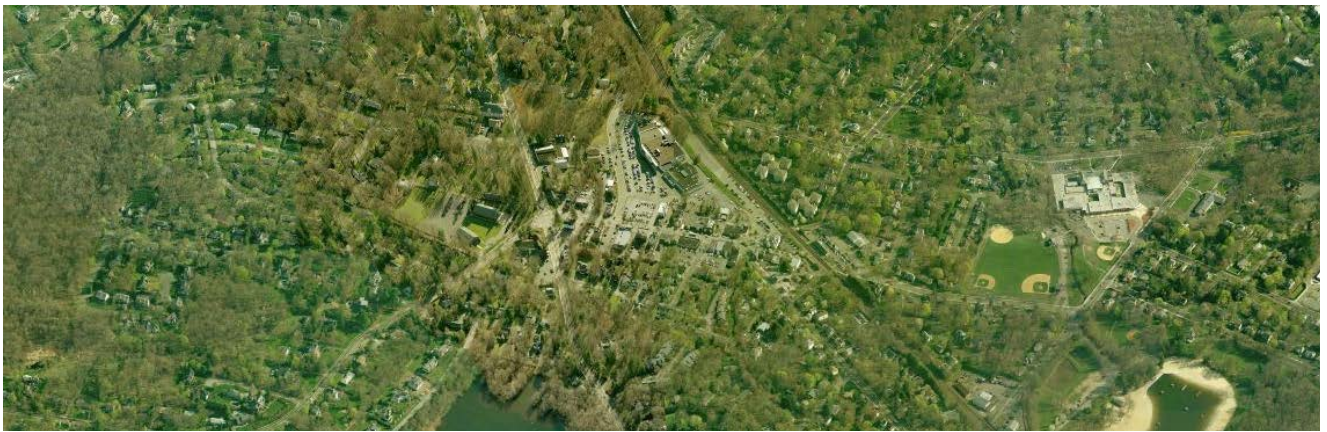


PERIODIC REEXAMINATION OF THE MASTER PLAN AND MASTER PLAN AMENDMENT



12/21/2017

Borough of Allendale





COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
A S S O C I A T E S , I N C .

PRINCIPALS:

Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA

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Borough of Allendale
Bergen County, New Jersey

Prepared for:

Borough of Allendale Planning Board

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E.J. Snieckus Jr.

Edward Snieckus, Jr., PP, LLA, ASLA
Professional Planner #5442

BOROUGH OF ALLENDALE PLANNING BOARD

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Michelle Ryan

PLANNING BOARD ATTORNEY

Christopher C. Botta, Esq.

BOROUGH ENGINEER

Michael Vreeland, P.E., P.P., C.M.E.
Guerin & Vreeland Engineering, Inc.

PLANNING CONSULTANT

Edward Snieckus, Jr., P.P., LLA, ASLA
Burgis Associates, Inc.

Table of Contents

I.	Introduction	1
1.1	Overview	1
1.2	Legal Requirements for Planning.....	1
1.3	Legal Requirements for Master Plan Reexamination Report	2
1.4	Previous Master Plan Efforts Undertaken by the Borough	3
II.	Major Problems and Objectives Relating to Development at the Time of the Last Master Plan Reexamination	4
2.1	Major Goals & Objectives Identified in 2011 Reexamination Report.....	4
2.2	Major Problems Identified in 2011 Reexamination Report.....	6
III.	Extent to Which Problems & Objectives Have Increased or Decreased Since the Last Master Plan Reexamination	8
IV.	Significant Changes in Assumptions, Policies & Objectives Forming the Basis for the Last Master Plan Reexamination	8
4.1	Changes at the Local Level	8
4.2	Changes at the State Level	17
V.	Specific Changes Recommended for the Master Plan or Development Regulations, Including Objectives, Policies & Standards.....	19
5.1	Goals & Objectives.....	19
5.2	Additional Planning Issues	21
VI.	Recommendations Concerning Redevelopment Plans.....	22
	Section 2: Master Plan Amendment.....	25
	Introduction.....	26
	Tract Descriptions.....	27
	Borough of Allendale Master Plan Considerations.....	32
	Zoning Ordinance Review	34
	Master Plan Amendment.....	34
	Recommended Amendments to Land Use Regulations	35
	Relationship to Other Plans.....	35
	Appendix- Proposed Land Use Plan	377

I. INTRODUCTION

1.1 OVERVIEW

The 2017 Borough of Allendale Reexamination Report and Master Plan Amendment has been prepared to review the prior 2011 Master Plan Reexamination Report in accordance with the requirements of the New Jersey Municipal Land Use Law (MLUL) requirements, Section 40:55D-89. Allendale's Master Plan has been updated on a regular basis to address development pressures, evolving development patterns, and various judicial, legislative and administrative actions affecting the Borough's land use configuration. The Borough adopted its most recent Comprehensive Master Plan in 2005.

This Reexamination Report also ensures that the Borough's planning policies and land use goals and objectives remain current. This Report largely affirms the validity of the goals, objectives and recommendations set forth in the Borough's 2011 Reexamination Report, with updates in advancement of growth and development specific to these planning initiatives, and provides recommendations for modifications to the Borough's Land Use Plan and Zoning Ordinance where circumstances warrant. It also includes an analysis of the most recent community data.

The Borough of Allendale is recognized as a fully developed, upscale suburb of New York City predominantly characterized by single family homes around a central business district with some light industrial zones in specific locations of the Borough. The community strives to preserve its small-town appeal with elements of historic features, a vibrant commercial center, good schools and quality open space.

This report is comprised of two basic sections. The first section provides the required components of a statutory reexamination report, as well as and an enumeration of updated goals and objectives, land use recommendations, and associated implementation mechanisms. The second section presents the amendments to the master plan's land use element as recommended in the Reexamination Report section of this document., which specifically pertain to the Settlement Agreement between the Borough and Fair Share Housing Center (FSHC), an entity deemed to have party status by the Court on September 15, 2017. The Settlement Agreement was approved at a Fairness Hearing on November 29, 2017 with the Honorable Menelaos W. Toskos, J.S.C.. The said agreement requires several zoning amendments to be implemented along with a revised Third Round Affordable Housing Element and Fair Share Plan.

The adoption of a Reexamination Report ensures the Borough's compliance with statutory requirements that each New Jersey municipality periodically reexamine its Master Plan. As mandated by the MLUL, the Master Plan Reexamination is necessary to confirm the community's zoning ordinance is substantially consistent with a regularly revised and updated land use plan element. This Report is to be utilized by the Allendale Planning Board and Governing Body in making land use planning and policy decisions that will protect and continue to enhance the desirable characteristics of the community.

1.2 LEGAL REQUIREMENTS FOR PLANNING

The MLUL establishes the legal requirements 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 and/or

amended by the Board only after a public hearing. The MLUL was amended in May 2011 to require planning boards to prepare a review of the master plan at least once every ten years. Previously, boards were required to prepare such a review at least once every six years.

The MLUL also identifies the required contents of a master plan and reexamination report, which include the following:

1. A statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based.
2. A land use plan element that takes into account physical features, identifying 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.
3. A housing plan and recycling plan prepared 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, open space, recreation, community facilities, and historic preservation plan elements. These elements are not obligatory.

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. A municipality's failure to reexamine its master plan on a periodic basis as mandated by the MLUL would forfeit the enforceability of its development regulations, underscoring the significance of conducting a timely master plan review.

1.3 LEGAL REQUIREMENTS FOR MASTER PLAN REEXAMINATION REPORT

The following section details the statutory requirements of a master plan periodic reexamination report, 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 last 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 adopted the following new master plan elements and updates:

1. The Borough adopted its Third Round Housing Element and Fair Share Plan on December 29, 2008, and was awarded Substantive Certification from the Council on Affordable Housing ("COAH") on October 14, 2009. On April 15, 2010, the Borough adopted an Amendment to its COAH-Third Round Plan, for which COAH did not grant Substantive Certification since the growth share rules were determined to be invalid.
2. In October 2010, the Borough adopted an Open Space and Recreation Plan Element of the Master Plan. 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 complement the master plan goals and suggests next steps for open space preservation and improvements in the Borough.
3. The Borough also adopted a Sustainability Element of the Master Plan in October 2010. The Sustainability Element was prepared in accordance with the MLUL requirements. The intent of this element is to establish guidelines for public improvements and future private projects to achieve greater environmental sustainability. This element was also prepared for the Borough to be able to participate in New Jersey State's Sustainable Jersey program.
4. In February 2011, the Borough adopted a Periodic Reexamination of the Master Plan. The 2011 Reexamination Report was prepared pursuant to MLUL requirements to review and update the planning policies and land use goals and objectives set forth in Allendale's 2005 Comprehensive Master Plan.

This 2017 Reexamination Report is intended to comply with the requirements of the MLUL by providing an assessment of the Borough's planning policies and land use regulations, as embodied in the 2011 Reexamination Report, and provide specific recommendations in response to emerging challenges affecting Allendale.

II. MAJOR PROBLEMS AND OBJECTIVES RELATING TO DEVELOPMENT AT THE TIME OF THE LAST MASTER PLAN REEXAMINATION

As part of the overall reexamination analysis, the Municipal Land Use Law (MLUL) requires an identification of the major land use problems and objectives that were outlined in the most recently adopted master plan or reexamination report. As such, Section 2.1 identifies the major goals and objectives set forth in the Borough's 2011 Master Plan Reexamination Report, while Section 2.2 provides a summary of the major problems identified in that document.

2.1 MAJOR GOALS & OBJECTIVES IDENTIFIED IN 2011 REEXAMINATION REPORT

The 2011 Reexamination Report outlined several goals and objectives with corresponding policy recommendations to guide the Borough's future growth and development. The Plan's goals and objectives are set forth below.

Goal 1: To preserve and enhance the suburban character of the existing one and two family residential neighborhoods through:

- a) establishing and maintaining zone districts and use, lot, bulk and intensity of use regulations based on existing neighborhood development patterns and good design practices;
- b) 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;
- c) 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;
- d) establishing and maintaining transitional use zone districts between more intensive zones and residential zones;
- e) establishing and maintaining buffer requirements between more intensive uses and one and two-family uses and zones; and
- f) maintaining the residential street width in order to discourage through traffic in residential neighborhoods.

Goal 2: To promote a range in housing types and densities and to comply with the provisions of the Fair Housing Act through:

- a) establishing various residential zone districts that permit a variety of housing types and densities;
- b) 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;
- c) 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;

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

Goal 3: To maintain and enhance the viability of the central business district by:

- a) encouraging an appropriate mix of land uses that will complement one another and will meet the retail service needs of the borough;
- b) 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;
- c) 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
- d) promoting a desirable pedestrian environment in the downtown business district.

Goal 4: To provide for office, industrial and related land uses in the Borough by:

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

Goal 5: 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.

Goal 6: To provide adequate municipal open space for a variety of active and passive recreational uses by:

- a) maintaining the amount of open space available to the Borough residents and when possible and appropriate, by increasing such open space; and
- b) 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.

Goal 7: To minimize traffic congestion through:

- a) intersection improvements;
- b) promoting increased parking in the area of the N.J. Transit rail station;

- c) discouraging new streets and developments that would exacerbate existing traffic congestion.

Goal 8: To promote a balanced tax base in the Borough by:

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

Goal 9: 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.

Goal 10: To promote the conservation of energy and the recycling of recyclable materials through:

- a) appropriate regulations that require recycling of recyclable materials; and
- b) 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.

2.2 MAJOR PROBLEMS IDENTIFIED IN 2011 REEXAMINATION REPORT

The following issues were identified in the Borough's 2011 Reexamination Report as being problematic or in need of further analysis:

1. **Central Business District:** The plan stated that Allendale's central business district (CBD) represents a significant community asset which requires 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, was found to face continued competition due to the economic recession from nearby business districts, retailers and the internet. The Borough was concerned that this economic challenge, if not affirmatively addressed, could diminish the desirability of the commercial area, fostering stagnation and less reinvestment, and that the loss of economic value could 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 plan found that the economic climate and housing improvement trends over previous years had resulted in the value of land outpacing the value of buildings on residential properties, leading to a desire among some property owners to haphazardly expand or demolish older historically valued residential buildings within the Borough. The plan therefore recommended that home improvement activity be undertaken simultaneously with an effort towards preservation of the Borough's historic properties and places. The plan further recommended that the updated Bergen County Office of Cultural and Historic Affairs Historic Sites Survey be utilized as the framework for the formulation of a

historic element to the Master Plan.

3. **Demographic Changes:** The plan identified certain demographic changes and their land use implications. Specifically, the plan noted a decline in the overall population in the Borough due to the aging of the population and children aging and leaving the Borough; a decline in the 15 to 34 year old age cohort; and that 70 percent of the population of Allendale commuted by automobile. The plan recommended improving access to mass transit opportunities. The plan also acknowledged, however, that because it was prepared concurrent with gathering of the 2010 census, the demographic data used therein would be somewhat outdated and would require an update as this information becomes available.
4. **Development Regulation Review:** The plan recommended that the Borough 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 were said to require re-evaluation to see if these standards were up to date.
5. **State Plan Cross Acceptance:** The plan states that the Borough would 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 was estimated to be undertaken in the year or two following adoption of the Reexamination Report through the Bergen County Department of Planning. Given the Borough's location in Planning Area 1, it was estimated that significant changes would not 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, the plan called for consideration of accommodating and encouraging alternative modes of transportation. Accommodations for bicycles and pedestrian were said to be particularly well suited to Allendale, due to the Borough's neighborhoods being interconnected by a network of streets and available mass transit opportunities that would be conducive to bicycle and pedestrian connections. The plan recommended improvements to pedestrian access 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. The plan also recommended the preparation of a comprehensive study of bicycle and pedestrian routes to establish a network of roadways and pathways between neighborhoods and points of mass transit and points of employment. The routes, once established, were recommended to be integrated into a circulation element of the master plan thereby creating a guideline document for phased improvements to achieve this objective.
7. **Two Family Homes:** The plan recommended that the Borough consider implementing a policy that single-family zones be safeguarded from the conversion or expansion of two-family homes within such zones. The plan states that the land use plan had established appropriate areas for multifamily homes in the community in close proximity to goods, services and the availability of mass transit, and that future expansion of two-family homes in the single-family districts would be inconsistent with the established zone plan.
8. **Preservation of Critical Open Space Parcels:** The Borough sought to preserve several open space parcels, as detailed in the Open Space Element of the Master Plan. Such parcels were said to 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. The plan identified these critical features as an

important public feature forming a strong basis for their preservation.

9. **Sustainability:** The plan identified the Borough's desire to implement programs and policies that foster sustainability in municipal facilities and on private properties. The Borough had recently adopted a Sustainability Element that identified a vision statement and goals and policies for the Borough. This element identified 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.

III. EXTENT TO WHICH PROBLEMS & OBJECTIVES HAVE INCREASED OR DECREASED SINCE THE LAST MASTER PLAN REEXAMINATION

Allendale continues to strive to address the goals and objectives as well as the varied planning issues highlighted in the 2011 Reexamination Report. This Report remains supportive and does not recommend any changes to these problems and objectives noted in the 2011 Reexamination Report and more broadly recognizes the need for improvements to address the number of concerns that were identified, as some have yet to be remedied. The land use policies held in the 2011 Reexamination Report are therefore still held valid as they are incorporated in that document. Please refer to Section 5.2 of this document wherein new items and recommendations are identified.

IV. SIGNIFICANT CHANGES IN ASSUMPTIONS, POLICIES & OBJECTIVES FORMING THE BASIS FOR THE LAST MASTER PLAN REEXAMINATION

The MLUL requires an assessment of the changes that have taken place in the community since the adoption of the last master plan or reexamination as a component of the reexamination process. The following are changes at the local and State levels applicable to the Borough's land use goals and objectives:

4.1 CHANGES AT THE LOCAL LEVEL

This section of the 2017 Reexamination Report provides a description of the community's population characteristics, employment trends and housing stock based on the U.S. Decennial Census and latest American Community Survey 5-Year Estimates (2011-2015). Housing characteristics such as age, condition, purchase/rental value and occupancy are detailed. Information is also provided on the number of housing units in the Borough considered overcrowded or substandard. This analysis of the Borough's demographic characteristics is an integral component of the community's master plan, as it illustrates past trends experienced by Allendale and provides an indication of future growth patterns.

1. Population Growth. Table 1 below details Allendale's population growth from 1900 to 2015. As observed in many Bergen County communities and throughout the nation after World War II, the baby boom of the 1950's and 1960's resulted in significant population increases. The period from 1970 to 1980 marked the first decade during which the Borough's population would decline. Allendale's population began to experience growth again between 1990 and 2000, during which time the population increased by 13.5 percent. Since 2000, the Borough's population has fluctuated a bit, but has mostly remained stagnant. This stability in population will likely continue into the foreseeable future, given the Borough's lack of vacant land, trends in household sizes, and housing demand in the New York Metropolitan area.

Table 1: Population Growth (1900 to 2015)
Borough of Allendale, New Jersey

Year	Population	Population Change	Percent Change
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	13.5
2010	6,505	-194	-2.9
2015	6,717	212	3.3

Source: Bergen County Data Book. American Community Survey 5-Year Estimates 2011-2015.

2. Age Characteristics. The Borough's age characteristics are depicted below in Table 2. Since 2000, the 25 to 44 year old age cohort decreased significantly from 26 percent of the population to 16 percent of the population in 2015, while the 55 to 64 year old age cohort more than doubled between 2000 and 2015, increasing from 8.7 percent of the population to 17.2 percent of the population. This aging of Allendale's population is also reflected in the median age of Borough residents since 2000. Whereas the median age in Allendale was 39.5 years in 2000, the median age had increased to 44.2 years by 2015.

Table 2: Age Characteristics (2000 to 2015)
Borough of Allendale, New Jersey

Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
Under 5 years	478	7.1	337	5.2	364	5.4
5 to 19 years	1,659	24.8	1,661	25.6	1,722	25.6
20 to 24 years	178	2.7	226	3.5	264	3.9
25 to 34 years	487	7.3	314	4.8	293	4.4
35 to 44 years	1,250	18.7	898	13.8	777	11.6
45 to 54 years	1,116	16.6	1,257	19.3	1,124	16.7
55 to 64 years	586	8.7	867	13.3	1,156	17.2
65 to 74 years	430	6.4	378	5.8	483	7.2
75 to 84 years	291	4.3	317	4.9	332	4.9
85 years and over	224	3.3	250	3.8	202	3.0
Total	6,699	100.0	6,505	100.0	6,717	100.0
Median Age		39.5		43.5		44.2

Source: U.S. Decennial Census – 2000 & 2010. American Community Survey 5-Year Estimates 2011-2015.

3. Average Household Size. The Borough's average household size decreased every decade between 1970 and 2010, but increased slightly between 2010 and 2015 to approximately 3 people per household. This is slightly higher than the average household size in Bergen County as a whole, which was 2.73 people per household in 2015.

Table 3: Average Household Size (1970 to 2015)
Borough of Allendale, New Jersey

Year	Total Population in Households	Number of Households	Average Household Size
1970	6,121	1,620	3.78
1980	5,720	1,700	3.36
1990	5,709	1,859	3.07
2000	6,394	2,110	3.03
2010	6,393	2,236	2.86
2015	6,606	2,211	2.99

Source: Bergen County Data Book. American Community Survey 5-Year Estimates 2011-2015.

4. Household Income. Details of the Borough's household income figures are shown in Table 4 below. From 2000 to 2015, the Borough's median income increased from \$105,704 to \$140,331 (33 percent), slightly outpacing that of Bergen County which increased from \$65,241 to \$85,806 (31.5 percent) during the same period. As of 2015, 46 percent of Allendale households had incomes of \$150,000 or more as compared to nearly 32 percent of households in 2000. Nearly 63 percent of the Borough's households had incomes over \$100,000 in 2015, indicating that most Allendale households earned well over the County median income in the same year.

Table 4: Household Income (2000 to 2015)
Borough of Allendale, New Jersey

Income Category	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	15	0.7	27	1.3	105	4.7
\$10,000 to \$14,999	20	0.9	32	1.6	38	1.7
\$15,000 to \$24,999	68	3.2	37	1.8	41	1.9
\$25,000 to \$34,999	95	4.5	32	1.6	77	3.5
\$35,000 to \$49,999	219	10.4	122	6.0	146	6.6
\$50,000 to \$74,999	357	16.9	253	12.4	247	11.2
\$75,000 to \$99,999	205	9.7	207	10.2	173	7.8
\$100,000 to \$149,999	465	22.0	417	20.5	366	16.6
\$150,000 to \$199,999	669*	31.6	222	10.9	272	12.3
\$200,000 or more	-	-	686	33.7	746	33.7
Total	2,113	100.0	2,035	100.0	2,211	100.0
Median Household Income	\$105,704		\$131,563		\$140,331	
Bergen County Median	\$65,241		\$81,708		\$85,806	

Sources: U.S. Decennial Census – 2000. American Community Survey 5-Year Estimates 2006-2010 & 2011-2015 (adjusted for inflation).

*Note: 2000 Census did not distinguish income categories greater than \$150,000.

5. Number of Dwelling Units. As shown in Table 5, within the observed time frame, the number of total dwelling units in Allendale increased from 1,915 units to 2,426 units, an increase of 511 units (26.7 percent) in 25 years. Whereas most of this growth occurred between 1990 and 2010, the Borough has only added 38 dwelling units since 2010, representing a 1.6 percent increase. This stabilization in residential development is an indication of the Borough's fully developed character.

Table 5: Dwelling Units (1990 to 2015)
Borough of Allendale, New Jersey

Year	Total Dwelling Units	Numerical Change	Percentage Change
1990	1,915	-	-
2000	2,143	228	11.9
2010	2,388	245	11.4
2015	2,426	38	1.6

Sources: U.S. Decennial Census 1990 - 2010. American Community Survey 5-Year Estimates 2011-2015.

6. Housing Tenure and Occupancy. Table 6 below presents information pertaining to the tenure and occupancy of the Borough's housing stock. As shown, 80 percent of the community's housing stock was owner-occupied in 2015, down from over 89 percent in 2000. During the same period, the number of vacant units has increased six-fold, from 1.5 percent of all units in 2000 to nearly 9 percent of all units in 2015. It is unclear if this projection is an accurate estimate since it is being estimated from regional trends and may be skewed as a result.

Table 6: Housing Units by Tenure and Occupancy Status (2000 to 2015)
Borough of Allendale, New Jersey

Category	2000		2010		2015	
	No. Units	Percent	No. Units	Percent	No. Units	Percent
Owner-Occupied Units	1,910	89.2	1,920	80.4	1,937	79.8
Renter-Occupied Units	200	9.3	316	13.2	274	11.3
Vacant Units	33	1.5	152	6.4	215	8.9
Total Units	2,143	100.0	2,388	100.0	2,426	100.0

Sources: U.S. Decennial Census –2000 & 2010. American Community Survey 5-Year Estimates 2011-2015.

7. Housing Units in Structure. Although Allendale added 23 new single-family detached units between 2000 and 2015, single-family detached units decreased as a proportion of the housing stock from 84 percent to 75 percent of all units during this time. Meanwhile, single-family attached units (townhouses) doubled from 6.6 percent to 12.3 percent of the housing stock between 2000 and 2015. Multi-family units in structures of 20 units or more increased six-fold, from 1.3 percent of all units in 2000 to 8.1 percent of all units in 2015. This likely represents the final construction of the units at the development known as the Whitney.

Table 7: Units in Structure (2000 to 2015)
Borough of Allendale, New Jersey

Units in Structure	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
1-unit, detached	1,797	83.9	1,751	77.7	1,820	75.0
1-unit, attached	141	6.6	262	11.6	299	12.3
2 units	96	4.5	105	4.7	59	2.4
3 or 4 units	16	0.7	33	1.5	3	0.1
5 to 9 units	53	2.5	22	1.0	48	2.0
10 to 19 units	13	0.6	10	0.4	0	0.0
20 or more units	27	1.3	71	3.1	197	8.1
Mobile home	0	0.0	0	0.0	0	0.0
Boat, RV, van, etc. Other	0	0.0	0	0.0	0	0.0
Total	2,143	100.0	2,254	100.0	2,426	100.0

Sources: U.S. Decennial Census – 2000. American Community Survey 5-Year Estimates 2006-2010 & 2011-2015.

8. Housing Stock Age. Table 8 below accounts the age of the Borough's housing stock. In accordance with the most recent American Community Survey estimates, approximately 4 percent of the community's housing was developed since 2010 which is an indication of the municipality's fully developed character. Also evident is that 71.4 percent of the Borough's housing stock was constructed prior to 1970. Therefore, these units are at least 47 years old at the preparation of this report.

Table 8: Year Structure Built
Borough of Allendale, New Jersey

Year Units Built	# of Units	Percent
2014 or later	0	0.0
2010 to 2013	99	4.1
2000 to 2009	133	5.5
1990 to 1999	200	8.2
1980 to 1989	191	7.9
1970 to 1979	71	2.9
1960 to 1969	747	30.8
1950 to 1959	346	14.3
1940 to 1949	243	10.0
1939 or earlier	396	16.3
Total	2,426	100.0

Source: American Community Survey 5-Year Estimates 2011-2015.

9. Housing Conditions. An inventory of the Borough's housing conditions is presented in the following tables. Table 9 identifies the extent of overcrowding in the Borough, defined as housing units with more than one occupant per room. The data indicates that the number of occupied housing units considered overcrowding is negligible (18 units or 0.8 percent of the housing stock), though it represents an increase since 2000 when only 6 units (0.3 percent of the housing stock) in Allendale were considered overcrowded.

Table 9: Occupants Per Room (2000 to 2015)
Borough of Allendale, New Jersey

Occupants Per Room	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
1.00 or less	2,104	99.7	2,017	99.1	2,193	99.2
1.01 to 1.50	6	0.3	18	0.9	18	0.8
1.51 or more	0	0.0	0	0.0	0	0.0
Total	2,110	100.0	2,035	100.0	2,211	100.0

Sources: U.S. Decennial Census – 2000. American Community Survey 5-Year Estimates 2006-2010 & 2011-2015.

Table 10 below presents other key characteristics of housing conditions, including the presence of complete plumbing and kitchen facilities and the type of heating equipment used. According to recent American Community Survey estimates, 100 percent of the Borough's housing stock had complete plumbing facilities in 2015; however, nearly 2 percent lacked complete kitchen facilities and 0.6 percent were not equipped with standard heating facilities in 2015.

Table 10: Equipment and Plumbing Facilities (2000 to 2015)
Borough of Allendale, New Jersey

Facilities	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
Kitchen:						
With Complete Facilities	2,110	100.0	2,035	100.0	2,169	98.1
Lacking Complete Facilities	0	0.0	0	0.0	42	1.9
Plumbing:						
With Complete Facilities	2,110	100.0	2,035	100.0	2,211	100.0
Lacking Complete Facilities	0	0.0	0	0.0	0	0.0
Heating Equipment:						
Standard Heating Facilities	2,110	100.0	2,035	100.0	2,197	99.4
Other Means, No Fuel Used	0	0.0	0	0.0	14	0.6

Sources: U.S. Decennial Census – 2000. American Community Survey 5-Year Estimates 2006-2010 & 2011-2015.

10. Purchase and Rental Values. As depicted in Table 11 below, the Borough's median gross rent has actually decreased since 2000, from a median rent of \$1,778 per month in 2000 to a median rent of \$1,690 per month in 2015. This decrease is most likely the result of a greater variation in housing types in the Borough since 2000, and therefore the creation of more affordable housing. It is noted, however, that Allendale's median monthly rent in 2015 was still 25 percent higher than that of Bergen County as a whole, whose median monthly rent was \$1,348 in 2015.

Table 11: Gross Rent of Renter-Occupied Housing Units (2000 to 2015)
Borough of Allendale, New Jersey

Rent	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
Less than \$500	0	0.0	0	0.0	45	16.4
\$500 to \$999	57	22.2	0	0.0	47	17.2
\$1,000 to \$1,499	6	3.1	53	35.1	29	10.6
\$1,500 to \$1,999	111*	57.2*	87*	57.6*	42	15.3
\$2,000 to \$2,499	-	-	-	-	51	18.6
\$2,500 to \$2,999	-	-	-	-	14	5.1
\$3,000 or more	-	-	-	-	46	16.8
No Cash Rent	20	10.3	11	7.3	0	0.0
Total	194	100.0	151	100.0	274	100.0
Median Gross Rent	\$1,778		\$2,000+		\$1,690	
Bergen County Median Gross Rent	\$872		\$1,236		\$1,348	

Sources: U.S. Decennial Census – 2000. American Community Survey 5-Year Estimates 2006-2010 & 2011-2015.

*Note: US Census did not distinguish gross rent categories greater than \$2,000 in the 2000 and 2010 Censuses.

Table 12 below shows that 77.3 percent of Allendale's owner-occupied housing units had values of \$500,000 or more in 2015. Ten percent were indicated to have values of \$1,000,000 or more in the same period. In 2000, only 30.1 percent of the Borough's owner-occupied homes had values of \$500,000 or more, and only 10 units (0.6 percent of the owner-occupied housing stock) had values over \$1,000,000. The Borough's median home price in 2015 was \$690,800, which represents a 64 percent increase over Allendale's median home price in 2000, and is 57 percent higher than the 2015 median home price for Bergen County as a whole.

Table 12: Value of Owner-Occupied Housing Units (2000 to 2015)
Borough of Allendale, New Jersey

Value Range	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
Less than \$50,000	13	0.7	14	0.7	16	0.8
\$50,000 to \$99,999	0	0.0	18	1.0	0	0.0
\$100,000 to \$149,999	0	0.0	0	0.0	39	2.0
\$150,000 to \$199,999	18	1.0	0	0.0	27	1.4
\$200,000 to \$299,999	319	18.0	10	0.5	35	1.8
\$300,000 to \$499,999	886	50.1	225	11.9	324	16.7
\$500,000 to \$999,999	522	29.5	1,320	70.1	1,303	67.3
\$1,000,000 or more	10	0.6	297	15.8	193	10.0
Total	1,768	100.0	1,884	100.0	1,937	100.0
Median Value		\$421,800		\$741,400		\$690,800
Bergen County Median Value		\$240,800		\$482,300		\$441,100

Sources: U.S. Decennial Census – 2000, American Community Survey 5-Year Estimates 2006-2010 & 2011-2015.

11. Employment Status. The Borough's work force population (age 16 and older) increased approximately 3.7 percent between 2000 and 2015. During this period, the Borough's unemployment rate increased from 2.7 percent in 2000 to 9.7 percent in 2015. This is higher than the unemployment rate for Bergen County as a whole, which was 6.5 percent in 2015. This likely reflects the aging of the population and the retirement status of this older segment of the population.

Table 13: Employment Status, Population 16 and Over (2000 to 2015)
Borough of Allendale, New Jersey

Employment Status	2000		2015	
	Number	Percent	Number	Percent
In labor force	3,079	63.8	3,227	64.5
Civilian labor force	3,079	63.8	3,227	64.5
Employed	2,995	62.0	2,914	58.2
Unemployed	84	1.7	313	6.3
% of civilian labor force	-	2.7	-	9.7
Armed Forces	0	0.0	0	0.0
Not in labor force	1,750	36.2	1,779	35.5
Total Population 16 and Over		4,829		5,006

Sources: U.S. Decennial Census – 2000, American Community Survey 5-Year Estimates 2011-2015.

12. Employment Characteristics of Employed Residents. The following two tables detail information on the employment characteristics of employed Allendale residents. Table 14 details occupation characteristics, while Table 15 details industry characteristics. As indicated for 2015, most employed Borough residents worked in managerial and professional positions (55 percent), followed by sales and office positions (25 percent).

Table 14: Employed Residents Age 16 and Over, By Occupation (2000 to 2015)
Borough of Allendale, New Jersey

Occupation	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
Management, business, science and arts	1,583	52.9	1,765	66.1	1,609	55.2
Service	216	7.2	65	2.34	313	10.7
Sales and office	913	30.5	765	28.7	732	25.1
Natural resources, construction and maintenance	138	4.6	39	1.5	145	5.0
Production, transportation and material moving	145	4.8	36	1.3	115	3.9
Total	2,995	100.0	2,670	100.0	2,914	100.0

Sources: U.S. Decennial Census – 2000. American Community Survey 5-Year Estimates 2006-2010 & 2011-2015.

Table 15: Employed Residents Age 16 and Over, By Industry (2000 to 2015)
Borough of Allendale, New Jersey

Industry	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, forestry, fishing, hunting and mining	22	0.7	0	0.0	19	0.7
Construction	191	6.4	153	5.7	141	4.8
Manufacturing	218	7.3	281	10.5	180	6.2
Wholesale trade	168	5.6	102	3.8	269	9.2
Retail trade	205	6.8	250	9.4	182	6.2
Transportation and warehousing, and utilities	107	3.6	8	0.3	56	1.9
Information	159	5.3	137	5.1	51	1.8
Finance, insurance, real estate and rental and leasing	487	16.3	553	20.7	536	18.4
Professional, scientific, management, administrative and waste management services	412	13.8	495	18.5	553	19.0
Educational, health and social services	653	21.8	484	18.1	632	21.7
Arts, entertainment, recreation, accommodation and food services	123	4.1	61	2.3	192	6.6
Other services	162	5.4	96	3.6	25	0.9
Public administration	88	2.9	50	1.9	78	2.7
Total	2,995	100.0	2,670	100.0	2,914	100.0

Sources: U.S. Decennial Census – 2000. American Community Survey 5-Year Estimates 2006-2010 & 2011-2015.

13. Means of Transportation to Work. Table 16 below details the means of transportation to work for Allendale workers 16 and over. As shown, the percentage of the Borough's work force driving alone in private automobiles increased slightly between 2000 and 2015, from 73.8 percent of all workers in 2000 to 74.6 percent of all workers in 2015. During the same period, the percentage of Borough workers commuting by public transportation dropped from 13.2 percent of workers in 2000 to 9.8 percent of workers in 2015. It is worth noting that the percentage of workers using "other means" to commute has risen sharply since 2000, increasing from 0.3 percent to 2.4 percent of the work force. However, none of this increase is due to bicycle use, but rather reflects commuting by taxicab, motorcycles, etc.

Table 16: Means of transportation to Work (2000 to 2015)
Borough of Allendale, New Jersey

Means of Transportation to Work	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
Drove alone	2,175	73.8	1,883	72.4	2,144	74.6
Carpooled	182	6.2	85	3.3	130	4.5
Public transportation (excl. taxi)	390	13.2	313	12.0	282	9.8
Walked	55	1.9	43	1.7	64	2.2
Other means	8	0.3	0	0.0	69	2.4
Worked at home	136	4.6	276	10.6	186	6.5
Total	2,946	100.0	2,600	100.0	2,875	100.0
Mean travel time (minutes)		32.0		34.1		35.9

Sources: U.S. Decennial Census – 2000. American Community Survey 5-Year Estimates 2006-2010 & 2011-2015.

4.2 CHANGES AT THE STATE LEVEL

This following section provides a description of the changes that have occurred at the State level since the 2011 Master Plan Reexamination.

1. Municipal Land Use Law Amendments. The Municipal Land Use Law (MLUL) was amended to define an inherently beneficial use as one that is "universally considered of value to the community" because it "fundamentally serves the public good and promotes the general welfare." The amendment also expanded the inherently beneficial use list to include wind, solar and photovoltaic energy facilities, in addition to hospitals, schools, child care centers and group homes. The MLUL was also amended to exempt solar panels from any calculation of impervious coverage.
2. New Jersey Council on Affordable Housing (COAH). In May 2008, COAH adopted revised Third Round regulations and published them on June 2, 2008. Coincident to this adoption, COAH proposed amendments to these rules, and they went into effect in October 2008. The rules and regulations adopted in 2008 were challenged, and in an October 2010 decision, the New Jersey Appellate Division invalidated the growth share methodology, and indicated that COAH should adopt regulations pursuant to the fair share methodology utilized in Rounds One and Two.

The New Jersey Supreme Court affirmed this decision in September 2013, invalidating the third iteration of the Third Round regulations, sustaining the invalidation of growth share, and directing COAH to adopt new regulations pursuant to the methodology utilized in Rounds One and Two.

In October 2014, COAH failed to adopt their newly revised Third Round regulations, deadlocking with a 3-3 vote. The Fair Share Housing Center (FSHC), who was a party in both the 2010 and 2013 cases, responded by filing a motion in aid of litigants rights with the New Jersey Supreme Court. The Court heard the motion in January 2015 and, on March 10, 2015, issued their ruling. The Court ruled that COAH was effectively dysfunctional, and consequently, returned jurisdiction of affordable housing issues back to the trial courts where it had been prior to the creation of COAH in 1986.

The Court decision created a process whereby municipalities, like Allendale, that had participated in the process before COAH and had received substantive certification prior to the invalidation of the growth share methodology, would be able to file a Declaratory Judgment action with the Court. The “certified” municipalities, like Allendale, would be granted temporary immunity against the filing of “builder’s remedy” style lawsuits while the Courts established fair share obligations and municipalities prepared new plans.

The Borough filed a Declaratory Judgment filing to the Superior Court in July of 2015 as required by the March 10, 2015 Supreme Court decision. The Borough subsequently met with Fair Share Housing Center (FSHC), an entity which had been deemed to have party status by the Court and to have intervened in this matter as a defendant, to negotiate a settlement regarding the Borough’s affordable housing obligation and the means by which it would be met. After several meetings with FSHC and the Court appointed Master, the Borough, authorized by resolution of the Allendale Mayor and Council on September 14, 2017, agreed to this settlement. This settlement agreement now executed, was approved by the Honorable Menelaos W. Toskos, J.S.C. at a Fairness Hearing on November 29, 2017. The said agreement requires several zoning amendments to be implemented along with a revised Third Round Affordable Housing Element and Fair Share Plan. The Third- Round Affordable Housing Element and Fair Share Plan, while under simultaneous review by the Borough, is anticipated to be prepared in compliance with the requirements of the above noted settlement.

3. Local Redevelopment and Housing Law (LRHL). In 2013, an amendment to the Local Redevelopment Housing Law was approved by the State Legislature which permits for the option of designating a redevelopment area with or without condemnation powers. Specifically, the amendment notes the following (amended section is underlined):

“The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of the municipality. The resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (hereinafter referred to as a “Non-Condemnation Redevelopment Area”) or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a “Condemnation Redevelopment Area”).

The LRHL amendment also establishes additional notice requirements when designating an area in need of redevelopment, provides guidelines regarding challenges to condemnation redevelopment designations, and allows for additional options for designating an area in need of rehabilitation.

As discussed below, the Borough does not currently contemplate the imposition of a redevelopment designation on property in the municipality at this time.

V. SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, INCLUDING OBJECTIVES, POLICIES & STANDARDS

The MLUL requires the identification of specific changes recommended for the master plan or development regulations, if any, including changes to the underlying objectives, policies and standards, or whether an entirely new master plan or development regulations should be prepared. This 2017 Master Plan Reexamination Report identifies recommended changes, as set forth below.

5.1 GOALS & OBJECTIVES

As previously noted, all of the Borough's existing master plan goals and objectives are still relevant to its overall planning objectives. For clarity, the Plan's goals and objectives are set forth below.

Goal 1: To preserve and enhance the suburban character of the existing one and two family residential neighborhoods through:

- a) establishing and maintaining zone districts and use, lot, bulk and intensity of use regulations based on existing neighborhood development patterns and good design practices;
- b) 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;
- c) 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;
- d) establishing and maintaining transitional use zone districts between more intensive zones and residential zones;
- e) establishing and maintaining buffer requirements between more intensive uses and one and two-family uses and zones; and
- f) maintaining the residential street width in order to discourage through traffic in residential neighborhoods.

Goal 2: To promote a range in housing types and densities and to comply with the provisions of the Fair Housing Act through:

- a) establishing various residential zone districts that permit a variety of housing types and densities;
- b) 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;
- c) 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;
- d) establishing regulations insuring that affordable units are developed in accordance with the rules of the New Jersey Council on Affordable Housing (COAH);
- e) participating in and supporting the rehabilitation of substandard housing units; and
- f) establishing a fee upon new development that is to be used to fund affordable housing activities.

Goal 3: To maintain and enhance the viability of the central business district by:

- a) encouraging an appropriate mix of land uses that will complement one another and will meet the retail service needs of the borough;
- b) 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;
- c) 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
- d) promoting a desirable pedestrian environment in the downtown business district.

Goal 4: To provide for office, industrial and related land uses in the Borough by:

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

Goal 5: 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.

Goal 6: To provide adequate municipal open space for a variety of active and passive recreational uses by:

- a) maintaining the amount of open space available to the Borough residents and when possible and appropriate, by increasing such open space; and
- b) 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.

Goal 7: To minimize traffic congestion through:

- a) intersection improvements;
- b) promoting increased parking in the area of the N.J. Transit rail station;
- c) discouraging new streets and developments that would exacerbate existing traffic congestion.

Goal 8: To promote a balanced tax base in the Borough by:

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

Goal 9: 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.

Goal 10: To promote the conservation of energy and the recycling of recyclable materials through:

- a) appropriate regulations that require recycling of recyclable materials; and
- b) 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 ADDITIONAL PLANNING ISSUES

The 2017 Master Plan Reexamination Report recommends the following additional changes and recommendations to the Borough's master plan and development regulations:

1. Recommended Amendments to Certain Zones to Implement the Borough's Settlement Agreement and Third Round Housing Element & Fair Share Plan. It is recommended by this report that the Borough analyze and amend the current zoning regulations in accordance with and to effectuate the Settlement Agreement with Fair Share Housing Center, as discussed in more detail in Section 4.2 of this document and the subsequent

Third Round Housing Element & Fair Share Plan. The analysis and amendments are recommended for the following (see section 2 below for further property descriptions):

- a. Preparation of amendments to effectuate the rezoning of Block 1005, Lot 4 in the current D-1 Zone to a new affordable housing zone in accordance with the Settlement Agreement with the Fair Share Housing Center. The amendment will include the boundary limits, use and bulk requirements for this new zone or alternatively as an overlay zone.
- b. To address Unmet Need as noted in the Settlement Agreement, the Borough will implement inclusionary overlay zoning on four areas of the Borough, as well as a Borough-wide mandatory affordable housing set-aside ordinance that creates inclusionary housing requirements taking effect when residential multi-family development is permitted by the Borough outside of the overlay zone districts.

These overlay and Borough wide regulations will require an inclusionary set-aside for affordable housing for new multi-family development. The amendments, specifically relating to the overlay zoning and the portions of Borough sponsored affordable housing, are proposed to create a realistic opportunity for housing in the Borough. The regulation changes outlined in this agreement and noted above, are included as specific recommendations in this Re-examination Report.

2. Recommended Amendments to Certain Zoning Provisions. Adjustments to the current D-1 zone permitted uses are recommended to refine the list of current uses to represent contemporary needs and to include uses such as; warehouse, self-storage facilities and permitting limited outdoor storage where deemed appropriate and subject to specific limiting factors. These adjustments are being recommended to update and promote the continued evolution of this zone district where suitable to serve the community. Such adjustments should be balanced with the need to safeguard the adjacent residential neighborhoods and traffic safety considerations though appropriate controls as deemed necessary. The changes should be differentiated from those permitted in the D-2 zone due to their separate and distinct locations and related context in the Borough.

VI. RECOMMENDATIONS CONCERNING REDEVELOPMENT PLANS

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 or rehabilitation," 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, determine that 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 LRHL establishes eight statutory criteria to determine if an area qualifies as being in need of redevelopment. While properties may often qualify for more than one of the criteria, the LRHL establishes that only one is needed for that area to be determined in need of redevelopment.

The criteria are as follows:

1. The “a” Criterion: Deterioration. The generality of buildings in the area 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.
2. The “b” Criterion: Abandoned Commercial and Industrial Buildings. 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.
3. The “c” Criterion: Public and Vacant Land. 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.
4. The “d” Criterion: Obsolete Layout and Design. 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.
5. The “e” Criterion: Property Ownership and Title Issues. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impeded land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to have a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
6. The “f” Criterion: Fire and Natural Disasters. 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.
7. The “g” Criterion: Urban Enterprise Zones. In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Urban Enterprise Zone Act,” the execution of the actions prescribed in that act for the adoption by the municipality and approval 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 for the purpose of granting tax exemptions or the adoption of a tax abatement and exemption ordinance.

8. The "h" Criterion: Smart Growth Consistency. 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 structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a development plan."

It is noteworthy that the statute in Section #3 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.

SECTION 2

MASTER PLAN AMENDMENT

This section of the report addresses the following master plan issues relating to the recommendations in the settlement agreement dated former Pearson Education campus ("Mack Cali Tract"):

- I. Introduction to master plan amendment.
- II. Tract Descriptions.
- III. Borough of Allendale Master Plan considerations.
- IV. Zoning Ordinance Review
- V. Master Plan Amendment
- VI. Recommended amendments to land use regulations.
- VII. Relationship to other plans.

INTRODUCTION

This Master Plan amendment seeks to amend the Borough of Allendale's Land Use Plan of the Comprehensive Master Plan adopted April 18, 2005 to implement the subsequent order by the Superior Court of New Jersey, Bergen County, New Jersey by Honorable Judge Meehan pertaining to the Settlement Agreement between Borough of Allendale and Fair Share Housing Center (dated September 15, 2017). The Settlement Agreement stipulated a number of zoning provisions are required to be implemented along with a revised Third Round Affordable Housing Element and Fair Share Plan. In the agreement, the properties noted as follows will be referenced in a new Housing Element and Fair Share Plan:

1. 220 West Crescent Avenue, Block 1005, Lot 20;
2. 200 Heights Road, Rockland Electric Company, Block 301, Lot 37;
3. Albert Road, Ramsey Golf & Country Club, Block 406, Lot 21.01;
4. 40 Boroline Road, Allendale Corporate Center, Block 702, Lot 14;
5. 320 Franklin Turnpike, Church of the Guardian Angel, Block 1803, Lot 1.

Historically, the Borough's planning documents have designated the properties noted above consistent with its current zoning classifications. In accordance with the Settlement Agreement, the properties are to be rezoned in various ways to permit a realistic opportunity for the development of affordable housing.

The Borough Planning Board has prepared this amendment to the Land Use Element of the Master Plan in recognition of the fact that any substantive modification in the Borough's land use policy and implementing zoning is properly undertaken within the context of the master plan, which is the document that establishes the foundation for the Borough's zoning provisions.

TRACT DESCRIPTIONS

The tracts identified for this amendment are described below:

220 West Crescent Avenue: This tract is located near the intersection of West Crescent Avenue and Myrtle Avenue. It is identified as Block 1005, Lot 20 according to Borough tax records in the D-1 Industrial Zone District. The rectangular shaped lot occupies approximately 2.5 acres in area. Its dimensions include approximately 300 feet of frontage on West Crescent Avenue, by approximately 370 feet in depth.

The site has historically been occupied by a single building containing the former Black Millwork Co. facility with access via a shared common driveway with Block 1005, Lot 3 from West Crescent Avenue. As shown on the accompanying aerial illustration, notable physical features include the commercial building and parking although, there are no identified wetland or floodplain conditions on the tract area or nearby based upon the regional data provided by the NJ Geoweb NJDEP database.

Surrounding land uses include single family residential development to the north fronting Hamilton Street and on the opposite side of West Crescent Avenue in the "A" Single Family Residential Zone designation, light industrial development to the south and west in the D-1 Industrial Zone district.

Figure 1 – Aerial view of the Block 1005, Lot 20



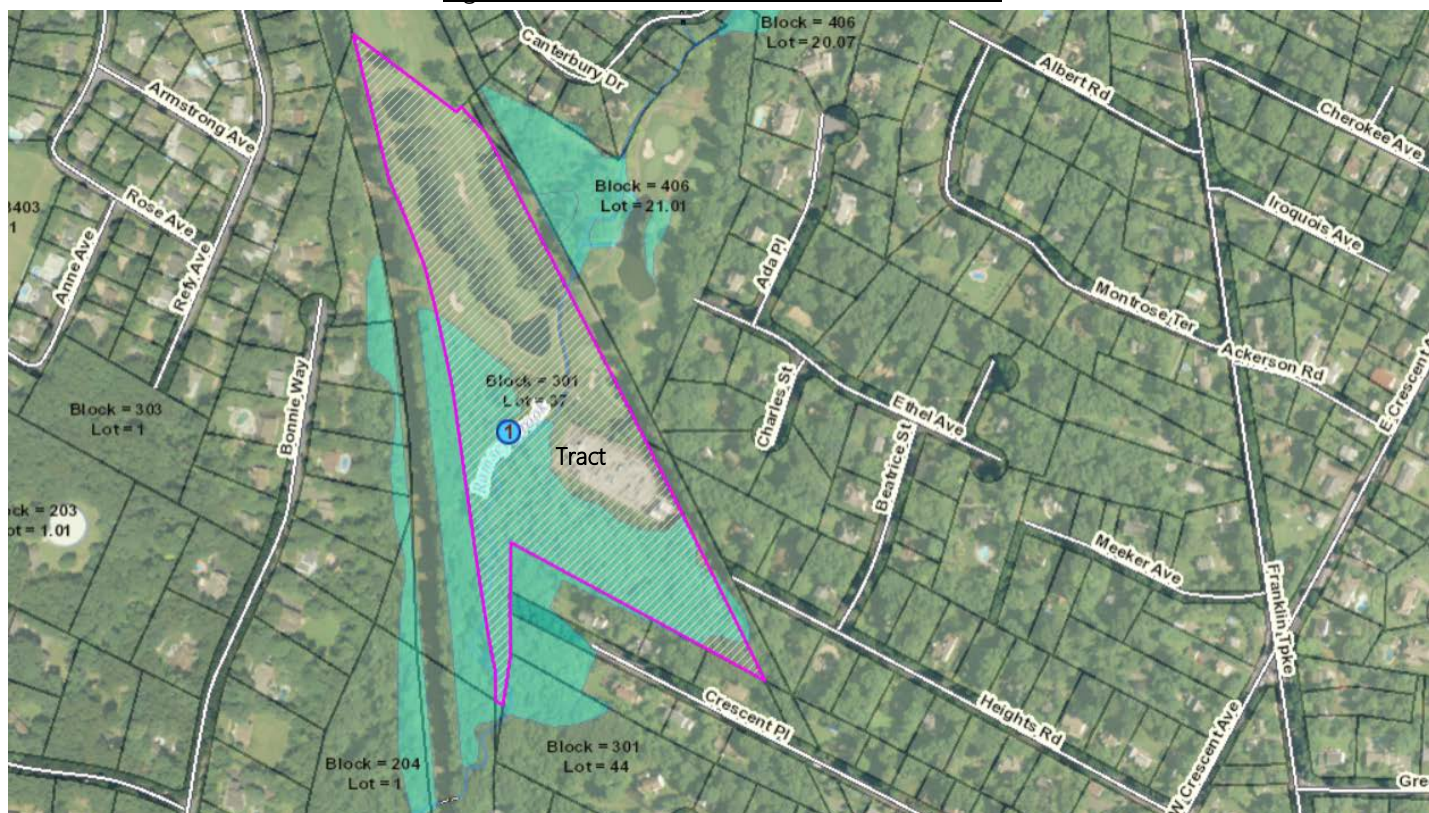
Source: NJDEP NJ Geo-web database, 2012. Note: Lot lines are approximate.

200 Heights Road: This tract is located near the western end of Heights Road. It is identified as Block 301, Lot 37 according to Borough tax records in the AA-Single Family Residence Zone District. The irregularly shaped lot occupies approximately 14 acres in area. Its dimensions include approximately 50 feet of frontage on Heights Road and approximately 50 feet of frontage at the end of Crescent Place.

A portion of the site is used as an electrical switching yard for Rockland Electric Company and a portion is also used by the Ramsey Golf and Country Club for a portion of their golf course primarily located in the Borough of Ramsey. As shown on the accompanying aerial illustration, notable physical features include the Rockland Electric facility and the golf course and a potential for wetland area on the southerly portion of the tract adjacent to the Ramsey Brook based upon the regional data provided by the NJ Geoweb NJDEP database.

Surrounding land uses include single family residential development to the east, south and west of the tract in the AA-Single Family Residential Zone designation, additional golf course areas are to the north of the tract.

Figure 2 – Aerial view of the Block 301, Lot 37



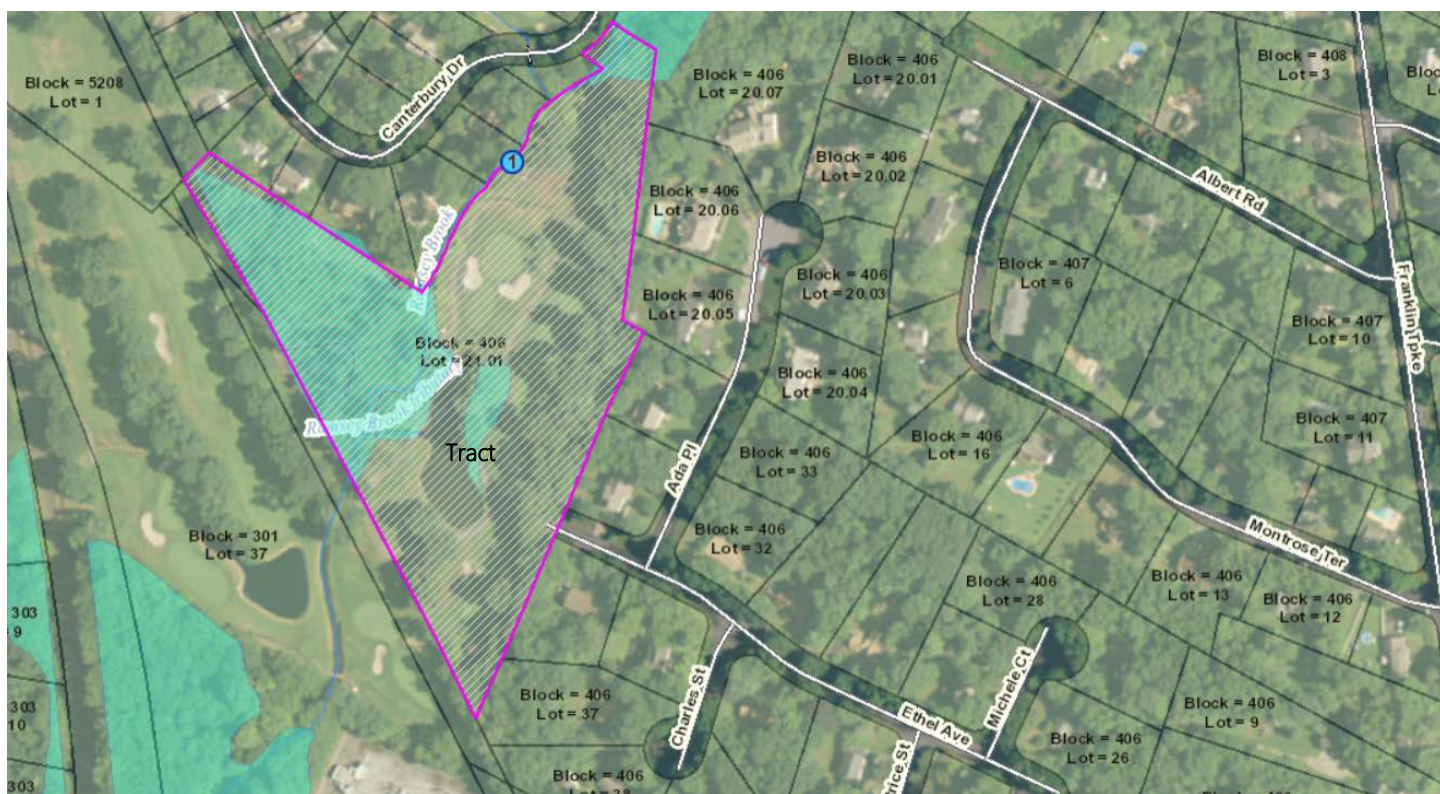
Source: NJDEP NJ Geo-web database, 2012. Note: Lot lines are approximate.

Albert Road: This tract is located near the western end of Ethel Avenue. It is identified as Block 406, Lot 21.01 according to Borough tax records in the AA-Single Family Residence Zone District. The irregularly shaped lot occupies approximately 7.8 acres in area. Its dimensions include approximately 50 feet of frontage on Ethel Avenue and approximately 70 feet of frontage along Canterbury Drive at the border of Allendale with the Borough of Ramsey.

A portion of the site is used by the Ramsey Golf and Country Club for a portion of the golf course, primarily located in the Borough of Ramsey. As shown on the accompanying aerial illustration, notable physical features are the golf course and existing trees and a potential wetland area on the southerly portion of the tract area adjacent to the Ramsey Brook tributary. These potential environmental limitations are based upon the regional data provided by the NJ Geoweb NJDEP database.

Surrounding land uses include single family residential development to the north, east and southeast of the tract in the AA-Single Family Residential Zone designation, additional golf course areas are to the south and west of the tract also in AA-Single Family Residence Zone designation.

Figure 3 – Aerial view of the Block 1005, Lot 20



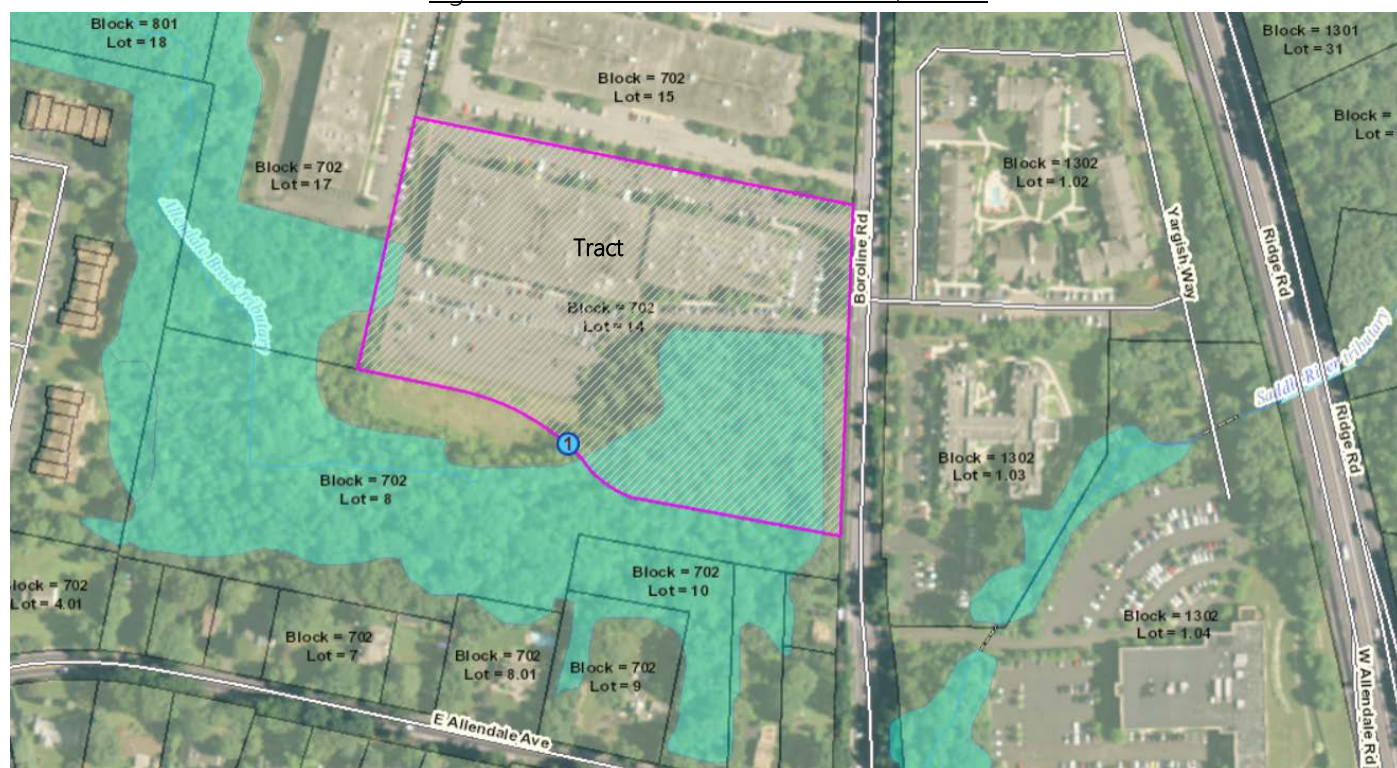
Source: NJDEP NJ Geo-web database, 2012. Note: Lot lines are approximate.

40 Boroline Road: This tract is located along Boroline Road across from the Residence Inn by Marriot in the Borough of Saddle River. It is identified as Block 702, Lot 14 according to Borough tax records in the EM-Industrial Multiple Dwelling Zone District. The somewhat rectangular shaped lot occupies approximately 9.4 acres in area. Its dimensions include approximately 560 feet of frontage on Boroline Road, by approximately 750 feet in depth.

The site is occupied by a single building containing the Allendale Corporate Center consisting of multiple tenants and parking lot with access to Boroline Road. As shown on the accompanying aerial illustration, notable physical features include the non-residential building with parking with some wetland conditions noted in the southeast portion of the tract based upon the regional data provided by the NJ Geoweb NJDEP database.

Surrounding land uses include light industrial commercial development to the north and west also fronting on Boroline Road in the same EM-Industrial Multiple Dwelling Zone District, a vacant parcel and single-family development to the south in the AA-Single Family Residence Zone District. Properties in the Borough of Saddle River front Boroline Road to the west of the tract in the PUD zone district.

Figure 4 – Aerial view of the Block 702, Lot 14



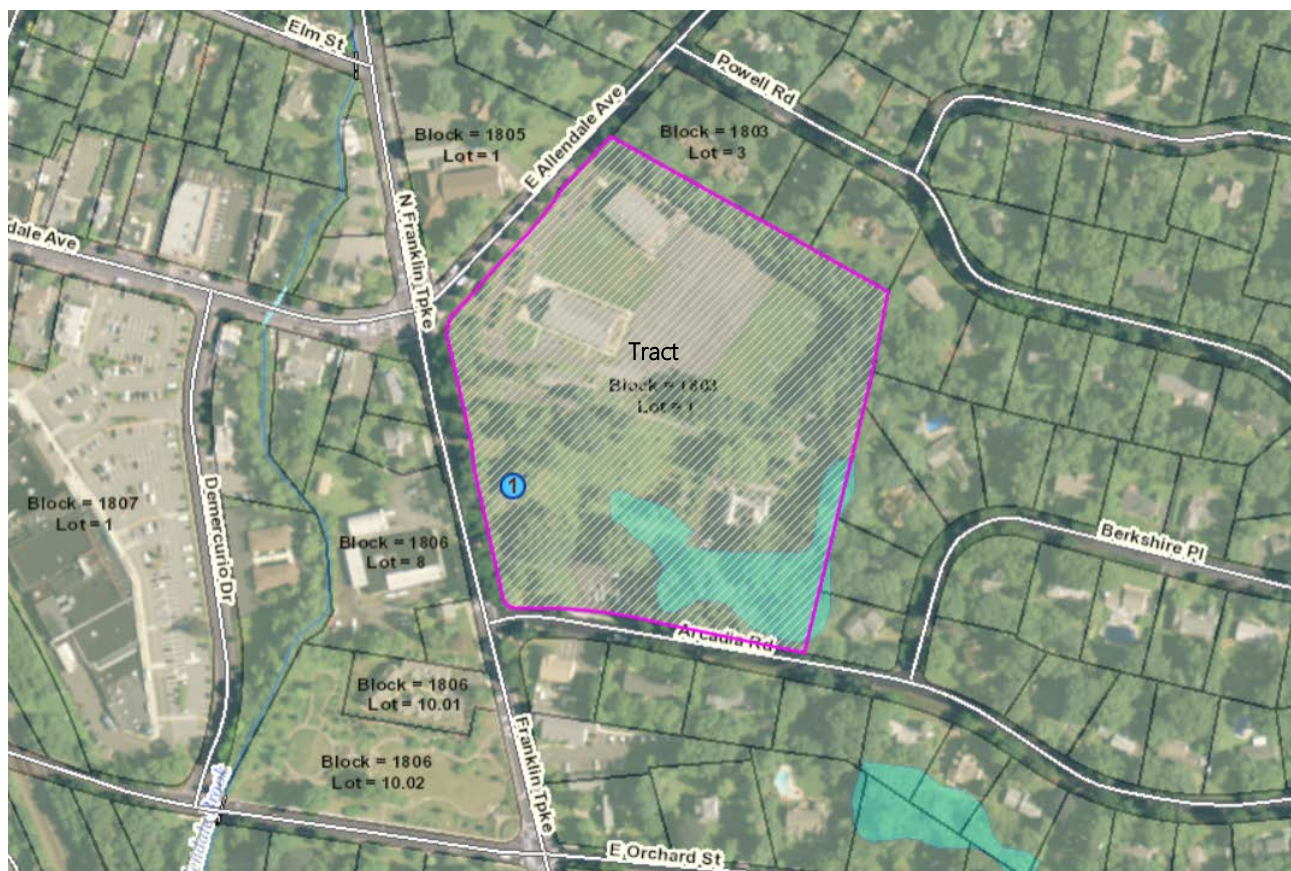
Source: NJDEP NJ Geo-web database, 2012. Note: Lot lines are approximate.

320 Franklin Turnpike: This tract is located adjacent to the intersection of North Franklin Turnpike and East Allendale Avenue. It is identified as Block 1803, Lot 1 according to Borough tax records split zoned in the A-Single Family Residence Zone along Franklin Turnpike and the AA- Single Family Residence Zone District. The irregularly shaped lot occupies approximately 11.30 acres in area. Its dimensions include approximately 510 feet of frontage on North Franklin Turnpike, 305 feet of frontage along East Allendale Avenue and 530 feet of frontage along Arcadia Road. The tract has an average depth of approximately 660 feet.

The site has historically been occupied by the Church of the Guardian Angel facility with access to all three road frontages. As shown on the accompanying aerial illustration, notable physical features include the religious institution development and parking areas. There are identified wetland conditions on the southeasterly corner of the tract based upon the regional data provided by the NJ Geoweb NJDEP database.

Surrounding land uses include Archer United Methodist Church development to the north on the opposite side of East Allendale Avenue also spit zoned in the A-Single Family Residence Zone along Franklin Turnpike and the AA-Single Family Residence Zone District. Single family residential development exists to the east in the AA-Single Family Residence Zone District. The Allendale Ambulance Corps building and single-family development fronts on the south side of Arcadia Road to the in the A and AA-Single Family Residence Zone District. To the west on East Franklin Turnpike exists commercial development in the C-1 Business Zone designation.

Figure 5 – Aerial view of the Block 1803, Lot 1



Source: NJDEP NJ Geo-web database, 2012. Note: Lot lines are approximate.

BOROUGH OF ALLENDALE MASTER PLAN CONSIDERATIONS

A review of the 2005 Allendale Master Plan Land Use Plan and the recommendations in the 2010 Master Plan Re-examination Report notes that the proposed tracts are located in various land use categories generally relating to the current zoning or land uses. The following is a review of each tract in comparison to the 2005 Land Use Plan and the recommendations in the 2010 Master Plan Re-examination Report:

1. 220 West Crescent Avenue Tract: This tract (identified as Block 1005, Lot 20), is located in the D-1 Industrial/Townhouse category of the 2005 Land Use Plan and the recommendations in the 2010 Master Plan Re-examination. This designation recognized and supported the D-1 zone as a manufacturing, industrial and office zone district. The Land Use Plan designation also recommended this area for a future age-restricted townhouse as an overlay for this zone under certain conditions. This designation was not effectuated by zoning amendments whereby the D-1 zone remained as a light industrial zone and recognized certain non-residential uses such as houses of worship, schools, public and quasi-public uses also be permitted. In accordance with the Settlement Agreement this tract has been identified as a potential site for at least 4 qualifying affordable housing units. Portions of this tract are also being considered for other municipal facilities. Thereby this designation, is generally consistent with the former residential overlay being considered for this area of the borough.
2. 200 Heights Road and Albert Road Tracts: These two tracts (identified as Block 301, Lot 37 and Block 406, Lot 21.01), while being contiguous with one another, they are located in two separate designations in the 2005 Land Use Plan and the corresponding recommendations in the 2010 Master Plan Re-examination. The 200 Heights Road Tract is located in the Single Family Residential category of the Land Use Plan while the Albert Road Tract is located in the Parks, Recreation & Open Space category. The Single-Family designation recognized and supported the AA zone as a single family residential zone designation. The Parks, Recreation and Open Space designation recognized the private recreation use of the Ramsey Golf and Country Club. The 2005 plan incorporated this recreational use into the recommendations for the creation of a new PU-Public Use zone to recognize these uses although such zoning has not been adopted.

The Settlement Agreement designates the two tracts be zoned as overlay zones to address Unmet Need in the Settlement Agreement at a density of 10 dwelling units per acre. Such designation is recommended to be identified with a multifamily overlay designation for each tract in the Land Use Plan.

3. 40 Boroline Road Tract: This tract (identified as Block 702, Lot 14), is located in the EM Industrial/Multiple Dwelling category of the Land Use Plan. This designation recognized and supports the current zoning as an industrial zone district and supports this area for multifamily residential for the development of affordable housing. This designation covers the entirety of the EM district and not just the tract under consideration. The Settlement Agreement designates the tract to be zoned as overlay zone to address Unmet Need at a density of 12 dwelling units per acre. Such designation is recommended to be identified with a multifamily overlay designation for this tract in the Land Use Plan.

4. 320 Franklin Turnpike: This tract (identified as Block 1803, Lot 1), is in the Religious Use category of the Land Use Plan. This designation recognized the existing religious land use although it was silent on the single-family zoning that is identified in the zone plan. Such a designation noted "*where these form large contiguous land area, this plan proposes the creation of a new PU-Public Use zone*". This zoning was not implemented to date. The Settlement Agreement designates the tract to be used as an overlay zone to address Unmet Need at a density of 12 dwelling units per acre. Such designation is recommended to be identified with a multifamily overlay designation for this tract in the Land Use Plan.

The 2011 Master Plan Re-examination Report updated and identified several goals and objectives for the borough that we note are relevant to the changes noted in this report as follows:

- 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;*
 - 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;*
- 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;*
 - 4) *establishing regulations insuring that affordable units are developed in accordance with the rules of the New Jersey Council on Affordable Housing (COAH);*

The adjustment recommended to the 2005 Land Use Plan in this report are generally consistent with these Master Plan goals although proper regulatory controls will need to be formulated to properly offset impacts to the surroundings. The following is offered in review of these goals and policies:

1. The proposed 100 percent affordable housing on the 220 West Crescent Avenue tract will alter the land use from the current light industrial designation although, the use will address the need for affordable housing in the Borough by promoting a range of housing choices to comply with the Fair Housing Act. The location is specific to the edge of the zone and helps to provide a transitional residential use to the adjacent single-family neighborhoods. The future zoning provisions should provide buffers and setback criteria where deemed applicable to offset impacts to the adjacent single family residential lots.

2. The proposed overlay zone at 200 Heights Road and Albert Road are proposed in an area that permits single family residential. While the existing use is for the Rockland Electrical sub-station and the golf course and country club, the overlay will permit a greater density of residential. While this use is not currently identified in the Land Use Plan for these tracts, appropriate zoning controls will be necessary to offset potential impacts and properly transition the use to the adjacent single-family areas. This additional use will support the need for affordable housing in the Borough by promoting a range of housing choices in compliance with the Fair Housing Act.
3. Multifamily inclusionary affordable housing development is currently permitted in the EM zone for 40 Boroline Road. Therefore, this recommendation remains consistent with prior designations as a use in this area. This supports the goals of the Master Plan by the continuation of zoning that promotes affordable housing.
4. The proposed overlay zone for the tract at 320 Franklin Turnpike is a modification to the existing zoning in this area of the borough. A overlay zone in this area will require the inclusion of adequate and appropriate zoning standards to provide acceptable setback and buffer requirements to maintain the protections to the adjacent single-family developed areas. This use at this location can serve to provide a transitional activity from the commercial uses on the opposite side of Franklin Turnpike. In addition, the provision of affordable housing at this location of the borough would be close to the goods and services provided in the adjacent C-1 zone and within walking distance to the Allendale Train Station for connections to mass transit.

ZONING ORDINANCE REVIEW

The Borough of Allendale Zoning Ordinance currently places the Tracts in a variety of zone districts as described in detail above. The changes required to provide for the new uses either by overlay or permitting them as permitted uses, will require adjustments to the criteria to reflect appropriate zoning controls. Such controls will be subject to specific review to address the needs of such development in accordance with the Settlement Agreement and in consideration of the adjacent existing and zoned land uses.

MASTER PLAN AMENDMENT

Pursuant to the Settlement Agreement noted herein, this 2017 Master Plan Amendment recommends the following for the tracts as identified herein as follows:

1. Establish a new land use plan category for the Tract identified as 220 West Crescent Avenue, Block 1005, Lot 20. This land use category shall be MFRO-1 Multi-Family Residential Overlay. This category will correspond to an appropriately identified zone district to permit medium density residential development as well as municipal

uses including parks and recreation facilities, municipal buildings and structures and other uses as determined appropriate and in accordance with the Settlement Agreement noted herein.

2. Establish a new land use plan category for the Tracts identified as 200 Heights Road and Albert Road Tracts, Block 301, Lot 37 and Block 406, Lot 21.01. This land use category shall be MFRO-2 Multi-Family Residential Overlay. This category will correspond to an appropriately identified zone district to permit medium density residential development as determined appropriate and in accordance with the Settlement Agreement noted herein.
3. Establish a new land use plan category for the Tract identified as 40 Boroline Road tract, Block 702, Lot 14. This land use category shall be MFRO-3 Multi-Family Residential Overlay. This category will correspond to an appropriately identified zone district to permit medium density residential development as determined appropriate and in accordance with the Settlement Agreement noted herein.
4. Establish a new land use plan category for the Tract identified as 320 Franklin Turnpike tract, Block 1803, Lot 1. This land use category shall be MFRO-4 Multi-Family Residential Overlay. This category will correspond to an appropriately identified zone district to permit medium density residential development as determined appropriate and in accordance with the Settlement Agreement noted herein.

The accompanying Proposed Land Use Plan (2017) illustration identifies the boundaries of the revisions proposed to the Land Use Plan as noted herein.

RECOMMENDED AMENDMENTS TO LAND USE REGULATIONS

To implement the amended land use plan recommendations, set forth herein, and implement the requirements of the Settlement Agreement, it is recommended that the Borough amend its zoning ordinance to create the corresponding zoning with the zoning standards as determined to be appropriate.

RELATIONSHIP TO OTHER PLANS

This proposed 2017 Master Plan Amendment adds a new land use designations for the subject Tracts as identified above. Some of the proposed tract locations at 200 Heights Road and Albert Road as well as the 40 Boroline Road tract are adjacent to a neighboring municipality. The proposed re-categorization while for affordable housing, will maintain a residential designation although the Heights and Albert Road will be at a higher density than permitted currently. The proposed amendment will permit changes to the existing zone designation to recognize the new zoning of the Tracts in question. With the appropriate safeguards incorporated into the bulk regulations for the new zoning criteria, there will be minimal if any changes that could impact adjacent municipalities by the rezoning. A review of the master plans of other surrounding municipalities reveals that these plans are either consistent with and/or unaffected by this master plan amendment.

Bergen County's last Master Plan was formally adopted in 1962 and last amended in 1969. As such, the document is severely out-of-date and holds little, if any, relevance to Bergen County, let alone the Borough of Allendale. The County Department of Planning and Economic Development has undertaken an ongoing effort to develop a new Master Plan, which will seek to create a unifying vision for the County's 70 municipalities. If and when the County completes its plan, the Borough will examine its own Master Plan to identify how the community's goals and objectives align with those of Bergen County.

New Jersey adopted its first State Development and Redevelopment Plan (SDRP) in 1992 with the aim of providing a blueprint for future development and redevelopment on an integrated and coordinated statewide basis. The only major revision to the SDRP to-date was adopted on March 1, 2001. The main objective of the 2001 SDRP is essentially two-fold:

- a. To guide future development, redevelopment and economic growth in areas that already contain (or are anticipated to contain) the public services, facilities and infrastructure necessary for such growth; and
- b. Discourage development where it may impair, encroach or destroy the State's natural features and environmental assets.

The 2001 SDRP designates the majority of the Borough of Allendale, including the subject Tracts and its surroundings, in the Metropolitan Planning Area (PA-1). The SDRP characterizes the Metropolitan Planning Area as having little vacant land available for development. The majority of areas in PA-1 are developed with a significant, yet aging, investment in infrastructure. Much of the development activity that takes place within PA-1 is consequently infill development or redevelopment. The Plan establishes an intent to direct development and redevelopment into these portions of the state.

The recommendations of this Master Plan Amendment for the Tracts are therefore consistent and compatible with the statewide goals and objectives of the SDRP and the policy objectives of the Metropolitan Planning Areas. The plan's proposal to redevelop the Tract for single family development is in line with the State's vision for future growth in the PA-1.

APPENDIX- REVISED LAND USE PLAN



Ramsey Borough

MFRO-2

MFRO-1

Upper Saddle River Borough

Mahwah Township

MFRO-3

Saddle River Borough

Wyckoff Township

MFRO-4

Waldwick Borough

ba

BURGIS ASSOCIATES, INC.

COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

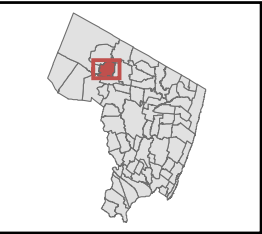
25 Westwood Avenue
Westwood, New Jersey 07675

p: 201.666.1811
f: 201.666.2599

Project Title:

Master Plan
Amendment

BOROUGH OF ALLENDALE
BERGEN COUNTY, NEW JERSEY



Legend

Single Family Residential
1,180 acres; 67.2% of Borough

Two-Family Residential
26 acres; 1.5% of Borough

Multi-Family Residential
78 acres; 4.5% of Borough

Commercial - Business
23 acres; 1.3% of Borough

Industrial
102 acres; 5.8% of Borough

Religious
25 acres; 1.4% of Borough

Education
66 acres; 3.8% of Borough

Parks, Recreation,
Open Space
222 acres; 12.6% of Borough

Public, Quasi-Public,
Institutional
34 acres; 1.9% of Borough

Multifamily Residence
Overlay 1 (MFO-1)

Multifamily Residence
Overlay 2 (MFO-2)

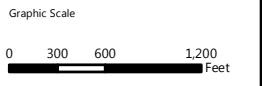
Multifamily Residence
Overlay 3 (MFO-3)

Multifamily Residence
Overlay 4 (MFO-4)

Rev	Description	Date	Dwn	Ckd
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Dwg. Title

Land Use Plan (2017)



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

Project No. 3273.05

Sheet No. 1 of 1

Date 12/07/17

Drawn DN

Scale 1" = 1,200'

Dwg. No.
lup2017
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Source 1: Municipal boundary data from NJDEP.
Source 2: Street centerlines data from NJDEP.
Source 3: Parcel data from NJGIN Warehouse, Bergen County.
Source 4: Land use classifications from Burgis Associates, Inc.