 300	Bryan Dr 334R	R-10	1	0.451	0.446	0.005		C1 Buffer, Steep Slopes, Utility Easement	Environmentally Constrained. Additionally, this site is traversed by a 100' wide utility easement, which contains overhead electric lines and underground gas lines.	No	No	No		
707	5	McCarvill, Timothy & Elise	Bryan Dr	R-10	1	0.356	0.000	0.356		Utility Easement	This site is traversed by a 100' wide utility easement, which contains overhead electric lines and underground gas lines.	No	No	No		
707	6	Lyskawinski, Michal & Jagoda	Bryan Drive Rear	R-10	1	0.442	0.000	0.442		No Public Street Frontage	No	No	No	No		
707	12	Balzano, Elaina	Phyllis Dr	R-10	1	0.263	0.000	0.263		Utility Easement	This site is traversed by a 100' wide utility easement, which contains overhead electric lines and underground gas lines.	No	No	No		
709	10.01	Worgul, Julie	25 Walnut St	R-15	1	0.050	0.050	0.000		C1 Buffer	Environmentally Constrained	No	No	No		
710	2	Baldanza Constr Co.	Erie Avenue	R-10	15C	0.027	0.027	0.000		Steep Slopes	Environmentally Constrained	No	No	No		
710	2.01	Borough of Montvale	Bryan Drive	R-10	15C	0.042	0.040	0.001		Steep Slopes	Environmentally Constrained	No	No	No		
710	9	Tennessee Gas Pipeline Co.	Main St	R-10	1	0.887	0.058	0.829		Steep Slopes, Utility Easement	This site is traversed by a 100' wide utility easement, which contains overhead electric lines and underground gas lines.	No	No	No		
712	1	Dema, Edip & Ejup	55 Montvale Ave	R-10	1	0.256	0.240	0.016		Steep Slopes	Environmentally Constrained	No	No	No		
712	10	Dema, Edip & Ejup	Montvale Ave	R-10	1	0.229	0.229	0.000		Steep Slopes	Environmentally Constrained	No	No	No		
712	11	MacDonald, D & Hawthorne G	65 Montvale Ave	R-10	1	0.242	0.242	0.000		Steep Slopes	Environmentally Constrained	No	No	No		
713	1	Genovese-Boege, Annette, Etal	5 Pennsylvania Ave	R-10	1	0.277	0.191	0.087		Steep Slopes	Environmentally Constrained	No	No	No		
713	2	Borough of Montvale	Montvale Ave	R-10	15C	0.727	0.711	0.021		Steep Slopes	Environmentally Constrained	No	No	No		
713	12	Borough of Montvale	9 Pennsylvania Ave	R-10	15C	0.256	0.250			Steep Slopes	Environmentally Constrained	No	No	No		
801	3	Borough of Montvale	Montvale Avenue	R-10	15C	0.176	0.007	0.169		Wetlands, Steep Slopes, Utility Easement	No Public Street Frontage	No	No	No		
802	3	Borough of Montvale	Ladik Place	R-10	15C	1.821	1.821	0.000		C1 Buffer, Wetlands, Steep Slopes	Environmentally Constrained	No	No	No		
802	14	Lane, Edmund & Mc Guinness, Patrick	Middletown Rd	R-10	1	1.380	1.335	0.045		Stream, C1 Buffer, Wetlands, SFHA, Steep Slopes	Environmentally Constrained	No	No	No		
802	15	Lane, Edmund & Mc Guinness, Patrick	Middletown Rd	R-10	1	0.338	0.338									
802	16	Birch Construction I Corp	Middletown Rd	R-10	1	1.005	1.005	0.000		Stream, C1 Buffer, Wetlands, SFHA, Steep Slopes	Environmentally Constrained	No	No	No		
802	17	Garvey, Timothy	Middletown Rd	R-10	1	0.951	0.951	0.000		Stream, C1 Buffer, Wetlands, SFHA, Steep Slopes	Environmentally Constrained	No	No	No		
802	19	Martin Country Estates	Middletown Rd	R-10	1	0.324	0.324	0.000		Stream, C1 Buffer, Wetlands, SFHA, Steep Slopes	Environmentally Constrained	No	No	No		
802	21	Van Horn Builders, Inc	13 Windsor Rd	R-10	1	0.779	0.779	0.000		Stream, C1 Buffer, SFHA, Steep Slopes	Environmentally Constrained	No	No	No		
804	2	GNT Enterprises, LLC	35 Main Street	R-10	1	0.054	0.000	0.054			Undersized	No	No	No		
804	4	Hecker, Gro E. & Linda	Erie Ave	R-10	1	0.231	0.000	0.231	0.231		Potential Infill Development	No	No	No		
804	12	Piat, Melissa (Etals) C/O D. Piat	Erie Ave	R-10	1	0.259	0.000	0.259		Utility Easement	This site is traversed by a 100' wide utility easement, which contains overhead electric lines and underground gas lines.	No	No	No		
804	17	Borough of Montvale	Montvale Avenue	R-10	15C	0.347	0.006	0.341		Steep Slopes, Utility Easement	This site is traversed by a 100' wide utility easement, which contains overhead electric lines and underground gas lines.	No	No	No		
805	12	Borough of Montvale	Montvale Avenue	R-10	15C	0.286	0.001	0.285		Steep Slopes, Utility Easement	This site is traversed by a 100' wide utility easement, which contains overhead electric lines and underground gas lines.	No	No	No		
805	21	Borough of Montvale	Pennsylvania Avenue	R-10	15C	0.680	0.333	0.347		Wetlands, Steep Slopes, Utility Easement	This site is traversed by a 100' wide utility easement, which contains overhead electric lines and underground gas lines.	No	No	No		
810	7	Borough of Montvale	Windsor Rd	R-10	15C	1.049	1.049	0.000		Stream, C1 Buffer, Wetlands, SFHA, Steep Slopes, Utility Easement	Environmentally Constrained. Additionally, Sheet 8 of the Borough's Tax Maps note this property is subject to an easement for brook maintenance.	No	No	No		
1002	7	Veolia Water New Jersey Inc.	127 Summit Ave	AH6	1	27.809	19.840	7.969		Stream, C1 Buffer, SFHA, Steep Slopes	This property has a deed restriction limiting the use to water utility and related purposes.	No	No	No		

Borough of Montvale
Vacant Land Analysis
Version 1 - January 21, 2025



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1102	2.03	Rockland Electric Company	Rear 110 Summit Avenue	OR-3	1	2.929	0.195	2.734		Wetlands, Steep Slopes, Utility Easement	This property is developed with an electric substation and has no public street frontage. Additionally, the north end of the property is traversed by a 100' wide utility easement, which contains overhead electric lines and underground gas lines.	No	No	No		
1102	2.04	Borough of Montvale	Rear 110 Summit Avenue	OR-3	15C	0.955	0.946	0.009		C1 Buffer, Wetlands, Steep Slopes	No Public Street Frontage	No	No	No		
1102	2.05	Borough of Montvale	Rear 110 Summit Avenue	OR-3	15C	1.467	0.372	1.095		Wetlands	No Public Street Frontage	No	No	No		
1103	4	Tenneco Inc. Tenn. Gas Pipeline Div	Spring Valley Road	R-40	1	1.216	0.056	1.160		Steep Slopes, Utility Easement	This site is traversed by a 100' wide utility easement, which contains overhead electric lines and underground gas lines.	No	No	No		
1103	5	Merged with Block 403, Lot 1		RI-25B	1	4.933	0.847	5.017		Steep Slopes, Utility Easement	Approved residential development, homes under construction. (Note that these lots were merged and subsequently	No	No	No		
403	1	Merged with Block 1103, Lot 5		R-40	1	1.081	0.150									
1201	6	Borough of Montvale	Hilton Place	R-40	15C	0.053	0.018	0.034		Steep Slopes	Environmentally Constrained	No	No	No		
1402	4	Borough of Montvale	Shadow Lane	R-15	15C	0.082	0.000	0.082			Undersized	No	No	No		
1502	5	Creagh, Kevin & June	77 N Kinderkamack	R-15	1	0.052	0.011	0.041		Steep Slopes	Environmentally Constrained	No	No	No		
1504	6	Tiwari, Rahul Kumar Etal	57 N Kinderkamack	R-15	1	1.103	0.092	1.011		Wetlands, Steep Slopes	A Building Permit has been issued for this site and construction has commenced.	Yes	No	No		
1504	22	Janovic, Raymond & Patricia	38 Montvale	R-15	1	1.602	1.602	0.000		C1 Buffer, SFHA, Steep Slopes	Environmentally Constrained	No	No	No		
1505	1	Borough of Montvale	6 Pennsylvania Ave	R-10	15C	0.890	0.498	0.392	0.392	Wetlands, Steep Slopes	Potential Infill Development	No	No	No		
1601	7	Borough of Montvale	26 N Kinderkamack	R-15	15C	0.343	0.070	0.273	0.273	Steep Slopes	Potential Infill Development	No	No	No		
1602	2	Glaser, Robert & Janet	7 Glen Lane	R-15	1	0.656	0.656	0.000		Stream, C1 Buffer, SFHA, Steep Slopes	Environmentally Constrained	No	No	No		
1603	2	Theresa Angelo Testamentary Trust	15 N Kinderkamack	R-15	1	0.142	0.009	0.133	0.133	Steep Slopes	Potential Infill Development	No	No	No		
1606	6.01	Borough of Montvale	7 E Grand Avenue	R-10	15C	0.511	0.030	0.481	0.481	Steep Slopes	Potential Infill Development	No	No	No		
1607	10	Borough of Montvale	Forest Ave&Waverly	R-10	15C	0.095	0.003	0.091		Steep Slopes	Environmentally Constrained	No	No	No		
1608	10	Wieland, Timothy & Mary Jo	Westmoreland Ave	R-10	1	0.164	0.066	0.098		Steep Slopes	Environmentally Constrained	No	No	No		
1609	9	Borough of Montvale	Westmoreland Ave	R-10	15C	0.162	0.151	0.061		Steep Slopes	Environmentally Constrained	No	No	No		
1609	21	Unknown		R-10	1	0.079	0.028									
1701	21	Borough of Montvale	Rutherford Place	R-10	15C	0.036	0.002	0.034		Wetlands, Steep Slopes	Environmentally Constrained	No	No	No		
1706	8	Borough of Montvale	Grand Avenue East	R-10	15C	0.966	0.402	0.564		Stream, C1 Buffer, Wetlands, SFHA, Steep Slopes, Utility Easement	Sheet 17 of the Borough's Tax Maps indicates this site is a drainage easement.	No	No	No		
1706	19	Borough of Montvale	Moulton Drive	R-10	15C	0.966	0.966	0.000		Stream, C1 Buffer, SFHA, Steep Slopes, Utility Easement	Environmentally Constrained	No	No	No		
1708	4	Rockland Electric Co Tax Dept Bh19	Middletown Rd	R-10	1	0.908	0.551	0.357		C1 Buffer, Utility Easement	This site is traversed by a 100' wide utility easement, which contains overhead electric lines and underground gas lines.	No	No	No		
1708	5	Leone, Frank & Louise	6 Maze Rd	R-10	1	0.053	0.000	0.053			Undersized	No	No	No		
1709	6	Borough of Montvale	Middletown Road	R-10	15C	0.806	0.806	0.000		Stream, C1 Buffer, SFHA, Steep Slopes	Environmentally Constrained	No	No	No		
1902	1	Jallad, Alla Al&Ayman	289 West Grand Avenue	OR-3	1	0.304	0.130	0.174	0.174	Wetlands, Steep Slopes	Potential Infill Development	No	No	No		
1903	7.02	Village Springs & Montvale Condo Assoc.	Paragon Drive	AH-6A	1	5.140	5.140	0.000		Stream, Water, C1 Buffer, SFHA, Steep Slopes	Environmentally Constrained	No	Yes	No		
2202	11	Kim, Joseph & Kim	25 Akers Ave	R-40	1	0.387	0.011	0.375		Steep Slopes	Building(s) Under Construction	No	No	No		
2305	14	Borough of Montvale	37 W Grand Ave	R-15	15C	1.160	0.574	0.586	0.586	C1 Buffer, Wetlands, SFHA	Potential Infill Development	No	No	No		
2401	1	C/O Heartland Bk Multi-Family	36 W Grand Ave	R-15	1	2.096	2.096	0.000		Stream, Water, C1 Buffer, SFHA, Steep Slopes	Environmentally Constrained	No	No	No		
2405	26	NJ Energy Realty, LLC	3 Wayne St	B-1/MI-3	1	0.098	0.000	0.098			Undersized	No	No	No		
2411	7.01	Mathews, Sam & Subi	19 Hillside Terrace	R-10	1	0.272	0.095	0.177	0.177	Steep Slopes	Potential Infill Development	No	No	No		
2411	7.02	Borough of Montvale	Hillside Avenue	R-10	15C	0.038	0.016	0.023		Steep Slopes	Environmentally Constrained	No	No	No		
2506	1	Borough of Montvale	Wilson & Prospect	R-10	15C	0.025	0.000	0.025			Undersized	No	No	No		
3201	7	Murray Hill Properties, LLC Aaf	5 Grand Ave	OR-4	1	0.303	0.303	0.000		Stream, C1 Buffer, SFHA, Steep Slopes	Environmentally Constrained	No	No	No		
3301	1	Brighton Norse Rlty, LLC	Chestnut Ridge Rear	OR-2	1	0.031	0.022	0.009		Wetlands, Steep Slopes	Environmentally Constrained	No	No	No		
3303	1	Prm Hospitality, LLC	Van Riper Road	OR-4	1	3.213	3.213	0.000		Stream, C1 Buffer, SFHA, Steep Slopes	Environmentally Constrained	No	No	No		
Total						90.622	60.640	29.982	4.605						15	3

Notes:
 All properties included in the table are located in the Metropolitan Planning Area (PA1)
 SFHA - FEMA Special Flood Hazard Area
 C1 Buffer - 300-foot buffer from C1 Stream
 Wetlands - Includes properties encumbered by a 50 and/or 150-foot buffer
 Steep Slopes - Areas with slopes greater than 15%
 Undersized - 0 to 0.125 acres
 Potential Infill Development - 0.125 to 0.625 acres
 Potential Development - 0.625 or more buildable acres