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Aerial Photo by Ed Hill

BIRD'S-EYE VIEW — Looking north along Route 17, college would be built in wooded area to the west.

A Town's Way Of Life Is Threatened

By ROGER BEIRNE
Staff Writer

For Saddle River, a borough of 2,500 residents who have expressed pride in what they call their countrified style of life, the future was to be secured by residential zoning in large two-acre-home sites.

The possibility of adding the State College of North Jersey's campus threatens one corner of that plan in many ways—loss of tax ratables, more police and fire services,

and the general business of more people to accommodate.

"It comes as a surprise," Mayor George Vargish said today about the campus possibility. "I have to think about how I feel about this. We are residentially minded, deeply so. What a campus would involve is something we have not been thinking about lately."

The borough's tax rate at \$1.55 is the third lowest in the county, a figure that is

kept low with comparatively few commercial ratables—mostly from about 20 retail businesses.

Vacant land sells for \$10,000 an acre and up. Zoning requires two-acre sites for homes.

Plans offered for developing the 265 acres at the southwest corner of Allendale Avenue and Route 17, now proposed for the campus, include a marginal road to run parallel to Route 17. "This would raise

the value to close to \$40,000 an acre for home sites where there would be access to the road," a realty agent estimated.

Under construction and scheduled for completion by next fall is an underpass at the juncture of Route 17 and Allendale Avenue. The borough's zoning for two-acre tracts was considered a shield against the small-scale development that might have followed. Population projection

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College

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for the borough does not exceed 5,000.

In 1963 Seton Hall University, which owns land to the east and at the northeast section of Allendale Road-Route 17, proposed building a campus on the eastern site of Route 17. Residents and officials for the most part resisted the proposal and pointed to an amendment of a zoning ordinance prohibiting institutions of higher learning in the borough. The amendment had been adopted when Seton Hall bought the land in 1960.