



**PERIODIC REEXAMINATION REPORT  
OF THE MASTER PLAN  
BOROUGH OF ALLENDALE, NEW JERSEY**

**Adopted  
February 17, 2011**



# BURGIS ASSOCIATES, INC.

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### PERIODIC REEXAMINATION REPORT OF THE MASTER PLAN BOROUGH OF ALLENDALE BERGEN COUNTY, NEW JERSEY

#### PREPARED FOR:

**BOROUGH OF ALLENDALE PLANNING BOARD**

**BA# 2207.03**

The original document was appropriately signed and sealed on February 23, 2011 in accordance with Chapter 41 of the State Board of Professional Planners.

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## TABLE OF CONTENTS

<b><u>SECTION 1</u></b>	<b>PAGE</b>
1.0 Introduction.....	5
2.0 Major Problems and Objectives Relating to Land Development in the Municipality at the time of the Adoption of the Last Reexamination Report .....	8
3.0 Extent to Which Problems and Objectives Have Been Reduced or Have Increased Subsequent to the Last Reexamination.....	14
4.0 Extent to Which There Have Been Significant Changes in the Assumptions, Policies and Objectives Forming the Basis for the Master Plan or Developmental Regulations as Last Revised, With Particular Regard to Specific Planning Issues and Government Policy .....	19
5.0 Specific Changes Recommended for the Master Plan or Development Regulations, if any, Including Underlying Objectives, Policies and Standards, or Whether a New Plan or Regulations Should be Prepared .....	33
5.1 Goal and Policies .....	33
5.2 Proposed Amendments to Development Regulations .....	35
6.0 Relationship to Master Plans of Adjacent Municipalities .....	40
7.0 Recommendations Concerning the Incorporation of Redevelopment Plans.....	42
8.0 Existing Land Use Plan Analysis .....	44
9.0 Land Use Plan Analysis .....	45
 <b><u>APPENDIX</u></b>	
<b>Appendix A:</b> .....	51

## **1.0 Introduction**

### **1.1 Overview**

The Borough of Allendale Reexamination of the Master Plan is a periodic comprehensive planning re-evaluation by the borough since the adoption of the first master plan. The borough has adopted a number of master plan reports and documents since then, the most recent being a comprehensive 2005 master plan providing updates and revisions to the land use plan element. All of these master plan documents were designed to guide the future development of the community.

In continuation of this effort, on behalf of the borough this reexamination report has been compiled to review the planning policies and land use goals and objectives so that they remain current and up-to-date. This document does not radically depart from the policies set forth in the previous master plan, although it continues to provide a more detailed and definitive set of goals and policy statements regarding the borough's future growth and development than previous studies. Modifications to the borough land use plan and zoning ordinance are also offered where conditions warrant it. This document also provides a number of demographic statistics and related background information on the community as an evaluation of the emerging development and fiscal issues that are evolving within the community.

This reexamination of the 2005 master plan is designed to update that document and ensure that the borough's planning efforts remain current and consistent with the applicable statutory criteria. The report is structured in a manner consistent with the MLUL provisions. The first section of this report enumerates the various problems faced by the borough at the time of the preparation of the 2005 plan, and enumerates the various objectives which were set forth in that document. The second section identifies the manner in which these problems and objectives have been addressed. The following section identifies significant changes in state and local governmental policies which influence the borough's land use policies, and the extent of change which has taken place in the community. The last section identifies recommendations pertaining to the various planning and zoning issues which are identified herein.

As noted in previous studies, this report recognizes that the municipality is a fully developed community. The character of this development pattern necessitates a planning response which should focus on reaffirming the community's established character and identifying those areas warranting refinement to ensure the community's planning properly identifies and addresses its needs.

### **1.2 Legal Requirements for the Master Plan**

The Municipal Land Use Law establishes the legal requirement and criteria for the preparation of a master plan and reexamination report. The planning board is responsible for the preparation of these documents, which may be adopted or amended by the board only after a public hearing. The board is required to prepare a review of the master plan at least once every six years.

The MLUL identifies the required contents of a master plan and the master plan reexamination reports. The statute requires that the master plan include the following:

- A statement of goals, objectives and policies upon which the proposals for the physical,

economic and social development of the municipality are based.

- A land use element that takes into account physical features, identify the existing and proposed location, extent and intensity of development for residential and non-residential purposes, and states the relationship of the plan to any proposed zone plan and zoning ordinance.
- The preparation of a housing plan and recycling plan by the municipality.

In addition, the MLUL identifies a number of other plan elements that may be incorporated into a comprehensive master plan document, such as circulation, recreation, community facilities, and historic plan elements, but these are not obligatory elements.

The master plan gives the community the legal basis to control development in the municipality. This is accomplished through the adoption of development ordinances that are designed to implement the plan's recommendations.

### **1.3 Legal Requirements for Master Plan Reexamination Report**

The following section details the statutory master plan periodic reexamination report provisions, as prescribed in Section 40:55D-89 of the MLUL. This section of the statute mandates that the report must identify, at a minimum, the following:

1. The major problems and objectives relating to land development in the municipality at the time of the adoption of the 2005 reexamination report;
2. The extent to which such problems and objectives have been reduced or have increased subsequent to such date;
3. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land use, housing conditions, circulation, conservation of natural features, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County and municipal policies and objectives;
4. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulation should be prepared;
5. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

#### **1.4 Previous Master Plan Efforts Undertaken By the Borough**

The borough adopted its most recent comprehensive master plan in 2005. The 2005 master plan goals provide the basis for the land use plan recommendations, which are intended to guide the borough's future development.

Since this time the borough has recently adopted two new elements of the master plan, the Open Space and Recreation Plan and the Sustainability Element in October of 2010.

The Open Space and Recreation Plan identifies the existing open space and recreation sites in the borough, analyzes the need for additional open space and recommends locations in the borough for such improvements. In addition the plan lists several goals and policies for open space and recreation areas to compliment the master plan goals and suggests next steps for open space preservation and improvements in the borough.

The borough also adopted a sustainability element as part of its master plan, prepared in accordance with the MLUL (Municipal Land Use Law) requirements. The intent of this element is to establish guidelines for public improvements and future private projects to achieve greater environmental sustainability. This element is also prepared for the borough to be able to participate in the New Jersey State's Sustainable Jersey program.

## **2.0 THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE MUNICIPALITY AT THE TIME OF THE ADOPTION OF THE LAST MASTER PLAN**

The MLUL initially requires a reexamination report to identify the major land use problems and planning objectives that were enumerated in the most recently adopted master plan or reexamination report.

### **2.1 Summary of Major Planning Issues Identified in the 2005 master plan.**

In order to fully understand the evolution of the issues and problems that affected the community the following is a summary of the goals and objectives from the 2005 Master Plan:

#### **a.) To preserve and enhance the suburban character of the existing one and two family residential neighborhoods through:**

- 1) establishing zone districts and use, lot, bulk and intensity of use regulations based on existing neighborhood development patterns and good design practices;
- 2) establishing regulations that limit accessory uses and structures for residential development to those of a nature scale and location that is consistent with the principal use on the property and that do not unduly impact the neighborhood;
- 3) establishing regulations that limit the nature, scale and location of non-residential uses and home occupations in the residential zone districts in order to ensure that such uses will not result in undue impacts to the neighborhood;
- 4) establishing transitional use zone districts between more intensive zones and residential zones;
- 5) establishing buffer requirements between more intensive uses and one and two-family uses and zones; and
- 6) maintaining the residential street width in order to discourage through traffic in residential neighborhoods.

#### **b.) To promote a range in housing types and densities and to comply with the provisions of the Fair Housing Act through:**

- 1) Establishing various residential zone districts that permit a variety of housing types and densities;
- 2) Establishing various zone districts that require the provision of affordable housing units on-site and /or payment used to fund affordable housing activities in other locations;
- 3) Establishing various zone districts for age-restricted housing and by supporting and promoting the establishment of age restricted housing developments designed to address the unique needs of senior citizens;



- 4) Establishing regulations insuring that affordable units are developed in accordance with the rules of the New Jersey Council on Affordable Housing (COAH);
- 5) Participating in and supporting the rehabilitation of substandard housing units; and
- 6) Establishing a fee upon new development that is to be used to fund affordable housing activities.

**c.) To maintain and enhance the viability of the central business district by:**

- 1) Encouraging an appropriate mix of land uses that will compliment one another and will meet the retail service needs of the borough;
- 2) Promoting a desirable visual environment and preserving the small-town atmosphere in the business districts through appropriate use, bulk intensity of use and design standards, and through streetscape improvements;
- 3) Providing or requiring the provision of sufficient numbers of parking and loading spaces in the appropriate locations to serve the needs of the general public as well as the needs of patrons and employees; and
- 4) Promoting a desirable pedestrian environment in the downtown business district.

**d.) To provide for office, industrial and related land uses in the borough by:**

- 1) establishing zone districts in appropriate locations that permit such uses; and
- 2) creating reasonable use, lot, bulk, intensity of use and performance standards that recognize the characteristics of such uses.

**e.) To minimize the environmental impact resulting from development, particularly in areas of wetlands and flood hazard areas by recognizing in the plan and in the zoning regulations the locations of such areas and the applicable State or Federal regulations pertaining to development in such areas.**

**f.) To provide adequate municipal open space for a variety of active and passive recreational uses by:**

- 1) maintaining the amount of open space available to the borough residents and when possible and appropriate, by increasing such open space; and
- 2) promoting improvements that encourage the use of and improve public access to open space areas.

**g.) To minimize traffic congestion through:**

- 1) intersection improvements;

- 2) promoting increased parking in the area of the N.J. Transit rail station;
- 3) discouraging new streets and developments that would exacerbate existing traffic congestion.

**h.) To promote a balanced tax base in the Borough by:**

- 1) establishing zone districts that permit an appropriate mix of residential and non-residential land uses;
- 2) promoting the efficient use and development of land;
- 3) designing transportation improvements and routes that minimize public expenditures; and
- 4) preserving and enhancing open space and natural features in the Borough.

**i.) To minimize areas of conflict or incompatibility in land use or zoning between Allendale and adjacent municipalities by encouraging the buffer/ separation of incompatible uses and/or zones.**

**j.) To promote the conservation of energy and the recycling of recyclable materials through:**

- 1) appropriate regulations that require recycling of recyclable materials; and
- 2) appropriate regulations to encourage energy efficient design, minimize automobile travel and encourage alternate modes of transportation.

## 2.2 Major Land Use Issues Currently Facing the Borough

It is appropriate for the Borough to not only review the major problems that were affecting the municipality at the time of the 2005 Reexamination Report, but to consider current planning issues facing the community today. There are several significant planning concerns that require the Borough's attention as outlined below:

1. Central Business District: The central business district (CBD) of Allendale represents a significant community asset requiring periodic review to ensure that the district continues to serve the community's needs and improve its business market share. The CBD encompassing the C-1 and C-2 districts, faces continued competition due to the current economic recession from nearby business districts, retailers and the internet. This economic challenge, if not affirmatively addressed, can diminish the desirability of the commercial area fostering stagnation and less reinvestment. The loss of economic value can subsequently transfer a greater tax burden to residential property owners, undermining a primary objective of the Master Plan to strive to advance the non-residential tax base.
2. Preservation of Historic Structures: The economic climate and housing improvement trends over previous years has resulted in the value of land outpacing the value of buildings on residential properties. This has led to a desire of some property owners to haphazardly expand or demolish older historically valued residential buildings within the borough. While home improvement can represent a positive progress in the community by the upgrading of the housing stock, this activity needs to be undertaken simultaneously with an effort towards preservation of the borough's historic properties and places.

Haphazard improvement can represent not only the degradation of the visual amenities of the community but also the loss of the many of the boroughs historically valued buildings or areas. A considerable effort has been undertaken by the borough to identify, analyze and update the Bergen County Office of Cultural and Historic Affairs Historic Sites Survey. This updated list should be utilized as the framework for the formulation of a historic element to the Master Plan. This will serve to identify the properties of historic significance in the community, to assist in their preservation and to reduce impacts by future development on their historic significance to the community and the region. A recent example is the Historic John Fell House which was purchased by the non-profit Concerned Citizens of Allendale for preservation in the community.

3. Demographic Changes: Section 4 of this report reviews demographic changes in the borough and the land use implications are summarized below. Although, it is noted that due to the date of this report concurrent with gathering of the 2010 census the demographic data used in this analysis will be somewhat outdated and will require an update as this information becomes available:
  - a. Reduction in Population. It is noted that the Department of Labor estimates a decline in the overall population in the borough in succeeding years. This is primarily due to the aging of family households of the population and children aging and leaving the borough. Although this trend will be reduced by the current construction of new developments such as the Whitney and other developments to be constructed in accordance with the housing plan.

- b. **Reduction in Young Adult Population.** The historic trend identified in the 2000 Census noted that the age cohort of 15 to 34 year old population declined in the borough. It is anticipated that this trend continued into the succeeding decade supporting the aging trend of the population as noted above.
  - c. **Means of Transportation.** The means of transportation revealed that 70 percent of the population of Allendale commuted by automobile. While this is a typical feature of the suburban character the community, the borough will benefit from improving access to mass transit opportunities. Improvements to railway connections to the metropolitan area and New York City by the benefits of the Secaucus Transfer Station are anticipated to improve ridership and encourage greater use of rail services.
4. **Development Regulation Review:** It is recommended the Borough to re-evaluate key development regulations to assess if they represent contemporary standards and if they are consistent with state regulations. Criteria such as permitted uses in non-residential zones and parking standards represent examples of standards that require re-evaluation to see if these standards are up to date.
5. **State Plan Cross Acceptance:** The borough will be required, in the near future, to participate in the Cross-Acceptance process of the state plan to determine the consistency of the Master Plan and zoning ordinance with the State Plan. This effort will be undertaken over the next year or two through the Bergen County Department of Planning. With the borough entirely in a Planning Area 1 designation, it seems unlikely significant changes will be required.
6. **Alternative Modes of Access:** In consideration of the increasing cost of gasoline and diesel fuel and efforts to promote sustainability in land use, consideration should be made to accommodate and encouraging alternative modes of transportation. Accommodations for bicycles and pedestrian are particularly well suited to Allendale. The borough's neighborhoods are interconnected by a network of streets while the mass transit opportunities are conducive to bicycle and pedestrian connections. In addition, improvements to pedestrian access should be implemented to borough features such as municipal facilities, open space and recreation amenities and the central business district of the C-1 and C-2 zones.

A comprehensive study of bicycle and pedestrian routes should be undertaken to establish a network of roadways and pathways to form linkages between neighborhoods and points of mass transit and points of employment. The routes, when established, are recommended to be integrated into a circulation element of the master plan thereby creating a guideline document for phased improvements to achieve this objective. The following is a preliminary list of key locations of the borough which if linked provide a network of bikeways and pedestrian routes:

- a) Central Business District
- b) Train station
- c) Bus stops

- d) Municipal building and services
  - e) Municipal recreations areas and open spaces
  - f) Arterial Roadways (Franklin Turnpike, East and West Crescent Avenue, East Allendale Avenue, ect.)
7. Two Family Homes: The borough should consider implementing a policy that single-family zones should be safeguarded from the conversion or expansion of 2 family homes within predominantly single family zones. The land use plan has established appropriate areas for multifamily family homes in the community in close proximity to goods, services and the availability of mass transit. The future expansion of two-family homes in the single family districts is deemed inconsistent with the established zone plan.
8. Preservation of Critical Open Space Parcels. As noted in the Open Space Element of the Master Plan, the borough seeks to preserve a number of open space parcels. These parcels represent critical open space areas due to their environmental features such as habitat and their ability to absorb and convey storm water to attenuate stream flooding conditions. Critical features such as these represent an important public feature forming a strong basis for their preservation.
9. Sustainability. The borough desires to implement programs and policies that foster sustainability in municipal facilities and on private properties. The borough has recently adopted a Sustainability Element that identifies a vision statement and goals and policies for the Borough. This element identifies improvement objectives for issues such as energy consumption, conservation, efficiency of operation, and use of sustainable alternatives such as encouraging sustainable and efficient buildings through zoning incentives.

### **3.0 EXTENT TO WHICH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO THE LAST MASTER PLAN**

This section examines the extent to which the aforementioned problems and objectives listed in the 2005 Re-examination are addressed by the borough since the last re-examination. The review notes that many of the problems, as well as the objectives, have been partially addressed, while others continue to be relatively static.

#### **3.1 Major Planning Issues and Goals:**

##### **a. To preserve and enhance the suburban character of the existing one and two family residential neighborhoods.**

The 2005 Master Plan set forth various goals and objectives to preserve and enhance the suburban character of the existing one and two family residential neighborhoods. Of these goals and objectives the following items are noted for review:

##### **1) Maximum Size of Homes and Accessory Structures in Residential Districts:** In order to preserve the existing character of the residential neighborhoods and to provide for a range of housing choices, the maximum size of homes and accessory structures were recommended to be regulated to be consistent with other homes in a neighborhood or zone. The following is offered:

##### **a.)** A summary table of recommended lot, bulk and coverage standards is provided in the appendix of this document as a guideline. The recommendations noted in the appendix including changes offered in bold for further review. The following is offered regarding these recommendations:

- i. Note “a” of the 2005 Master Plan suggested that the minimum lot width for residential properties be revised to provide a smaller lot width dimension for a lot on a curved street. We offer that the current criteria for lot width measurement is taken at the front setback line for the zone therefore the reduced width at the street line would already be provided since it will be less than the width at the setback line on a curved street. It is therefore not continued as a recommendation in this report since it is not deemed necessary.
- ii. Note “b” recommends variations permitted to the front yard setback requirement based upon the established setback of the neighborhood. This suggestion is not recommended to be continued since it was determined that the existing setback requirement is the most appropriate for the zone at this time.

##### **b.)** The 2005 master plan noted that a more detailed analysis of the range of actual home sizes be conducted to confirm that the current floor area ratio (FAR) and maximum lot impervious coverage standards remain valid and to see if modifications are necessary. This planning review is recommended for completion.

The size of accessory uses and structures was noted to be re-evaluated to ascertain if additional regulations are needed to ensure these structures remain in scale with the property and do not create nuisances for area residents and the general public. Typically setbacks, lot coverage calculations and height limitations of an accessory structure are controls to offset the impacts of an accessory structure on a neighborhood. It is noted that the current regulations do not provide sufficient buffer requirements when an accessory structure is constructed to the limits of the current provisions. This requires further study to arrive at appropriate regulatory requirements

- 2) **Agricultural Uses in Residential Zones:** The permitted agricultural uses was deemed outdated in the prior master plan review in consideration of the lack of agricultural uses in residential zones. This recommendation has been reviewed by the governing body although further study to refine the requirements for this land use is required.
- 3) **Home Occupations:** Home occupation businesses were recommended to be limited to home office and similar uses that involve only the residents of the dwelling, plus one non-resident employee when appropriate, and only generate traffic of a type and volume typical of a residential zone. This issue is repeated as a recommendation of this master plan review.
- 4) **Residential Border Units:** The 2005 Master Plan recommended that residential borders be prohibited in single and two family zone districts to avoid the over intensification of residential properties. Residential borders remain permitted in the current regulations and the legality of restricting borders should be reviewed in consideration that the M.L.U.L. section 40:55D-68.4 permits certain senior citizens to rent/lease rooms in their homes. It is therefore a continued recommendation of this plan that residential borders, as a permitted use, be reviewed and amended in consideration of the MLUL regulations.
- 5) **Other Principal Permitted Uses in Residential Zones:** Various non-residential uses such as public uses, houses of worship and institutional uses were identified in the 2005 Master Plan as uses that are increasingly difficult to accommodate without significant impacts to the developed residential neighborhoods. It was recommended that such uses be permitted if they can meet certain conditions. The preparation of conditional use standards for these non-residential uses has not been enacted to date but is continued as a recommendation for future consideration.
- 6) **Pre-Existing Non-conforming Uses in Residential Zones:** It is noted that the goal for pre-existing non-conforming uses in a residential zone is to permit them to continue, with the eventual objective to eliminate these uses to bring the properties in conformance with the underlying zoning. Where elimination is unlikely, the prior master plan noted that they may be warranted to be permitted as conditional uses. The borough has not chosen to date to permit certain pre-existing uses previously identified. It is also noted that in several cases a pre-existing non-conformance use has been converted to a conforming use. Examples where this has occurred are the former Foreit Site and the old Nursing Home site on Franklin Turnpike both of which have been converted to conforming developments to the zone plan.

Should the borough determine that an analysis to consider making pre-existing non-conforming uses is warranted; the analysis should incorporate appropriate standards and anticipate the potential impacts that another such facility may have on the residential zone plan and adjacent roadways. Should the impacts be deemed substantial and an alternate zone designation not feasible, the use should not be added to the zone.

**b. To promote a range in housing types and densities and to comply with the provisions of the Fair housing Act.**

The 2005 Master plan set forth goals and objective to provide the range of housing types required under the Fair Housing Act. Since this time, the borough has prepared a new Housing Element and Fair Share Plan dated December 29, 2008 that was submitted to the Council on Affordable Housing (COAH), for a Petition of 3<sup>rd</sup> Round Substantive Certification. This certification review underwent mediation and has subsequently been revised. COAH has certified the revised housing plan on October 14, 2009. The borough has since sought to amend its certified housing element and fair share plan and approved spending plan. The amendment included the expansion of the Crescent Commons project to include the adjacent lot (Block 904, Lot 14) and revise the unit mix on site. Reference should be made to this latest revised element adopted April 15, 2010 (as amended) for further details.

**c. To maintain and enhance the viability of the central business district (CBD).**

The 2005 Master Plan noted that the C-1 and the C-2 zones comprised the CBD and did not recommend significant changes although certain policies and standards were proposed. The following is noted regarding these policies and standards:

- 1) No further expansion of the CBD district beyond the current zoning set forth in the plan. It is determined that commercial development of any kind should not be expanded on West Crescent Avenue or Franklin Turnpike. The limitation on this expansion has been maintained and limiting the expansion of the C-1 and the C-2 zones as outlined as a district on the exhibit in the appendix of this document is a repeated recommendation in this master plan analysis. The 2005 Master Plan recommendations are noted in the appendix of this document table summarizing the current zoning and changes offered in bold for future consideration.
- 2) To promote the continued vitality of the CBD, the Master Plan maintained that retail sales, small office and personal services should be the primary uses of the district on the first floor with residential uses limited to the second floor. Wholesale sales (without showrooms) and/or service uses and incompatible residential uses should not be permitted in the CBD. This continues as a recommendation for this district.
- 3) The 2005 Master Plan recommended a building size for the CBD district noting that buildings should be small to medium scaled implying that a 1-story building height is desired. This recommendation is further clarified as to maintain the existing 2 story maximum and 28 foot building height which is deemed a building scale that promotes the pedestrian oriented business district environment.



- 4) The Master Plan noted to maintain the viability of the CBD and the tax base of the borough, refinements to development regulations and design guidelines should be an ongoing consideration in support of the districts changing market needs and to facilitate growth. The refinements are continued as a recommendation for future consideration.
- 5) The C-2 zone district contains the Allendale Shopping Plaza on Demercurio Drive which is noted in the 2005 Master Plan as the larger retail facility in the CBD and should be continued with buffers for screening adjacent to the residential zoning along West Orchard Street. In addition, limited freestanding signage should be permitted for this center. The recommendations also include the addition of parking lot landscaping to screen the parking lot. The Planning Board's recent review and approval of the improvements to this center have incorporated a number of landscape and lighting improvements consistent with these guidelines. It is further noted that the maintenance of these buffers will be important to the protections afforded to the surrounding residential areas. Pedestrian access improvement efforts developed during site modifications should be a continued effort of the Planning and Zoning Boards.
- 6) The Master Plan noted that the borough seeks to prohibit drive through restaurants in the central business district since this use conflicts with the pedestrian orientation of the district. This recommendation is a continued recommendation of this master plan review. In addition, drive through uses such as banks or pharmacies should be discouraged where they conflict with pedestrian safety and circulation in consideration of the pedestrian orientation of the business district.

**d. To provide for office, industrial and related land uses in the borough.**

The borough seeks to maintain the integrity of the office, industrial and related land uses (D-1, D-2, E and EM Zone Districts) in the borough. This objective has been maintained since the prior master plan was adopted, allowing for the same diversity of land uses since the prior plan.

**e. To minimize the environmental impact resulting from development, particularly in areas of wetlands and flood hazard areas by recognizing in the plan and in the zoning regulations the locations of such areas and the applicable State or Federal regulations pertaining to development in such areas.**

- 1) The analysis of environmental features should identify the critical features of the community to be included in the planning review of goals and policies for the borough. The 2005 Master Plan provided a general overview of features such as topographic constraints and wetlands but is further expanded to include flood plains, riparian areas, groundwater recharge areas and wellhead protection areas as noted on the enclosed mapping. The G.I.S. mapping database of the critical environmental features was compiled from database information available from N.J.D.E.P. and is a valuable resource for the borough allowing for a greater diversity of features to be identified. While this database is at a regional scale, it has been layered in mapped form on a lot line map of the borough to display the areas of interest for ease of reference and to identify areas of

further investigation.

**f. To provide adequate municipal open space for a variety of active and passive recreational uses.**

- 1) The 2005 Master Plan set forth the objective to maintain existing open space and when possible, promotes the acquisition of open space available to borough residents. The borough has since acquired and developed a significant open space parcel in the CBD known as Orchard Common and the Powell Road and Levin Property as public green space. This objective should continue to be pursued by the borough.
- 2) The plan also promotes improvements that encourage the use of and improve public access to open space areas. The improvements to municipal park and recreation areas of the community have applied this objective.
- 3) The borough recently adopted an Open Space and Recreation Plan Element in October of 2010. This element expands and highlights the Borough's goals and objectives towards the existing and future open space and recreational needs. The element provides a detailed inventory of existing public and private open space, recreation improvement needs for existing facilities along with identification of specific sites for consideration as future open space and recreation areas.

**g. To minimize traffic congestion.** The 2005 Master Plan promoted the increase of parking at the NJ Transit rail station and encourage intersection and street improvements to promote reduced congestion and traffic safety. It is recommended the addition of a portion of the commuter parking spaces at the train station be evaluated to see if daily metered spaces be established for the daily use of the parking spaces to improve utilization of this parking area.

**h. To promote a balanced tax base in the borough.** The expansion to the Allendale Shopping Plaza recently approved in the CBD area have promoted this effort by improving the value of the developments proposed while allowing a modest expansion of these facilities. The re-evaluation of zoning standards will also promote this continued effort.

**i. To minimize areas of conflict or incompatibility in land use or zoning between Allendale and adjacent municipalities by encouraging the buffer/ separation of incompatible uses and/or zones.** This issue remains a concern for the borough and should continue to be considered in related land use considerations.

**j. To promote the conservation of energy and the recycling of recyclable materials.** The borough has continued their efforts to maintain the recycling program and is currently participating in the Sustainable New Jersey Program. This program is a certification for municipalities in New Jersey that want to promote sustainable policies, control costs and save money, and take steps to sustain their quality of life over the long term. Additionally, the Borough recently adopted the Sustainability Element in October of 2010. The element provides goals and objectives for the Borough, identifies the indicators to measure sustainability progress and offers ideas for sustainable programs to be implemented in the community.

#### **4.0 THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES, AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENTAL REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO SPECIFIC PLANNING ISSUES AND GOVERNMENTAL POLICY**

There are a number of changes at the state and local level since the 1990 census and the 2000 census that were noted in the 2005 Master Plan, although the full extent of information available from the census was not noted. Since this re-examination is occurring on the eve of the 2010 census a future update of this analysis will be required when the information is available. This will be necessary to review the trends that may require the Borough's attention in modifying the master plan goals and objectives.

To expand upon and update the 2005 Master Plan analysis where applicable, the Borough has experienced modest changes in growth and development which are also noteworthy. The following is noted:

#### **4.1 Changes at the local level**

- a. Population Size. In summary the accompanying table depicts the borough's population growth from 1900 to 2000. The Borough's population remained relatively stable until 1960 when the Borough's population almost doubled. The 2000 census indicates that the Borough had a population of 6,699 residents, representing a 13.5 percent growth rate from 1990 to 2000. This positive population growth rate reversed the population declines from 1970 to 1990 when Allendale lost a total of 440 residents.

**Table 1**  
**Historical Population Trends in Bergen County**  
**Allendale, New Jersey**

<b>Year</b>	<b>Population</b>	<b>Population Change</b>	<b>Percent Change</b>
1900	694	--	--
1910	937	243	35.0%
1920	1,165	228	24.3%
1930	1,730	565	48.5%
1940	2,058	328	18.9%
1950	2,409	351	17.0%
1960	4,092	1,683	69.8%
1970	6,240	2,148	52.4%
1980	5,901	-339	-5.4%
1990	5,900	-1	0.0%
2000	6,699	799	<b>13.5%</b>
2008*	6,599	-100	<b>-1.5%</b>

Source: U.S. Census Bureau; 2003 Bergen County Databook

\* N.J. Dept. of Labor Estimate

The population growth from 2000 to 2008, estimated from the New Jersey

Department of Labor Estimates, estimates that the population change in these 8 years will amount to a reduction of 100 people or 1.5 percent of the population. While this is an estimate, a review of the 2010 census will be needed to confirm this trend. This trend could be attributed to the aging of the household population with children aging and leaving the Borough. The continued aging of the population may have a reverse effect on this trend when the “empty nester” households are reoccupied with new households with families. This trend will need to be closely monitored to balance future improvements.

- b. Age Characteristics. The median age of a Borough resident is 40.4 years of age, slightly older than the Bergen County median age of 39.1 years and the New Jersey median age of 36.9 years. The percentage of residents under 14 years of age had grown to over 26 percent of the population, an increase of approximately 6 percent and exceeding the County percentage of 23 percent. As shown on Table 2, there has been a decline in the population between ages 15 through 34 between 1990 and 2000.

**Table 2**  
**Age Characteristics, 1990 and 2000**  
**Allendale, New Jersey**

<b>Age Group</b>	<b>1990</b>		<b>2000</b>	
	<i>Total</i>	<i>Percent</i>	<i>Total</i>	<i>Percent</i>
Under 5	356	6.0	478	7.1
5-14	836	14.1	1,247	18.6
15-24	791	13.4	590	8.8
25-34	629	10.7	487	7.3
35-44	1,107	18.8	1,250	18.7
45-54	881	14.9	1,116	16.6
55-64	621	10.5	586	8.7
65-74	338	5.7	430	6.4
75-84	209	3.5	291	4.3
85+	132	2.2	224	3.3
<b>Total</b>	<b>5,900</b>	<b>99.8</b>	<b>6,699</b>	<b>100.0</b>

Source: U.S. Census, 1990 and 2000.

This downward trend to the 15 to 34 cohort are likely lessened to date as a result of the aging of the younger to older cohort since the year 2000.

- c. Place of Residence in 1995. In 2000, almost 60 percent of the Borough’s population lived at the same residence as in 1995, while 22 percent lived at a different residence within Bergen County indicating a strong trend of households aging in place. The remaining 19 percent of the population lived outside Bergen County in 1995. Of those that lived outside New Jersey, approximately 60 percent resided in another Northeastern state.

**Table 3**  
**Place of Residence in 1995 (Population 5 years and over)**  
**Allendale, New Jersey**

		Number	Percent
Same house in 1995		3,635	58.6
Different house in U.S. in 1995	Same county	1,371	22.1
	Different county, same state	297	4.8
	Different state	597	9.6
Elsewhere in 1995		299	4.8
<b>Total</b>		<b>6,199</b>	<b>100.0</b>

Source: U.S. Census Bureau

- d. Average Household Size. As shown in Table 8, the average household size in the borough has declined to 3.03 in 2000, continuing a declining trend since the 1970 census.

**Table 4**  
**Average Household Size: 1970-2000**  
**Allendale, New Jersey**

Year	Population in Households	Total Households	Household Size	
			Allendale	Bergen County
1970	6,121	1,620	3.78	3.19
1980	5,720	1,700	3.36	2.79
1990	5,709	1,859	3.07	2.64
2000	6,394	2,110	3.03	2.64

Source: 2003 Bergen County Databook

- e. Number of Dwelling Units. The borough had 2,143 dwelling units in 2000, which represented an increase of 11.9 percent over the number of units identified in 1990 of 1,915 units. This trend is anticipated to be reversed with the residential units constructed during construction activity since 2000 as evidenced by the information noted in the New Jersey Department of Community Affairs noted in chart 2 under recent development activity.

The following tables provide additional details regarding the tenure and occupancy of the borough's housing stock and units in a structure. As shown below, renters occupied just 9.3 percent of the borough's housing stock in 2000. There were 33 vacant units in 2000, representing 1.5 percent of the housing stock in the community. Again it is likely this trend will decrease with the construction activity in the region since the 2000 census.

**Table 5**  
**Housing Units by Tenure and Occupancy Status: 1990 & 2000**  
**Allendale, New Jersey**

Category	1990		2000	
	Number of Units	Percent	Number of Units	Percent
Owner Occupied	1,657	86.5	1,910	89.2
Renter Occupied	202	10.5	200	9.3
Vacant Units	55	2.9	33	1.5
<b>Total</b>	<b>1,915</b>	<b>100.0</b>	<b>2,143</b>	<b>100.0</b>

Source: 1990 & 2000 U.S. Census

As shown below, Allendale was almost entirely comprised of single family detached units in 2000. This table does not take into account single or multi-family development that may have occurred after the 2000 U.S. Census.

**Table 6**  
**Units in Structure: 1990 & 2000**  
**Allendale, New Jersey**

Units in Structure	1990		2000	
	No.	%	No.	%
Single Family, Detached	1,801	91.4	1,797	83.9
Single Family, Attached	57	2.9	141	6.6
2	75	3.8	96	4.5
3 or 4	18	0.9	16	0.7
5 to 9	8	0.4	53	2.5
10 to 19	0	0.0	13	0.6
20+	0	0.0	27	1.3
Mobile Home	0	0.0	0	0.0
Other	12	0.6	0	0.0
<b>Total</b>	<b>1,971</b>	<b>100.0</b>	<b>2,143</b>	<b>100.0</b>

Source: U.S. Census Bureau, 1990 & 2000

- f. Purchase and Rental Values. As shown in the following tables, the borough has seen a rise in rental and purchase housing prices between 1990 and 2000. As shown in Table 7, the median gross rent for the Borough's rental housing stock rose from \$902 in 1990 to \$1600 in 2000. However, although, more recent census data is not available, it is highly probable that since 2000, both purchase and rental values have increased.

**Table 7**  
**Contract Rent of Specified Renter-Occupied Housing Units, 1990 and 2000**  
**Allendale, New Jersey**

Rent	1990	Rent	2000	Numerical Change
Less than \$299	4	Less than \$299	0	-4
\$300 to \$399	2	\$300 to \$399	0	-2
\$400 to \$499	8	\$400 to \$499	0	-8
\$500 to \$599	20	\$500 to \$599	0	-20
\$600 to \$699	21	\$600 to \$699	22	+1
\$700 to \$749	9	\$700 to \$749	0	-9
\$750 to \$999	41	\$750 to \$999	35	-6
\$1,000 or more	73	\$1,000 or more	117	+44
No cash Rent	17	No cash Rent	20	+3
<b>Total</b>	<b>195</b>	<b>Total</b>	<b>194</b>	<b>-1</b>
<b>Median</b>	<b>\$902</b>	<b>Median</b>	<b>\$1600</b>	

Source: U.S. Bureau of Census, 1990 & 2000.

The median value of owner-occupied housing units rose by 32.7 percent between 1990 and 2000, from \$317,800 to \$421,800. Both Allendale and the region as whole have experienced marked increases in housing values in the first half of this decade.

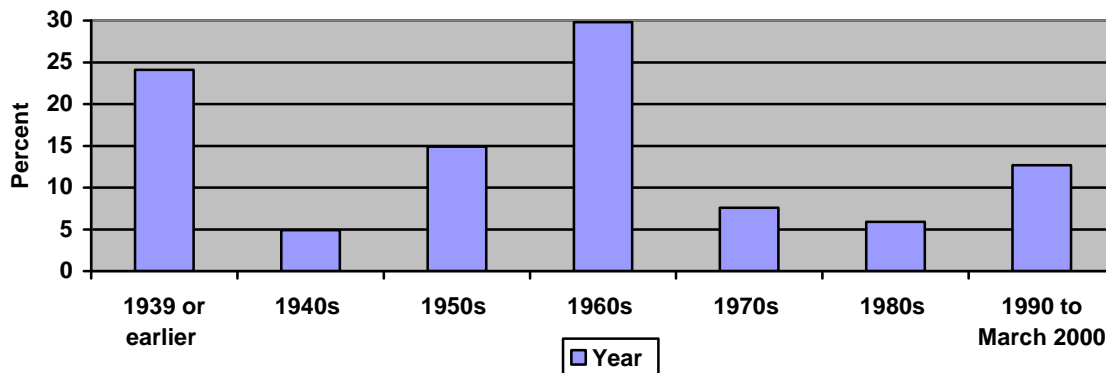
**Table 8**  
**Specified Owner-occupied Housing Units by Value, 1990 & 2000**  
**Allendale, New Jersey**

Value	1990	Value	2000	Numerical Change
Less than \$30,000	3	Less than \$30,000	0	-3
\$30,000 to \$99,999	4	\$30,000 to \$99,999	13	+9
\$100,000 to \$199,999	147	\$100,000 to \$199,999	18	-129
\$200,000 to \$249,000	264	\$200,000 to \$249,999	125	-139
\$250,000 to \$299,000	299	\$250,000 to \$299,000	194	-105
\$300,000 to \$399,999	351	\$300,000 to \$399,999	436	+85
\$400,000 to \$499,999	213	\$400,000 to \$499,999	450	+237
\$500,000 or more	278	\$500,000 or more	532	+254
<b>Total</b>	<b>1,559</b>	<b>Total</b>	<b>1,768</b>	<b>+209</b>
<b>Median Value</b>	<b>\$317,800</b>	<b>Median Value</b>	<b>\$421,800</b>	

Source: U.S. Census Bureau, 1990 & 2000

- g. Housing Age. The majority of the borough's housing units (approximately 74 percent) were constructed prior to 1970. The median year for the construction of the borough's dwelling units is 1962. The following chart details the age of the borough's housing stock.

**Chart 1: Year Structure Built- Allendale, New Jersey**



Source: 2000 U.S. Census Bureau



- h. Household Income. The median household income in Allendale increased approximately 35 percent between 1990 and 2000, rising from \$78,361 to \$105,704. This value is significantly higher than the Bergen County average of \$65,241. Although more recent census data is not available, it is anticipated that the household income values have risen to 2008 but may have stabilized due to the recent national economic downturn. Detailed household income figures are shown in the table below.

**Table 9**  
**Household Income: 1989 & 1999**  
**Allendale, New Jersey**

Income Category	1989		1999	
	Number	Percentage	Number	Percentage
Less than \$10,000	55	2.9	15	0.7
\$10,000 to \$14,999	21	1.1	20	0.9
\$15,000 to \$24,999	83	4.4	68	3.2
\$25,000 to \$34,999	143	7.6	95	4.5
\$35,000 to \$49,999	168	8.9	219	10.4
\$50,000 to \$74,999	415	22.0	357	16.9
\$75,000 to \$99,999	322	17.1	205	9.7
\$100,000 to \$149,999	395	20.9	465	22.0
\$150,000 Plus	283	15.0	669	31.6
<b>Total</b>	<b>1,885</b>	<b>100.0</b>	<b>2,113</b>	<b>100.0</b>
<b>Median Household</b>	<b>\$78,361</b>		<b>\$105,704</b>	
<b>Bergen County</b>	<b>\$49,249</b>		<b>\$65,241</b>	

Source: 2000 U.S. Census

- i. Employment Status. The following table summarizes the employment status of residents aged sixteen and older. Approximately 64 percent of the residents are classified in the labor force category. The table also includes the amount of residents unemployed as of the 2000 census, which was approximately 2 percent, rounded up from 1.7.

**Table 10**  
**Employment Status for Population 16 and Over, 2000**  
**Allendale, New Jersey**

<b>Employment Status</b>	<b>Number</b>	<b>Percent</b>
Population 16 years and over	4,829	100.0
In labor force		
Civilian labor force	3,079	63.8
Employed	2,995	62.0
Unemployed	84	1.7
Armed Forces	0	0.0
Not in labor force	1,750	36.2

Source: 2000 U.S. Census

- j. Employment Characteristics of Employed Residents. The following tables detail information on the employment characteristics of employed Allendale residents at the time of the 2000 census. Table 11 details occupation characteristics, while Table 12 details industry characteristics. Table 13 shows that a majority, 60 percent, of the borough's employed residents work outside of Allendale, in another Bergen County municipality.

**Table 11**  
**Employed Residents Age 16 and Over, By Occupation (2000)**  
**Allendale, New Jersey**

<b>Occupation</b>	<b>Number</b>	<b>Percent</b>
Managerial & professional occupations	1,583	53.2
Sales & administrative support	913	30.4
Service occupations	216	7.1
Agriculture, farming, fishing, and forestry occupations*	0	0.0
Production, craft & repair	145	4.7
Laborers, operators & fabricators	138	4.6
<b>Total</b>	<b>2,995</b>	<b>100.0</b>

Source: 2000 U.S. Census

\* It is noted this category does not include mining accounting for the inconsistency with this category in Table 12

**Table 12**  
**Employed Residents Age 16 and Over, By Industry (2000)**  
**Allendale, New Jersey**

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	22	0.7
Construction	191	6.4
Manufacturing	218	7.3
Wholesale trade	168	5.6
Retail trade	205	6.8
Transportation, communication, & other public utilities	107	3.6
Information	159	5.3
Finance, insurance, real estate, and rental and leasing	487	16.3
Professional & related services	412	13.8
Educational, health, and social services	653	21.8
Entertainment & recreational services	123	4.1
Other Services	162	5.4
Public administration	88	2.9
<b>Total</b>	<b>2,995</b>	<b>100.0</b>

Source: 2000 U.S. Census

**Table 13**  
**Employed Residents 16 and Over by Place of Work: 2000**  
**Allendale, New Jersey**

Place of Work	Number	Percent
Worked in county of residence	1,768	60.0
Worked outside county of residence	482	16.4
Worked outside state of residence	696	23.6
<b>Total</b>	<b>2,946*</b>	<b>100.0</b>

Source: 2000 U.S. Census

\* Inconsistency in total number on 2000 U.S.Census from Table 12 above

- k. Means of Transportation to Work. According to the 2000 census, just over 70 percent of Allendale's working population drove alone to work. The bulk of the remaining population, 19.2 percent, either carpooled or used public transportation. This use of public transportation is invariably tied to the existence of the New Jersey Transit's Main Bergen Line train station and commuter parking area in the down town.

**Table 14**  
**Means of Transportation to Work, 2000**  
**Allendale, New Jersey and Bergen County**

Means of Transportation to Work	Number (Allendale)	Percent (Allendale)	Bergen County 2000 Percent
Drove alone	2,175	72.6%	72.8%
Carpooled	182	6.1%	6.1%
Public Transportation (Bus)	141	4.7%	13.1%
Public Transportation (Railroad)	249	8.3%	
Motorcycle	0	0.0%	0%
Bicycle	0	0.0%	1.8%
Walked	55	1.8%	
Other	57	2.0%	2.0%
Worked at home	136	4.5%	4.2%
<b>TOTAL</b>	<b>2,995</b>	<b>100.0</b>	<b>100.0</b>

Source: 2000 U.S. Census

Table 15 compares commuter public transit usage among the municipalities with station stops along New Jersey Transit's Main Bergen Line. Although the main reason to look at this data is to get an indication of railroad utilization among these towns, the utilization of bus transit is displayed as well. Compared to surrounding municipalities along the Main Line, Allendale had one of the highest percentages of railroad and bus utilization among commuters than the other towns shown in the year 2000. The ridership on the Main Bergen led all lines in ridership growth, with an overall increase of 8.7 percent and a 23.5 percent increase on weekends as noted in a report published by NJ Transit in 2007. It is highly probable that Allendale's ridership is commensurate with this increase.

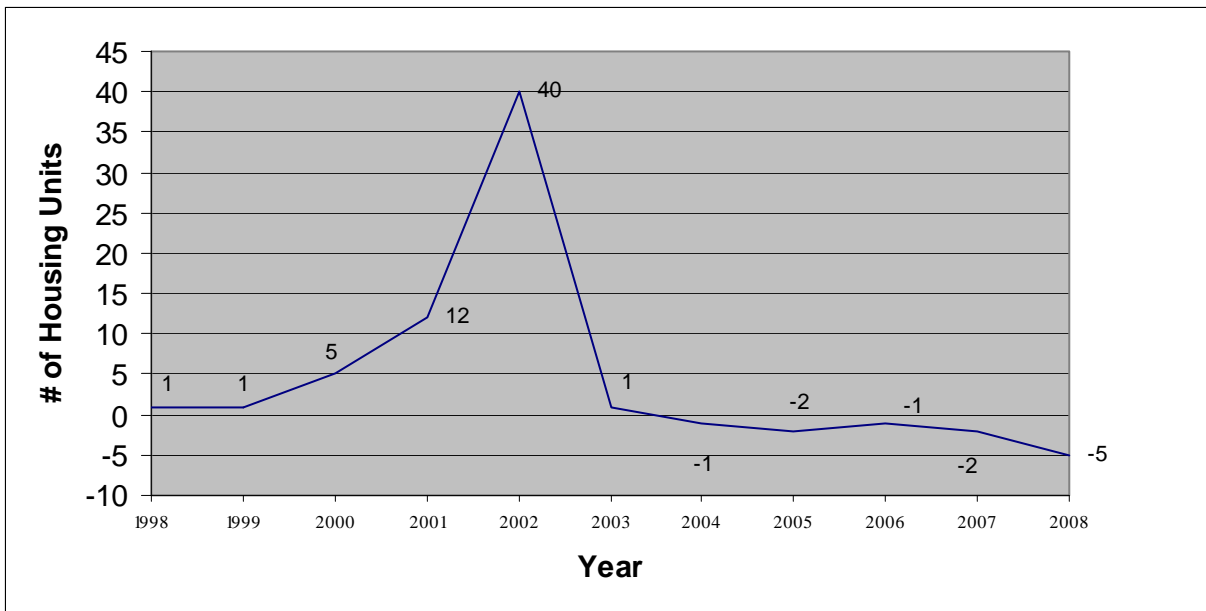
**Table 15**  
**Commuter Public Transit Usage, 2000**  
**NJ Transit Main & Bergen Line Municipalities**

Municipality	Bus	Railroad
Ridgewood	6.3%	9.2%
Ho-Ho-Kus	0.7%	7.9%
Waldwick	2.4%	3.6%
<b>Allendale</b>	<b>4.8%</b>	<b>8.2%</b>
Ramsey	1.5%	4.3%
Mahwah	1.8%	3.9%
<b>Average</b>	<b>2.9%</b>	<b>6.2%</b>

Source: 2000 U.S. Census

1. Recent Development Activity. The following chart displays recent residential development activity in the borough. As shown in Chart 2, the borough has seen a decline in residential development activity beginning in 2003, with demolitions outpacing occupancy. Table 16 (on the following page), depicts the non-residential growth trends. Of all non-residential categories, educational and office development have occurred most frequently.

**Chart 2**  
**Historical Trends in Residential Development, 1998-2008**  
**Allendale, New Jersey**



Source: New Jersey Department of Community Affairs

**Table 16**  
**Square Footage of Non-Residential Space Approved, 1998-2008**  
**Allendale, New Jersey**

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
<b>Certificates of Occupancy Issued (sf)</b>											
Office	964	0	0	0	0	0	0	0	0	9,791	0
Assembly (A2)	0	0	0	0	0	0	0	0	603	0	0
Industrial	0	0	0	0	0	0	5,368	0	0	0	0
Education	0	0	0	0	0	0	0	24,000	24,500	0	0
<b>Demolition Permits Issued</b>											
Office	0	0	0	1	0	0	0	0	0	0	0
Assembly (A3-A5)	0	0	0	0	0	1	1	1	0	0	0
Industrial	0	0	0	0	0	2	0	0	0	0	0
Education	0	0	0	0	1	0	0	0	0	0	0
Storage	0	0	0	0	0	0	0	0	0	0	0

Source: New Jersey Department of Community Affairs

## **4.2 Changes at the State Level**

State Development and Redevelopment Plan (SDRP). On March 1, 2001, the State of New Jersey adopted an updated SDRP. The SDRP's main objective is to guide future development and redevelopment to ensure the most efficient use of existing infrastructure systems, and to maintain the capacities of infrastructure, environment, and natural resources, fiscal, economic and other systems. To this end, the SDRP divides the State into several types of planning areas that are regional in scale, with additional areas identified as "Centers" which are compact forms of development. The SDRP sets forth policy objectives for each planning area in order to guide local planning decisions. These policy objectives intend to implement the statewide goals and objectives of the SDRP in the context of the unique qualities and conditions in each planning area.

Allendale in the 2001 SDRP document is located in the Metropolitan Planning Area (PA-1), which encompasses large urban centers and developed suburban areas. Areas located in the western border around the Ho-ho-kus Brook were previously classified as environmentally sensitive although this area has since been changed to all PA-1. The SDRP characterizes PA-1 as fully developed with significant investment in existing, but aging, infrastructure systems. With little vacant land available for development, much of the development activity will be infill development or redevelopment. The SDRP states that public and private investment in PA-1 should be the "principal priority" of state, regional and local planning agencies, with the intent being to direct development and redevelopment into these portions of the State. Within this framework, the recommended policy objectives for PA-1 are summarized as follows:

- *Land Use: Guide new development and redevelopment in PA-1 in a manner which ensures an efficient use of remaining vacant parcels and existing infrastructure.*

The 2005 Master Plan noted that Allendale has a diverse housing stock and land uses with a mix of multifamily, two and single family homes near the town center and the train station. This re-examination continues to support the SDRP in this manner.

- *Housing: Preserve the existing housing stock through a program of maintenance and rehabilitation. Provide a variety of housing choices through new development and redevelopment.*

The 2005 Master Plan noted that the master plan proposes various housing types throughout the borough. Also since most of the housing stock in Allendale is well maintained it was noted that there was little opportunity for re-development. The recent certification of the 3<sup>rd</sup> round housing plan identifies the borough's effort to continue to provide a variety of housing choices in the borough.

- *Economic Development: Promote economic development by encouraging redevelopment, infill development, public-private partnerships, and infrastructure improvements.*
- *Transportation: Encourage the use of public transit and alternative modes of transportation.*
- *Natural Resource Conservation: Reclaim environmentally damaged sites and mitigate impacts on remaining environmental and natural resources, including wildlife habitats. Special emphasis should be on air quality, preservation of historic sites, the provision of open space and recreation.*
- *Recreation: Maintain existing parks and open space as well as expand system through redevelopment and additional land dedications.*
- *Historic Preservation: Integrate and reconcile historic preservation with new development and redevelopment efforts.*
- *Public Facilities and Open Space: Complete, repair or replace existing infrastructure systems to enable future development and redevelopment.*
- *Intergovernmental Coordination: Provide for regionalization and intergovernmental coordination of land use and development policies.*

In addition the state is currently finalizing an update to the SDRP and the current 2001 SDRP Map designations for Allendale are provided on the attached map. The Borough's Master Plan remains consistent with the statewide goals and objectives of the SDRP and the policy objectives of the various planning areas.

Cross-Acceptance / SDRP. On April 28, 2004, the New Jersey State Planning Commission (SPC) approved the release of the Preliminary 2004 SDRP and the Preliminary State Plan Policy Map. This action launched the third round of Cross-Acceptance.

Cross-acceptance is defined by the SPC as a bottom-up approach to planning, designed to encourage consistency between municipal, county, regional, and state plans to create a meaningful,

up-to-date and viable State Plan (N.J.S.A. 52:18A-202.b.). This process ensures that all New Jersey residents and levels of government have the opportunity to participate and shape the goals, strategies and policies of the State Plan.

Through cross-acceptance, negotiating entities work with local governments and residents to compare their local master plans with the State Plan and to identify potential changes to achieve a greater level of consistency with statewide planning policy. Cross-acceptance concludes with written Statements of Agreements and Disagreements supported by each negotiating entity and the SPC. The State Planning Commission will incorporate the negotiated agreements into the Draft Final State Plan.

A significant aspect of the Cross-Acceptance process, and what distinguishes it from past years, is the State's intent to rely upon this process, and the final adopted State Plan, as the basis for determining funding allocations for a variety of programs that could directly impact the borough.

Water Quality Management Planning Rule (WQMP). These rules became effective July 2008 and establish County planning offices as the water management planning coordinating agencies throughout the State. Municipalities are required to submit information for wastewater management and sewer service area planning for 20 year planning efforts.

Smart Growth Principles for Development. Smart growth in New Jersey became a funded program in 1999 when the Smart Growth Planning Grant Program was established to fund smart growth initiatives for eligible projects. In 2002, the Office of State Planning was renamed the Office of Smart Growth. This action was designed to promote well planned, well managed growth to provide new development while preserving open space and environmental resources. Principles of smart growth include mixed use development, walkable downtowns, transit access and sustainable development that protects the environment

Residential Site Improvement Standards (RSIS). RSIS establishes statewide technical standards for streets and parking, water supply, sanitary sewers and stormwater management relating to residential development. The standards are the minimum requirements for site improvements that must be adhered to by all applicants for residential subdivision and site plans before planning boards and zoning boards of adjustment. They also represent the maximum that such boards can require of an applicant. These adopted standards supersede any local standards established for these systems.

Since they went into effect in 1997, there have been several amendments to the RSIS standards. The changes that most significantly affect planning issues and current developments in the borough are as follows:

- New regulations for access streets to multi-family development have been added. The RSIS standards now include regulations for cul-de-sacs and multi-family cul-de-sacs, which differentiate between the higher density developments and single-family neighborhoods.
- The RSIS standards have been recently revised because of the changes to the stormwater regulations as required by the New Jersey Department of Environmental Protection (NJDEP). These standards will require greater infiltration of stormwater, where feasible,



and stormwater quality treatment through bioremediation techniques. These issues are addressed in the Municipal Stormwater Management Plan.

- The RSIS standards have been revised to acknowledge the impacts of two-family dwellings. Trip generation and parking requirements for two-family dwellings have been added to the RSIS.

The borough should continue to implement the adopted RSIS as required by statute. It should also be noted that these standards govern residential development only. Borough requirements governing non-residential development are not affected by RSIS.

New Jersey Council on Affordable Housing (COAH). The New Jersey Appellate Division on October 8, 2010 issued a decision that invalidated substantive portions of the 3<sup>rd</sup> Round methodologies based upon “growth share” as applied by COAH as unconstitutional. The Court remanded the regulations to COAH to develop new criteria. Allendale has affirmatively addressed their affordable housing requirements in the preparation of their current certified Housing Element and Fair Share Plan which are based upon COAH’s most recent regulations. The Borough will continue to use this Element as a guideline until the applicable regulations are amended as required by the Courts and/or the State of New Jersey and necessitate such a change to the plan.

## **5.0 SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED**

### **5.1 Goals and Policies:**

The goals and policy statements as defined in the 2005 Master Plan are refined or reaffirmed as follows:

#### Planning Goals and Policies

#### **a) To preserve and enhance the suburban character of the existing one and two family residential neighborhoods through:**

- 1) establishing and maintaining zone districts and use, lot, bulk and intensity of use regulations based on existing neighborhood development patterns and good design practices;
- 2) establishing and maintaining regulations that limit accessory uses and structures for residential development to those of a nature, scale, and location that is consistent with the principal use on the property and that do not unduly impact the neighborhood;
- 3) establishing and maintaining regulations that limit the nature, scale and location of non-residential uses and home occupations in the residential zone districts in order to ensure that such uses will not result in undue impacts to the neighborhood;
- 4) establishing and maintaining transitional use zone districts between more intensive zones

and residential zones;

- 5) establishing and maintaining buffer requirements between more intensive uses and one and two-family uses and zones; and
- 6) maintaining the residential street width in order to discourage through traffic in residential neighborhoods.

**b) To promote a range in housing types and densities and to comply with the provisions of the Fair Housing Act through:**

- 1) Establishing various residential zone districts that permit a variety of housing types and densities;
- 2) Establishing various zone districts that require the provision of affordable housing units on-site and /or payment used to fund affordable housing activities in other locations;
- 3) Establishing various zone districts for age-restricted housing and by supporting and promoting the establishment of age restricted housing developments designed to address the unique needs of senior citizens;
- 4) Establishing regulations insuring that affordable units are developed in accordance with the rules of the New Jersey Council on Affordable Housing (COAH);
- 5) Participating in and supporting the rehabilitation of substandard housing units; and
- 6) Establishing a fee upon new development that is to be used to fund affordable housing activities.

**c) To maintain and enhance the viability of the central business district by:**

- 1) Encouraging an appropriate mix of land uses that will compliment one another and will meet the retail service needs of the borough;
- 2) Promoting a desirable visual environment and preserving the small-town atmosphere in the business districts through appropriate use, bulk, intensity of use and design standards, and through streetscape improvements;
- 3) Providing and requiring the provision of sufficient numbers of parking and loading spaces in the appropriate locations to serve the needs of the general public as well as the needs of patrons and employees; and
- 4) Promoting a desirable pedestrian environment in the downtown business district.

**d) To provide for office, industrial and related land uses in the borough by:**

- 1) establishing and maintaining zone districts in appropriate locations that permit such uses; and

- 2) creating and maintaining reasonable use, lot, bulk, intensity of use and performance standards that recognize the characteristics of such uses.
- e) **To minimize the environmental impact resulting from development, particularly in areas of wetlands and flood hazard areas by recognizing in the plan and in the zoning regulations the locations of such areas and the applicable State or Federal regulations pertaining to development in such areas.**
- f) **To provide adequate municipal open space for a variety of active and passive recreational uses by:**
  - 1) maintaining the amount of open space available to the borough residents and when possible and appropriate, by increasing such open space; and
  - 2) promoting improvements that encourage the use of and improve public access to open space and recreation areas and as identified in the Open Space and Recreation Plan.
- g) **To minimize traffic congestion through:**
  - 1) intersection improvements;
  - 2) promoting increased parking in the area of the N.J. Transit rail station;
  - 3) discouraging new streets and developments that would exacerbate existing traffic congestion.
- h) **To promote a balanced tax base in the Borough by:**
  - 1) establishing and maintaining zone districts that permit an appropriate mix of residential and non-residential land uses;
  - 2) promoting the efficient use and development of land;
  - 3) designing transportation improvements and routes that minimize public expenditures; and
  - 4) preserving and enhancing open space and natural features in the Borough.
- i) **To minimize areas of conflict or incompatibility in land use or zoning between Allendale and adjacent municipalities by encouraging the buffer/ separation of incompatible uses and/or zones.**
- j) **To promote the conservation of energy and the recycling of recyclable materials through:**
  - 1) appropriate regulations that require recycling of recyclable materials; and
  - 2) appropriate regulations to encourage energy efficient design, minimize automobile travel

and encourage alternate modes of transportation as promoted in the goals and policies of the Sustainability Element of the master plan.

## **5.2 Proposed Changes Recommended for development regulations:**

This periodic review of the current Borough development regulations suggests the need to modify the ordinances and plan so they remain current and reflect the Borough's overall land use policies. Changes are primarily administrative and organizational in nature, or result from practical problems and issues that have been experienced by the Planning, Zoning Board and the Zoning Official in the application of the ordinance. The following is offered for future consideration:

**a.) Maximum Size of Homes and Accessory Structures in Residential Districts:** A summary table of recommended lot, bulk and coverage standards is provided in the appendix. The recommendations noted in the appendix including changes offered in bold for further review. The following is offered regarding these recommendations:

- 1) Note "c" recommends a greater side yard setback for larger residential dwellings on a property. While the side yard setback typically provides for adequate visual distance between adjacent properties the control of the "size" of a residential structure should be related to the width of the lot. The width of a lot provides the setting for a residence as seen from the street. Therefore a recommended planning tool is to control the maximum width of a residence by the width of the lot and establish a measurement based as a percentage of lot width.
- 2) Note "d" recommends a floor area ratio (FAR) that is adjusted based upon lot area. This recommendation is continued for further analysis in this report.
- 3) Note "e" recommends that the percentage of maximum improvement coverage be decreased for larger lots. Additional study will be required to determine the applicability of this recommendation but is a continued recommendation of this report.
- 4) The size of accessory uses and structures was noted for re-evaluation to ascertain if additional regulations are needed to ensure these structures remain in scale with the property and do not create nuisances for area residents and the general public. Typically setbacks, lot coverage calculations and height limitations of an accessory structure are controls to offset the impacts of an accessory structure on a neighborhood. It is noted that the current regulations do not provide sufficient buffer requirements when an accessory structure is constructed to the limits of the current provisions.

A method for consideration to buffer the impact of the scale of an accessory structure on adjacent properties that is beyond the typical shed or garage, is to require a graduated setback requirement relating to the structures area or height. Additional study will be required to determine the applicability of this recommendation.

**b.) To promote a range in housing types and densities and to comply with the provisions of the Fair housing Act.**

The 2005 Master Plan referenced enacting a fee for new development that was to be used to

fund affordable housing activities. The borough revises this objective in consideration of the current housing plan to not encourage the use of payment-in-lieu of providing affordable housing. This is revised since the borough may no longer use Regional Contribution Agreements (RCA's), and given the developed nature of the community, a payment-in-lieu creates a greater burden on the municipality to locate affordable units elsewhere in the borough unless a location is so designated. New residential developments are recommended to include affordable housing on site or to construct the affordable housing units elsewhere in the borough in accordance with the certified housing plan.

**c.) To maintain and enhance the viability of the central business district (CBD).**

The 2005 Master Plan noted that the C-1 and the C-2 zones comprised the CBD and did not recommend significant changes although certain policies and standards were proposed. The following is proposed regarding these policies and standards:

- 1) To promote and maintain the small town visual context of the CBD district was an objective of the 2005 Master Plan. To further this objective, it is recommended that a design guideline handbook for site development, façade and building improvements be prepared. A guideline handbook would provide a codified location outlining the streetscape standards implemented to date. In addition, a guideline document would provide a document where building owners or store proprietors could identify the key elements the borough wishes to foster in building façade renovations and related improvements. The guidelines would identify period appropriate detailing and illustrate what the borough is striving to achieve for the image of the CBD. Such a document would also help the borough's reviewing agencies of the Planning and Zoning Boards the common elements that should be required of applicants seeking to renovate or upgrade their facilities on balance with relief required from the development code.

The following issues are offered for consideration in a CBD guideline document:

- i. The rehabilitation of buildings and sites and the adaptive reuse of older buildings;
- ii. The provision of streetscape elements such as benches, landscape features, decorative pavers;
- iii. The provision of buffer/screening elements to separate the commercial uses from adjoining residential development;
- iv. Common access and shared parking areas;
- v. The establishment of uniform signage designed to reinforce a central business district identity.
- vi. Entry points - The easterly and westerly entrance points to the business district can be enhanced by the use of special landscape elements, signs along with the current special paving material and/or crosswalk design elements to reinforce the entrance into a distinctive segment of roadway while providing

greater pedestrian safety.

- vii. Street trees - Street trees provides visual enhancement, add the benefits of shade, and seasonal changes of foliage serves to soften the hardscape of the buildings and streets. The addition of trees should have a definite pattern of placement in keeping with the trees installed to date. The recent street tree improvements require an examination and maintenance program to insure that they continue to contribute to the beautification of the CBD.
  - viii. Lighting - The existing decorative street lights provide a functional and aesthetic amenity to the district, and reinforce a distinctive character which serves to define the CBD. Their height provides pedestrian scale to the streetscape. Banner poles have been incorporated with decorative banners which add seasonal variation to the district.
- 2) The availability of parking was noted as a continued concern in the CBD. While the land area available in the CBD is limited, the lot and ownership arrangements can present limitations to the efficient utilization of a particular property in the district. Alternative techniques to improve the current off street parking utilization including shared parking/access agreements can help improve these conditions. Access agreements can encourage connectivity between parking areas, while reducing curb cuts and shared parking, dependent upon specific use requirements; can improve the utilization of available parking. Employee parking for the business district should be accommodated in off-street parking areas and should not utilize on-street parking spaces.

Additional options to improve the current parking availability to the district, is to review if the installation of daily parking meters in the commuter parking lot to serve as parking for adjacent business employees. An alternative to meters could be the leasing of some parking spaces reserved for employees.

- 3) Traffic circulation is critical to the safe and efficient movement of motor vehicles through the business district. The recently installed site plan improvements to the Allendale Shopping Plaza traffic circulation have markedly improved this tract and furthered this effort. Improvements to vehicular traffic and pedestrian circulation should be continued as an objective for all projects throughout the CBD. Other methods to achieve this is by consolidating driveways, defining a clear circulation in parking areas by curbed and landscaped end islands and establishing a hierarchy to roadways and circulation aisles. Pedestrian and vehicular conflicts are minimized by clearly delineating separate and well defined pedestrian access to building entrances and using changes in pavement material at driveways that cross pedestrian streetscape areas.
- 4) The master plan noted that the borough seeks to prohibit drive through restaurants in the central business district since this use conflicts with the pedestrian orientation of the district. This recommendation is a continued recommendation of this master plan review. In addition, drive through activities associated with uses such as banks or pharmacies should be discouraged where they conflict with pedestrian safety and circulation in consideration of the pedestrian orientation of the business district.

**d.) To provide for office, industrial and related land uses in the borough.**

The permitted uses within this zone may benefit from a periodic review to determine if they represent uses that will continue to adequately operate in the zone plan as well as to permit new uses, which can serve the needs of the community and maintain the vitality of the district.

The recommendations of the 2005 Master Plan included a summary bulk standard table for these districts (see appendix). The bulk table has not been updated in the development regulations although the table listed in the appendix is recommended to clearly identify the criteria of the zone. The regulations displayed in the table are consistent with the districts current regulations. The master plan noted that the difference between the D-1 zone and the D-2 zone is the D-2 zone contained an overlay zone permitting age restricted townhouse development. Since the prior master plan this zoning was not adopted for this district, therefore it is not continued as a recommendation in this review.

**e.) To minimize the environmental impact resulting from development, particularly in areas of wetlands and flood hazard areas by recognizing in the plan and in the zoning regulations the locations of such areas and the applicable State or Federal regulations pertaining to development in such areas.**

The analysis of environmental features should identify the critical features of the community to be included in the planning review of goals and policies for the borough. The 2005 Master Plan provided a general overview of features such as topographic constraints and wetlands. Updated mapping is provided in the Open Space and Recreation Plan Element of the Master Plan including flood plains, riparian areas, groundwater recharge areas and wellhead protection areas. The G.I.S. mapping database of the critical environmental features was compiled from database information available from N.J.D.E.P.. While this database is at a regional scale, it has been layered in mapped form on a lot line map of the borough to display the areas of interest for ease of reference and to identify areas for further investigation.

**f.) Zone District AAA, AA, A & B. Conditional Use.**

*Recommend amending develop regulations to identify Quasi-Public, Religious, and Institutional uses as a conditional use with the following recommended criteria*

*Quasi-Public, Religious, and Institutional Uses:*

- a. *Minimum Lot Area:*
  - 1. *Residential Zones- Three (3) acres*
  - 2. *Non-Residential Zones- Five (5) acres*
- b. *Minimum Front Yard: As required for other permitted uses in the same zone*
- c. *Minimum Side Yard: 50 feet in residential zones*
- d. *Minimum Rear Yard: 50 feet in nonresidential zones*
- e. *Maximum Floor Area Ratio:*
  - 1. *Residential Zones: 20% of lot area*
  - 2. *Non-Residential Zones: As required for other permitted uses*
- f. *Maximum Building Coverage:*

1. *Residential Zones: 20% of lot area*
2. *Non-Residential Zones: As required for other permitted uses*
- g. *Minimum Landscaped Buffer: 15 feet adjacent to a residentially developed or zoned lot*

## **6.0 Relationship to Master Plans of Adjacent Municipalities:**

Section 40:55d-28(d) of the New Jersey Municipal Land Use Law requires that: “ The master plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality as developed in the master plan to (1) the master plans of contiguous municipalities, (2) the master plan of the county in which the municipality is located and (3) any comprehensive guide plan pursuant to section 15 of P.L.1961, c.46( c:13:1B-15.52)” State Land Use Plan. As required, this master plan includes a review of the master plans of the surrounding municipalities as well as the applicable County and State Plans.

The Borough of Allendale is located in the north-western portion of Bergen County. The Borough shares its municipal boundary with five municipalities including Ramsey to the northwest, Mahwah to the west, Wyckoff and Waldwick to the south and Saddle River to the east.

### **a. Borough of Ramsey**

The Borough adopted its comprehensive master plan in 2006 with amended Housing Plan Element in 2008. All of Ramsey that border Allendale along its north western border is zoned for low density residential except for the section that Route 17 traverses, which is zoned highway commercial. The residential district requires a minimum of 14,000 square feet lot area which is compatible to the adjacent residential zoning in Allendale that requires lot sizes varying from 26,000 to 40,000 square feet.

The commercial area adjacent to Allendale is zoned as highway commercial district which permits offices, science and research laboratories, industrial and manufacturing uses, motels, hotels, sales and service establishments for new cars and used cars, car wash facilities and nursing homes. The area in Allendale is zoned as industrial zone, which permits similar light manufacturing and fabrication facilities.

### **b. Township of Mahwah**

Mahwah adopted its latest master plan re-examination report in 2007. It is currently in the process of updating its comprehensive master plan. Most of Mahwah that borders Allendale is planned as low density residential with minimum lot sizes of 40,000 square feet. A small portion of the township north of Hohokus Creek is designated as planned residential development with minimum lot sizes of 20,000 square feet. This is compatible with adjacent areas in Allendale, which are all zoned for single family detached homes on lot sizes varying from 26,000 to 40,000 square feet.

Township of Mahwah has recently reviewed the option to conform to the Highlands Regional Master Plan. The area that borders Allendale is located within the Highlands Planning Area. Although the conformance in planning area is voluntary, Mahwah has decided to opt in to the Highlands Plan conformance. The planning area of the region is where controlled and development responsive to the needs of preserving drinking water is promoted reflecting the historic development



of individual communities balanced by core preservation of environmentally sensitive lands.

c. Township of Wyckoff

Wyckoff adopted its latest master plan reexamination Report in 2004. The small section of Wyckoff that borders Allendale to the southwest is planned as rural residential. The zoning in this area requires a minimum lot size of 25,000 square feet. This is compatible with adjacent AAA zone in Allendale.

d. Borough of Waldwick

Waldwick adopted its last master plan reexamination report in 1995. The portion of the borough that is adjacent to Allendale is designated as single family residential with minimum lot area of 15,000 square feet. This is compatible with single family residential zoning in Allendale adjacent to this area. The area between Allendale Brook and Railroad is zoned industrial. This adjacent area in Allendale includes the D industrial district which is compatible and the ML-6 townhouse/apartment district is not compatible without proper buffering. Further beyond the railroad tracts, this area in Waldwick is designated as C-2 turnpike commercial district. This is essentially incompatible with the existing single family residential A- zone in Allendale.

e. Borough of Saddle River.

The Borough of Saddle River's master plan was adopted in 2010. Prior to this date the Borough had adopted two Reexamination Reports one in 1997 and the latest in 2003. Allendale shares its eastern border with the Borough of Saddle River. This area in Saddle River is planned low density residential, which compatible with Borough of Allendale's single family zoning south of East Allendale Avenue. North of East Allendale Avenue, the area is planned for industrial uses in Allendale while it is planned unit development in Saddle River. Although this is incompatible, it is to be noted that these areas are fully developed.

**Relationship to Bergen County Master Plan**

Bergen County's last Master Plan was written and formally adopted on December 10, 1962 and amended March 14, 1966 is a completely descriptive document with no policy goals or statements. The Bergen County is currently in process of updating its comprehensive master plan. However, the County has been active in the Cross Acceptance phase of the State Development and Redevelopment Plan, which is discussed in greater detail below.

## **Relationship to State Development and Redevelopment Plan**

On March 1, 2001, the State of New Jersey adopted an updated SDRP. The SDRP's main objective is to guide future development and redevelopment to ensure the most efficient use of existing infrastructure systems and to maintain the capacities of infrastructure, environment, and natural resources, fiscal, economic and other systems. To this end, the SDRP divides the State into four types of planning areas that are regional in scale, and five categories of "Centers" which are compact forms of development. The SDRP sets forth policy objectives for each planning area in order to guide local planning decisions. These policy objectives intend to implement the statewide goals and objectives of the SDRP in the context of the unique qualities and conditions in each planning area.

The entire Borough is designated in the Metropolitan Planning Area (PA1) category, encompassing developed suburban areas. The Borough's master plan is consistent with the Statewide goals and objectives of the SDRP and the policy objectives of the various planning areas.

On April 28, 2004, the New Jersey State Planning Commission (SPC) approved the release of the Preliminary 2004 SDRP and the Preliminary State Plan Policy Map. This action launched the third round of Cross- Acceptance.

Cross- Acceptance is defined by the SPC as a bottom-up approach to planning, designed to encourage consistency between municipal, County, regional and State plans to create a meaningful, up-to-date and viable State Plan (N.J.S.A 52:18A-202.b). This process is meant to ensure that all New Jersey residents and levels of government have the opportunity to participate and shape the goals, strategies and policies of the State Plan.

Plan endorsement encourages municipalities to work toward regional planning and coordination. It ensures that all plans are consistent with the State Development and Redevelopment Plan. Endorsed local plans entitle the municipalities to higher priority for available funds and streamlined permit reviews.

### **7.0 Recommendations Concerning The Incorporation of Redevelopment Plans Into The Land Use Plan Element And Recommended Changes In the Local Development Regulations Necessary To Effectuate The Redevelopment Plans Of The Municipality**

In 1992, the Local Redevelopment and Housing Law (LRHL) was enacted into law. The LRHL replaced a number of former redevelopment statutes, including the Redevelopment Agencies Law, Local Housing and Redevelopment Corporation Law, Blighted Area Act, and Local Housing Authorities Law, with a single comprehensive statute. At the same time, the MLUL was also amended to require, as part of a master plan reexamination, that the issues raised in the LRHL be addressed.

The LRHL provides the statutory authority for municipalities to designate areas in need of "redevelopment," prepare and adopt redevelopment plans, and implement redevelopment projects. Specifically, the governing body has the power to initially cause a preliminary investigation to determine if an area is in need of redevelopment, adopt a redevelopment plan, and/or determine that an area is in need of rehabilitation.

A planning board has the power to conduct, when authorized by the governing body, a preliminary investigation and hearing and make a recommendation as to whether an area is in need of redevelopment. The planning board is also authorized to make recommendations concerning a redevelopment plan, and prepare a plan as determined to be appropriate. The board may also make recommendations concerning a determination if an area is in need of rehabilitation.

The statute provides that “a delineated area may be determined to be in need of redevelopment if”, after investigation, notice and hearing...the governing body of the municipality by resolution concludes that within the delineated area “any of the following conditions are found”:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions;
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable;
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography or nature of the soil, is not likely to be developed through the instrumentality of private capital;
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community;
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare;
- f. Areas in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated;
- g. In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Urban Enterprise Zones Act,” P.L. 19833, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approved by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992,c79 (C.40A:12A-5 and 40A:12A-6); or

- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

The statute defines redevelopment to include “clearance, replanning, development, and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structure and the grant or dedication of spaces as may be appropriate or necessary in the interest of general welfare for streets, parks, playgrounds, or other public purposes, including recreation and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.” It is noteworthy that the statute specifically states that a redevelopment area may include lands which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is necessary for the effective redevelopment of an area.

At the present time, the borough does not contemplate the imposition of a redevelopment designation on property in the municipality.

## 8.0 Existing Land Use Plan Analysis

The borough consists of approximately 1,756.76 acres of land, excluding rights of way. An analysis of the existing level of development reveals that the majority of the borough is developed with 52 acres or 2.9% identified as vacant (see accompanying Existing Land Use Analysis Map).

Residential remains the predominant land use in the borough at 70 % with parks and recreation area representing the next highest cohort at 10.7% with commercial, public lands religious institutions accounting for the remaining areas of the borough. The amount of commercial land use represents a key issue in the continued stability tax ratable representing 7.4% of the land use in the borough.

**Table 17**  
**Existing Overall Land Use Breakdown**

	Existing Land Use	Acres	%
1	Residential	1,250.71	70.0%
2	General Commercial	132.90	7.4%
3	Public/ Parking/Education	103.70	5.9%
4	Religious	25.30	1.4%
5	Parks, Recreation and Open Space	192.13	10.7%
6	Vacant	52.02	2.9%
7	ROW	30.59	1.7%
	TOTAL	1,787.35	100.0%

**Table 18**  
**Existing Land Use Detailed Analysis**

	<b>Existing Land Use</b>	<b>Acres</b>	<b>%</b>
1	Single-Family	1,155.65	64.7%
2	Two-Family	9.14	0.5%
3	Multi-Family	85.92	4.8%
4	Commercial	15.37	0.9%
5	Office	4.30	0.2%
6	Other Services	1.48	0.1%
7	Automotive Sales and/or Service	1.41	0.1%
8	Industrial/Construction	102.72	5.7%
9	Parking/Transportation	2.16	0.1%
10	Public, Quasi-Public & Institutional	35.45	2.0%
11	Religious Use	25.30	1.4%
12	Educational Use	66.09	3.7%
13	Nursery	7.62	0.4%
14	Parks, Recreation and Open Space	192.13	10.7%
15	Vacant	52.02	2.9%
16	ROW	30.59	1.7%
	<b>TOTAL</b>	<b>1,787.35</b>	<b>100.0%</b>

## 9.0 Land Use Plan Analysis

The Borough of Allendale's Land Use Plan contained herein has been prepared taking into account the goals and objectives of the community and other master plan elements that have been adopted by the borough. The Land Use Plan seeks to support and implement these goals and objectives and other master plan elements. Furthermore, the Land Use Plan seeks to protect environmentally sensitive resources of the borough.

The accompanying Existing Land Use and Land Use Plan maps depict the location, extent and intensity of development as they currently are in the borough, and as the plan recommends for the future under the Land Use Plan. The plan is intended to guide future development for the next six year period in accordance with the provisions of the Municipal Land Use Law, in a manner which protects the public health, safety and general welfare. This plan is designed to serve as the basis for revisions to the borough's land use ordinances including zoning, subdivision, and site plan codes.

The Plan is based on nine categories of development. They do not substantially differ from the community's Plan as depicted in the prior master plan reports with the following exceptions:

1. Block 506; Lot 4 was referenced as the Former Farm site in preceding housing elements of the master plan. This site was designated for multifamily development in the prior Land Use Plan. The Borough's current certified housing plan removed the multifamily designation, therefore the multifamily land use designation for this site is amended in the Land Use Plan.
2. Block 904; Lots 10-14 & 31 formerly referenced as the Foreit Site currently referred to as the

Crescent Commons Site. These properties had a varied designation of single family and multifamily residential in the prior land use plan. The Borough's certified Housing Element and Fair Share Plan designates these properties for multifamily housing therefore the Land Use Plan was adjusted to indicate multifamily development for these parcels.

3. Block 1102; Lot 14 referred to as the Board of Education Site and the Episcopal Church site on Block 1064; Lot 15 were also deleted as sites contributing to the affordable housing requirement of the borough in the certified housing plan. Therefore the designation for the board of education site is designated in the Educational land use while the Episcopal Church site is changed to the Religious land use designation in the Land Use Plan.
4. Properties along Powell Road, Yeomans Lane and Heather Court known as Block 701; Lots 19, 19.01 and Block 1906; Lots 16 and 17 were previously designated as single family and since these parcels have been purchased by the Borough their designations have been modified. Block 701; Lot 19 and Block 1906; Lots 16 and 17 are designated as open space while Block 701; Lot 19.01 is designated in the public use category on the Land Use Plan.

The land use categories are described on the Land Use Plan as follows;

#### **SINGLE-FAMILY RESIDENTIAL**

The majority of development in Allendale consists of single-family residential development, and the Land Use Plan seeks to maintain and reinforce this character. The Single-Family Residential land use category includes the AAA, AA and A Single-Family zoning districts. This land use comprises approximately 1,179 acres or 67.2% of the borough. The zones all permit single-family development, lodging for roomers or boarders, home offices/studios, certain home occupations, public buildings, school facilities, churches and other quasi-public uses for use owned or operated by nonprofit organizations, The raising or growing for sale of annual and perennial plants, of fruits and of vegetable crops and such buildings and equipment as are required for the use, The keeping of domestic animals or fowl for personal use, provided that they are kept at least 50 feet from any existing or later constructed dwelling and enclosed by a suitable fence or other enclosure and are on a lot at least two acres in area, as their principal permitted uses.

The AAA zone district defines a low housing density of approximately one dwelling unit per acre. This designation encompasses mostly the western quadrant of the borough with a few areas zoned AAA in the northeastern quadrant of the borough. The area defined within this category is largely consistently developed, and the borough seeks to maintain the existing character and ensure that any future development is consistent with the existing developed character.

The AA zone district designed to permit a moderate housing density of approximately 1.67 dwelling units per acre. The AA District is primarily characterized by established residential neighborhoods and is located around the perimeter of the borough in each of the four quadrants of the borough. The primary objective for this district is to preserve and retain the detached single-family residential character of these areas. Future development should be in accordance with the established pattern, intensity, and type of residential development.

The A zone district single family residential districts are defined to permit a moderate density of approximately 2.2 units to the acre. This designation is located in all quadrants of the borough

located near the central core around the business district of the borough. The area defined within this category is largely consistently developed, and the borough seeks to maintain the existing character and ensure that any future development is consistent with the existing developed character.

### **MIXED SINGLE AND TWO-FAMILY RESIDENTIAL**

The Two-Family Residential land use category of the B zone district permits single-family and two-family residential development as well as all the other uses permitted in the single-family residential category. The B zoning district, surrounds the north and westerly portions of the central business district and comprises approximately 26 acres or 1.5% of the borough. The minimum lot area for single family residential is 10,000 square feet (density of 4.36 dwelling units /acre). The two family residential option in this zone is 12,500 square feet (maximum density of 6.96 dwelling units/acre). All other permitted land uses require larger lot areas as prescribed in the zoning ordinance. The primary objective for this district is to preserve and retain the mixed single and two-family residential character as permitted in these areas. Future development should be in accordance with the established pattern, intensity, and type of residential development.

### **MULTI-FAMILY RESIDENTIAL**

The Multi-Family Residential category is designed to reflect the numerous multi-family housing developments in Allendale. This land use comprises approximately 87 acres or 5% of the borough. These developments vary in their character, including two-family dwellings, townhouses and apartments. These developments are located in the following zones: AU, BU, ML-1, ML-2, ML-3, ML-5, ML-6 and SC. As reflected in their designation, many of these districts in the borough have been developed to meet the borough's affordable housing need as either prescribed by settlement agreements or the boroughs housing plan. A complete description of these developments and specific details for each, are provided in the Housing Element and Fair Share Plan.

### **COMMERCIAL-BUSINESS**

The Commercial-Business category encompasses the central business district in the community. The borough seeks to maintain this area as the primary commercial and business district. The area includes the C-1 Business and C-2 Shopping Center districts. This commercial business land use comprises approximately 23 acres or 1.3% of the borough. The borough does not seek to geographically expand this area. However, redevelopment within this area is encouraged to improve the economic viability and the aesthetic character of the central business district.

Due to the historic development pattern and location near the train station, the borough seeks to promote the pedestrian oriented commercial area designed to promote safety for pedestrians and a desirable visual environment, promoted through good design. Accordingly, the borough should limit individual businesses to a size that is consistent with the existing level of development. Buildings should be built to the front and side yard lines, and the design of facades should include adequate fenestration and embellishments to enhance the pedestrian environment. Large, blank facades should be avoided.

Mixed uses are encouraged in this area to further the vitality of the district. However, residential

uses should be restricted from ground floor development. While the range of commercial uses provided may vary, the borough should ensure that these uses include convenience goods and services, personal services and other types of businesses to meet the everyday needs of the citizens. Large-scale facilities of a purely regional nature should not be encouraged.

## **INDUSTRIAL**

Allendale's industrial areas are located in two places along the railroad tracks, and on Pearl Court and Commerce Drive, near Route 17. They are located in the D-1, D-2, E and EM zones. This land use comprises approximately 102 acres or 5.8% of the borough. The Land Use Plan reaffirms the use of these areas for industrial type purposes. In particular, the D-1 and D-2 zones should include light manufacturing, processing, assembly, wholesale, research laboratories and office uses. The previous Land Use Plan noted that an overlay was permitted for the D-1 zone permitting age-restricted townhouse development. This use has been subsequently removed from this zone.

Development in the Industrial category should provide adequate distance and buffering from neighboring uses. Buffer techniques should include fences, landscaping, and the use of landscaped berms where appropriate.

## **PUBLIC, QUASI-PUBLIC & INSTITUTIONAL**

The areas of the land use plan designated Public, Quasi-public and Institutional Uses are located in several areas of the borough. This land use comprises approximately 33 acres or 1.9% of the borough. The borough municipal building on West Crescent Avenue and the DPW facility on New Street are examples of public uses while the nursing home at the end of Harrenton Road is an example of an institutional use in this classification.

As noted at the time of the 2005 Master Plan no changes were noted for the location for public land uses in the borough although facility alteration, modernization and expansions were expected to occur as needed. This characteristic is anticipated to continue for this land use.

The public uses of a large land area were recommended to be located in a public use zone district as noted in text and the proposed zone map in the 2005 Master Plan to recognize these uses. This recommendation has not been instituted to date and it is not recommended to be continued since this land use is more customarily provided as a permitted principal or conditional use in appropriate zones. To establish a separate zone for a public use would limit future re-use of a public facility should the borough find that the facility no longer serves the public need.

## **RELIGIOUS USE**

The Religious Use category is designed to reflect the numerous religious institutions in the community. The religious use category comprises approximately 26 acres or 1.5% of the borough. While there is no specific zone just for religious institutions, it was recognized in the prior master plan and reinforced herein that this use requires special zoning consideration. When such a use is proposed in a residential neighborhood or in non-residential zones there is a compelling need to safeguard the zones integrity, operation and general welfare of the community by providing adequate bulk criteria, parking and related criteria for these uses. The recommendations offered in the prior master plan are provided in the specific changes recommended for development



regulations of this report.

### **EDUCATIONAL USE**

The Educational Use category identifies the various schools in the community. The educational use category comprises approximately 66 acres or 3.7% of the borough. The 2005 Master Plan noted that while no changes were included for the location or criteria for educational land uses in the borough; alteration, modernization and expansions can be expected to occur as needed. This characteristic is expected to continue for educational facilities.

### **PARKS, RECREATION AND OPEN SPACE**

This designation encompasses broad areas of the Township which are characterized by open space and recreational facilities and environmentally sensitive features. It also identifies existing and recently acquired public spaces. The parks, recreation and open space use category comprises approximately 213 acres or 12.1% of the borough.

The purpose of this category is to identify passive and active and open space properties. A recent acquisition developed as a passive park known as Orchard Common, is located at the corner of Franklin Turnpike and West Orchard Street. This park was realized by the resolute effort of the Allendale Mayor and Council and by grants from Bergen County Open Space Trust Fund and various state agencies. The original 3 acre parcel was initially to be developed for 24 townhouses but as construction was initiated, the tract was arranged to be purchased by the borough and subdivided into two separate parcels. A 2.4 acre parcel, developed as a passive park and a 0.6 acre parcel, to be developed for special needs affordable housing. This tract of open space has been developed as a passive park for the public, in proximity to the central business district and visually anchoring the geographic southerly end of the district.

This land use designation also encourages the maintenance and operation of properties such as the Celery Farm as a preserve or preserves for wildlife and its natural habitat and to reasonably limit any other activities that might adversely affect the environment or the animal population, and to provide an opportunity for observation and study of the various types of flora and fauna that are indigenous to the area. Outdoor recreation, including such activities as hiking and nature trails, sports related activities, and related activities should be encouraged for this area.

The following tables summarize the Allendale Land Use Plan

### **Land Use Plan Table**

<b>Land Use</b>	<b>Area* (acres)</b>	<b>Percent of Borough</b>
Single Family Residential	1179	67.2%
Two Family Residential	26	1.5%
Multi-Family Residential	87	5.0%
Commercial Business	23	1.3%
Industrial	102	5.8%
Religious Institutions	26	1.5%
Education	66	3.7%
Parks, Recreation and Open Space	213	12.1%
Public, Quasi-Public and Institutional	33	1.9%
<b>Total</b>	<b>1,755*</b>	<b>100.0%</b>

\*Total area not including roadways.

Source : Bergen County GIS Data Base, 2005 Land Use Plan and Burgis Associates field analysis

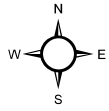
### **Land Use Plan Summary Table**

<b>Land Use</b>	<b>Area* (acres)</b>	<b>Percent of Borough</b>
Residential	1,292	73.7%
Commercial Business and Industrial	125	7.1%
Religious, Education	92	5.2%
Parks, Recreation and Open Space	213	12.1%
Public, Quasi-Public and Institutional	33	1.9%
<b>Total</b>	<b>1,755*</b>	<b>100.0%</b>

\*Total area not including roadways.

Source : Bergen County GIS Data Base, 2005 Land Use Plan and Burgis Associates field analysis

## Appendix



Ramsey Boro

Upper Saddle River Boro

Mahwah Twp

Saddle River Boro

Wyckoff Twp

Waldwick Boro



**BURGIS ASSOCIATES, INC.**  
COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS  
25 Westwood Avenue  
Westwood, New Jersey 07675  
Phone: (201)-666-1811  
Fax: (201)-666-2599

Project Title

**Master Plan  
Reexamination Report**

BOROUGH OF ALLENDALE  
BERGEN COUNTY, NEW JERSEY

Existing Land Use

Single-Family Residential

Two-Family Residential

Multi-Family Residential

Commercial

Office

Other Services

Automotive Sales and/or Service

Industrial/Construction

Parking/Transportation

Public, Quasi-Public & Institutional

Religious Use

Educational Use

Nursery

Parks, Recreation and Open Space

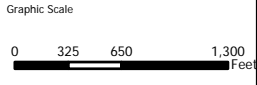
Vacant Land

4.	Revise parcel data.	02	17	11	KAK
3.	Revise road data.	02	16	11	MA
2.	Revise parcel data.	02	04	11	KAK
1.		10	07	09	KAK

Rev	Description	Date	Drawn	Ckd
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Dwg. Title

**Existing Land Use**



**JOSEPH H. BURGIS AICP**  
**PROFESSIONAL PLANNER**  
**NEW JERSEY LIC. NO. 2450**

Project No. 2207.03

Sheet No. 1 of 1

Date 09/04/09

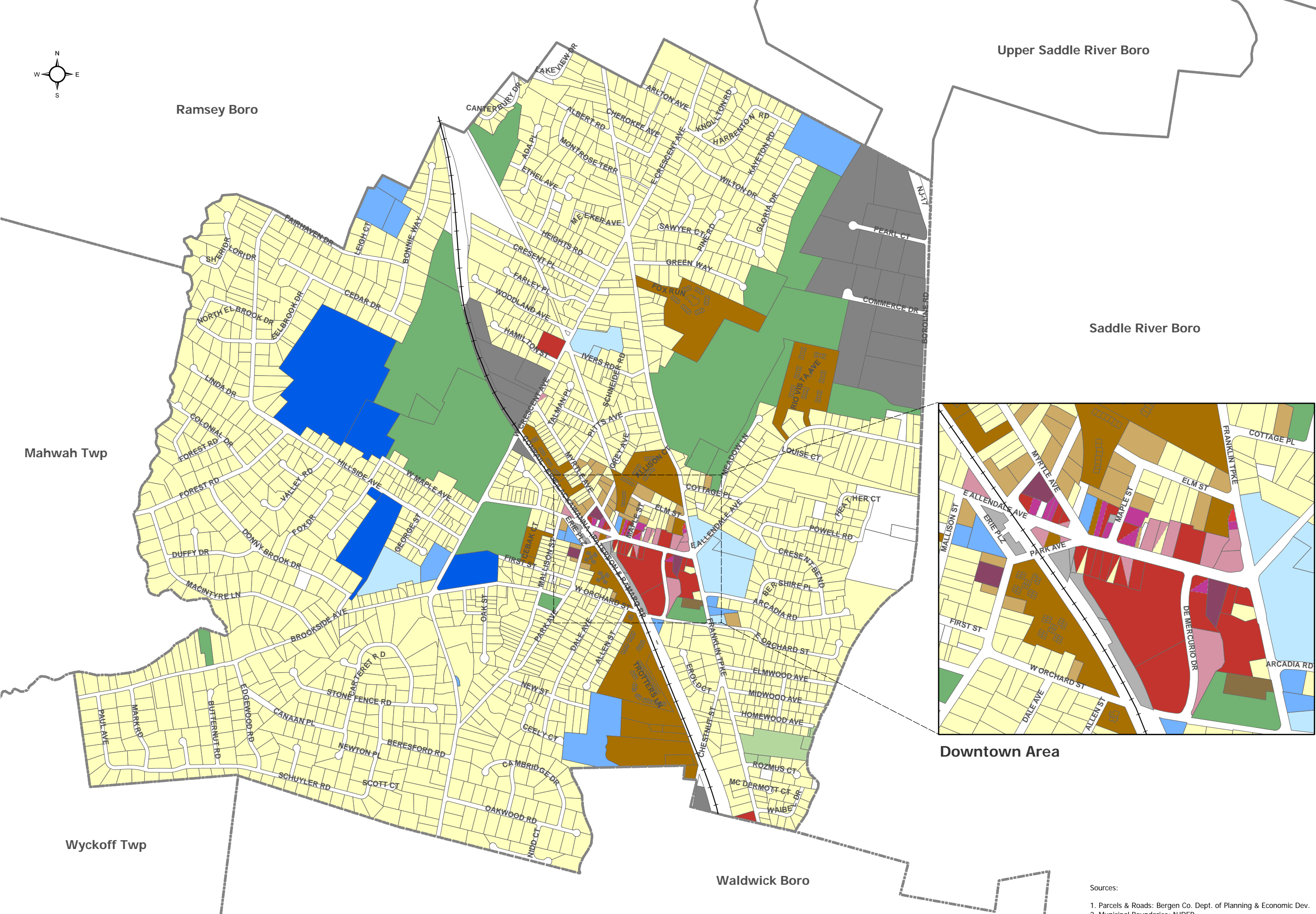
Drawn KAK

File Name elu

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- Sources:
1. Parcels & Roads: Bergen Co. Dept. of Planning & Economic Dev.

2. Municipal Boundaries: NJDEP.





Ramsey Boro

Mahwah Twp

Wyckoff Twp

Upper Saddle River Boro

Saddle River Boro

Waldwick Boro

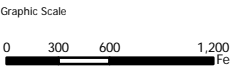
Project Title  
**Master Plan  
Reexamination Report**  
BOROUGH OF ALLENDALE  
BERGEN COUNTY, NEW JERSEY

Dwg. Legend

	Single Family Residential <i>1,179 acres: 67.2% of Borough</i>
	Two-Family Residential <i>26 acres: 1.5% of Borough</i>
	Multi-Family Residential <i>87 acres: 5% of Borough</i>
	Commercial - Business <i>23 acres: 1.3% of Borough</i>
	Industrial <i>102 acres: 5.8% of Borough</i>
	Religious <i>26 acres: 1.5% of Borough</i>
	Education <i>66 acres: 3.7% of Borough</i>
	Parks, Recreation, Open Space <i>213 acres: 12.1% of Borough</i>
	Public, Quasi-Public, Institutional <i>33 acres: 1.9% of Borough</i>

4.	Revise Road Data.	02	16	11	MA
3.	Edit LU data.	02	04	11	KAK
2.	Plan Adjustments	11	22	10	MA
1.	Update LU data.	10	07	09	KAK
Rev	Description	Date	Dwn	Ckd	

Dwg. Title  
**Land Use Plan**  
(2010)



JOSEPH H. BURGHS AICP  
PROFESSIONAL PLANNER  
NEW JERSEY LIC. NO. 2450

Project No.	2207.03
Sheet No.	1 of 1
Date	09/22/09
Drawn	KAK
File Name	Prop_lp

- Sources:
1. Parcels & Roads: Bergen Co. Dept. of Planning & Economic Dev.
  2. Municipal Boundaries: NJDEP.