

Borough of **Waldwick** *Master Plan Reexamination Report*

Borough of Waldwick Planning Board in consultation with

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## I. Introduction

The Municipal Land Use Law of the State of New Jersey mandates at N.J.S.A. 40:55D-89 that the governing body shall, at least every six years, provide for a general reexamination of its master plan and development regulations by the planning board, which shall prepare and adopt by resolution a report on the findings of such reexamination.

There are five elements which the reexamination report must include:

- 1) A section outlining the major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- 2) A section describing the extent to which such problems and objectives have been reduced or have increased subsequent to that date.
- 3) A section discussing 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 uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in state, county and municipal policies and objectives.
- 4) A section setting forth the recommended changes to 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) A section setting forth 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.

The Borough of Waldwick completed its last comprehensive master plan in 1976. A reexamination of the 1976 Master Plan was undertaken in 1982, and subsequent master plan reexamination reports were prepared and adopted in 1988 and 1995. Consequently, there is a need to reassess Waldwick's 1995 Master Plan Reexamination, together with the Borough's existing development regulations, in compliance with N.J.S.A. 40:55D-89.

## II. Major Problems and Objectives Relating to Land Development in the 1995 Master Plan Reexamination

The following outlines the major problems and objectives relating to land development as set forth in the 1995 Master Plan Reexamination. The 1995 document indicates that a number of the problems and objectives highlighted in the 1988 Master Plan Reexamination had been addressed and/or fulfilled in the intervening years. At the same time, the 1995 Reexamination revealed that some of the problems and objectives identified in 1988 had either remained relatively static or had actually increased over time.

The Borough's major problems and objectives as set forth in the 1995 Master Plan Reexamination may be synthesized as follows:

### 1. Encourage Compatible Land Use Relationships

The 1995 report re-emphasized the need for Waldwick to encourage compatible land use relationships, with its primary objective to maintain the residential character of the Borough.

### 2. Counter the Loss of Tax Ratables and Reinforce the Borough's Economic Base

The 1995 report acknowledged the effects of the recession and corresponding real estate slump of the late 1980s and early 1990s, and the corresponding loss in Waldwick's tax ratables. Recognizing its status as a largely built-up community, the report cited the need to reinforce and improve the Borough's economic base through modernization/renovation of existing property and redevelopment of older, commercial sites.

### 3. Address the Borough's Fair Share Housing Obligation

The 1995 report cited the need for the Borough to address its second round fair share housing obligation, covering the period from 1987 to 1999.

### 4. Address Inconsistencies Between the Zoning Ordinance/Map and Master Plan

The 1995 report indicated that many of the inconsistencies between the

Borough Master Plan and zoning ordinance/map had not been addressed since the completion of the 1988 Master Plan Reexamination, and therefore such discrepancies needed to be resolved via a series of appropriate Master Plan amendments. In particular, it was noted that the Land Use Plan map should be amended to reflect the revised zoning of the Borough's four inclusionary housing sites as designated in the Housing Plan Element. Also, the 1995 report recommended modifying the boundaries of the C-3 Zone at the intersection of Wyckoff and Crescent Avenues to be consistent with the Land Use Plan map.

**5. Address Parking Concerns in the Borough's Commercial District**

The 1995 report noted that the availability of parking to serve the needs of retail businesses concentrated at or near the intersection of Franklin Turnpike with both Wyckoff Avenue and Prospect Street (i.e., Waldwick's primary commercial districts) had become a paramount concern, and especially as businesses turned over and new retail tenants locate in the community. The existing head-on parking in front of retail businesses on East Prospect Street was a particular issue of concern.

**6. Upgrade Building and Site Aesthetics and Promote Consistent Architectural Themes Within the Commercial District**

The 1995 report cited a need to upgrade building and site aesthetics along the Borough's main thoroughfares, and to also work with applicants in developing consistent architectural themes for redevelopment projects within commercial districts. It also recommended considering the enactment of new zoning controls to accomplish the desired improvements in these areas.

**7. Identify Opportunities for Redevelopment**

The 1995 report recognized the desire on the part of the Borough to identify opportunities for redevelopment with appropriate non-residential districts, and particularly within the area proximate to the train station, where there were a number of underutilized sites and/or inappropriate

land uses. A specific recommendation was made to explore the area generally bounded by West Prospect Street, the railroad, Lafayette Place, and Harrison Avenue, which was characterized by factors such as diverse ownership and some heavy commercial/manufacturing uses.

**8. Relocate and/or Modernize Borough Hall**

The 1995 report reiterated longstanding concerns regarding the age of Borough Hall along East Prospect Street, and its ability to suitably accommodate the police, fire and public works departments, as well as most other municipal functions. The need to either relocate or modernize Borough Hall was again cited as one of Waldwick's key Master Plan objectives.

**9. Consider Reuse Options for the Former DPW Plant along Hopper Avenue**

The 1995 report recommended that the former DPW plant located along Hopper Avenue directly across from Whites Pond be considered for reuse, and preferably for either recreational use or some other municipal function that would serve to complement existing recreational facilities in the immediate area.

**10. Consider Adoption of a Property Maintenance Code**

The 1995 report recommended that the Borough consider adopting a property maintenance code that would establish standards for the general upkeep and maintenance of buildings, sidewalks, etc. throughout the community.

**11. Consider Enacting Design Standards**

In order to insure that construction in Waldwick would be contextual with existing development in the immediate surrounding neighborhood, the 1995 report recommended that the Borough consider creating design standards as part of a zoning ordinance amendment.

### **III. Current Status of Problems and Objectives Set Forth in the 1995 Master Plan Reexamination**

This chapter examines the extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the 1995 Master Plan reexamination. Although many of the policies and objectives identified in the preceding chapter remain valid at this time, several of the specific master plan goals have been addressed in the intervening period.

For example, the Borough adopted a Housing Element and Fair Share Plan in 1997, which addressed Waldwick's second round (1987 to 1999) fair share housing obligation. The 1995 reexamination also recommended that the former DPW plant be considered for reuse for public or recreational purposes. The existing garage on this property will remain on the site for continued use by the Graduation Ball Committee, with some improvements. The remainder of the property will be used for recreational purposes, possibly in connection with the adjacent Borough Pool property.

Most notably, the concern regarding the age of the Borough Hall in 1995 was addressed through the recent construction of a new Borough Administration Building and Police/Fire Headquarters. These buildings provide adequate and modern space for Waldwick's governmental and public safety offices. The Borough Administration Building has 12,000 sq. ft. of floor area on two floors and houses all of Waldwick's administrative offices as well as the council chambers/courtroom. The police and fire building contains 9,900 sq. ft. and houses the police department as well as Fire Company 1.

One identified problem that has been partially addressed is with regard to inconsistencies between the Borough Master Plan and Zoning Ordinance. Some of these discrepancies have been resolved. Others, such as modifying the boundaries of the C-3 Zone at the intersection of Wyckoff and Crescent Avenues to be consistent with the Land Use Plan map, have not been made. Additional suggested amendments to the Zoning Ordinance are discussed later in this document.

There are some ongoing concerns that were identified in the 1995 reexamina-

tion. The 1995 report re-emphasized the need for Waldwick to encourage compatible land use relationships, with its primary objective to maintain the residential character of the Borough. This objective is still valid, and should continue to be emphasized.

Despite the improvement in economic conditions in the late 1990s, the loss of tax ratables is even more of an issue now than in 1995. Of particular note is the sale of the Berkeley School, a private school for students in kindergarten through eighth grade, to the Village School. The Borough has lost the property tax revenues provided by the Berkeley School, as the Village School is a tax-exempt institution. In addition, the recent economic downturn may have additional impacts on Waldwick. Although the magnitude of these impacts is uncertain, New Jersey's budget crisis has resulted in reduction of State aid to municipalities.

There is still a need to address parking concerns in Waldwick's central business district. The existing head-on parking in front of retail businesses on East Prospect Street was a particular concern in 1995. Likewise, there is still a need to upgrade building and site aesthetics along the Borough's main thoroughfares and for the Borough's land use review boards to also work with applicants in developing consistent architectural themes for redevelopment projects within commercial districts. The Borough has applied for a State grant to fund streetscape improvements such as new sidewalks and streetlights for East Prospect Street. Waldwick's request has been turned down twice – the Borough intends to apply again for this grant.

The recommendation for the Borough to identify opportunities for redevelopment in the area around the train station is still valid, as is the recommendation for the Borough to adopt a property maintenance code that would establish standards for the general upkeep and maintenance of buildings, sidewalks, etc. throughout the community. The recommendation to explore the enacting of design standards to encourage development that is contextual with the surrounding neighborhood remains valid as well.

#### **IV. The Extent To Which There Have Been Significant Changes in Assumptions, Policies and Objectives Forming the Basis for the Master Plan or Development Regulations as Last Revised**

For the most part, the goals and objectives which formed the basis for the Borough's Master Plan as last revised remain valid at the present time. Nonetheless, a number of changes have occurred in Waldwick that were not envisioned at the time of the 1995 reexamination report. Such changes have taken place not only at the municipal level, but at other levels of government as well. This latter category includes changes in State and/or federal policy, including new legislation and/or regulations.

The Borough has remained generally stable in terms of population, employment, and development. Table 1 shows the population of Waldwick from 1930 to 2000, while Tables 2 and 3 address changes in the Borough since the 1995 Reexamination Report. Waldwick experienced its greatest population growth the 1950s, when it increased by 165%. The Borough's population has decreased since its decennial census peak of 12,313 in 1970, although this drop leveled off in the 1990s when it decreased by only one percent.

This pattern is not uncommon in built-up suburban communities such as Waldwick, where the trend has been for redevelopment at higher densities. The number of housing units in Waldwick increased by three percent from 3,391 in 1990 to 3,495 in 2000. However, the number of single-family detached housing units in the Borough minimally decreased from 2,968 in 1990 to 2,946 in 2000, despite 52 building permits for single-family homes being issued during that period. This indicates that a number of single-family homes either added additional units or were demolished in the last decade.

There has been only one major development approval in the Borough since 1995, Whites Pond Landing. This fourteen-unit multifamily residential development helped address the Borough's "Mount Laurel" affordable housing obligation. Another proposed development received approval during this period: a 16-unit multi-family residential development located at 60 West Prospect Street. The Board of Adjustment approved this project. However, this approval has lapsed as no action was completed on the development within one year of approval. This application has been resubmitted to the Board of Adjustment.

In addition, a use variance was granted for an assisted living residence on a property located on East Prospect Street, but its site plan application was denied. This decision was appealed to the Superior Court, which upheld the denial, and then was appealed to the Appellate Division. The current status of this project is unclear at the present time.

The area around the railroad station remains a concern. The VC-2 and VC-3 Zones have not spurred redevelopment as they were intended to do. On the east side of the railroad tracks, there are particular problems with uses such as Rocket Building Supply due to heavy truck traffic and lack of off-street parking and loading areas. The west side of the railroad tracks continues to be characterized by heavy commercial and industrial uses that may once have benefited from a location next to railroad tracks, but that now are barriers to redeveloping this area for transit-friendly uses. The lumber company property located in this area is an example of a prime site for which redevelopment has not been spurred through the VC-2 Zone regulations, possibly due to the constraint of its limited width.

New Jersey Transit has indicated it is ready to move forward with its plan to improve the railroad station and part of the surrounding area. The centerpiece of the plan is the expansion of the existing commuter parking lot from approximately 150 spaces to 400 spaces. This proposal would involve New Jersey Transit reclaiming a property it owns to the north of the existing parking lot that currently is occupied by a trucking and raw material company (CM and Sons). In anticipation of this expansion, the Borough has planned a number of improvements in the area. These include new water service and hydrants, stormwater drainage, and repaving of various streets, including Harrison Avenue, Frederick Street, Walter Nightengale Place, Lafayette Place, and Hewson Avenue. The Borough is also applying for a grant to repave East Prospect Street in this area.

Since the 1995 Master Plan Reexamination, the following governmental actions have affected Borough land use policies and objectives.

1. **Residential Site Improvement Standards (RSIS)**

State-mandated site improvement standards applicable to all residential development in New Jersey were promulgated in 1996, and went into effect in 1997. These technical standards cover streets, parking, utilities, etc. and supersede local development standards pursuant to the enabling legislation. The RSIS regulations do allow municipalities to grant de minimis exceptions from the site improvement standards under certain conditions, and also provide for the granting of waivers and establishment of special area standards where appropriate. The Borough should ensure that the RSIS regulations are incorporated in its development regulations.

2. **Telecommunications Act of 1996**

The federal Telecommunications Act of 1996 requires all municipalities to provide wireless telecommunications carriers with reasonable access to the airwaves, and to preclude the exclusion of such facilities based on public health and safety concerns. Waldwick has amended its development regulations to comply with the Act.

3. **State Development and Redevelopment Plan**

The New Jersey State Development and Redevelopment Plan (SDRP) was originally adopted in 1992. A revised version of the plan was adopted by the State Planning Commission in 2001. The entire Borough is located in the Metropolitan Planning Area (Planning Area 1), with the exception of a small area located along the Saddle River located in the Environmentally Sensitive Planning Area (Planning Area 5). Waldwick also was located in the Metropolitan Planning Area in the 1992 SDRP. Moreover, the Borough Master Plan goals and objectives remain generally consistent with the statewide goals and objectives of the SDRP and the policy objectives for the Metropolitan Planning Area.

**Table 1:**  
**Population Change, Waldwick, New Jersey, 1930 to 2000**

<u>Year</u>	<u>Population</u>	<u>Change</u>	<u>Percent Change</u>
1930	1,728	--	--
1940	2,475	747	43.2%
1950	3,963	1,488	60.1%
1960	10,495	6,532	164.8%
1970	12,313	1,818	17.3%
1980	10,802	-1,511	-12.3%
1990	9,757	-1,045	-9.7%
2000	9,662	-95	-1.0%

Source: U.S. Census Bureau

**Table 2:**  
**Residential Building Permits Issued, Waldwick, New Jersey, 1990 to 2002**

<u>Year</u>	<u>Single-Family</u>	<u>Multi-Family</u>	<u>Total</u>
1990	1	0	1
1991	3	2	5
1992	1	4	5
1993	18	0	18
1994	23	4	27
1995	1	2	3
1996	1	0	1
1997	1	0	1
1998	2	0	2
1999	1	0	1
2000	0	0	0
2001	0	0	0
2002	15	0	15
Total	67	12	79

Source: Bergen County Department of Planning and Economic Development

**Table 3:**  
**Covered Employment in Waldwick, New Jersey, 1995 to 2000**

<u>Year</u>	<u>Number of Jobs</u>	<u>Change</u>	<u>Percent Change</u>
1995	2,326	--	--
1996	2,369	43	1.8%
1997	2,287	-82	-3.5%
1998	2,718	431	18.8%
1999	2,862	144	5.3%
2000	2,846	-16	-0.6%

Source: State of New Jersey, Department of Labor, Office of Demographic and Economic Analysis: "Private Sector Covered Employment, Third Quarter", by municipality

## V. Specific Changes Recommended for the Master Plan and Development Regulations

Based on the assumptions, policies and objectives discussed above, a few specific changes are being recommended for the master plan and development regulations as part of this reexamination report. The recommended master plan/zoning changes and follow-up studies are set forth below.

As noted in the 1995 Reexamination Report, the area generally bounded by West Prospect Street, the railroad, Lafayette Place, and Harrison Avenue is in need of further analysis. This area is located primarily within the VC-2 Zone, with a small area in the VC-3 Zone. There are some properties that are in good condition in this area, especially some residential properties in the eastern portion of the VC-2 Zone. However, there are some properties in fair to poor condition, and portions of the area are characterized by diverse ownership patterns and absentee landlords. There are also some properties used for industrial purposes and vehicle storage in the VC-2 Zone, particularly along the west side of the railroad tracks, and there are problems with truck traffic and lack of off-street parking and loading areas for some businesses. A detailed study should be undertaken to determine whether this area qualifies as an area in need of redevelopment. In the interim, specific changes that should be considered in this area include permitting retail and commercial uses in the VC-2 Zone, and prohibiting light manufacturing uses in the VC-3 Zone, where they are currently permitted.

In conjunction with the above, the Borough should explore other means by which to improve the area around the train station. In particular, New Jersey Transit (NJT) has programs that provide assistance to communities for planning and design improvements around transit stations. The Borough should actively pursue designation as part of NJT's transit village program, especially in light of NJT's planned investments in the railroad station area. The Borough also should investigate the center designation process through the New Jersey Office of Smart Growth (formerly the Office of State Planning).

A perceived lack of parking is a concern in the Borough's commercial areas. There is also concern about the existing head-in parking in front of the com-

mercial properties on the south side of East Prospect Street. There are a few existing separate private parking lots in this area, with two two-way access points from East Prospect Street. Nearly all of this area is covered by paving, with no interior landscaping or sidewalks within these lots. These lots also abut some other private lots behind businesses on Franklin Turnpike, including Burger King and the gas station. The Borough should explore ways to improve these lots in terms of aesthetics and access, while also providing additional parking that is open to the public. This objective could be accomplished through unified ownership and provision of cross-easements among separate owners of parking lots, although periodic enforcement by the Borough would likely be required to ensure such arrangements are maintained. In the interim, consideration should be given to widening the sidewalks and providing improvements to the head-in parking spaces on East Prospect Street, such as wheel stops for any spaces that do not have them already.

Another concern in the same area of the Borough is with regard to traffic at the intersection of East Prospect Street and Franklin Turnpike. Vehicles at this intersection sometimes utilize the hatched area adjacent to the pedestrian islands to pass other vehicles that are turning, which can create an unsafe condition for both pedestrians and motorists. The possible redesign and striping of these islands and adjacent travel lanes should be explored to determine whether any physical modifications can be implemented so as to eliminate this condition.

The Master Plan Land Use Plan map should also be amended to reflect the revised zoning of the Borough's four inclusionary housing sites as designated in the Housing Plan Element. However, the Borough may wish to consider removing the former Waldwick Plastics site as an inclusionary housing site, as this site has contributed to the Borough's affordable housing obligation and no longer needs to be designated for this type of residential development. The former industrial zone classification may be more appropriate for this tract.

Finally, as the Borough's Land Use Ordinances have been in place for the past

few decades without major modification, there are sections that need to be overhauled to reflect changed conditions and better planning techniques. In fact, the Planning Board recommends a complete overhaul of the Borough's current Zoning Ordinance. As part of this process, it is further recommended that the Borough's Zoning Officer prepare a summary of existing inconsistencies and other problems in the ordinance. The following specific changes should be considered:

#### **Definitions**

- According to the dates on the bottom of the pages, some definitions date back to the 1970s or 1980s. Therefore, there are definitions that are outdated (e.g., satellite antennas) and/or not consistent with current MLUL definitions.
- Other terms are not defined, such as density and floor area ratio.
- Building coverage is defined, as is "coverage" – this definition apparently is the same as lot or impervious coverage, but the definition explicitly excludes driveways or sidewalks from coverage calculations.
- The definition of a fence should be amended to ensure there is less ambiguity, particularly as it relates to retaining walls.
- Definitions are included for one-, two-, and three-bedroom apartments. These definitions are generally not included in a zoning ordinance, as they are self-explanatory.
- The definition of a home occupation is too detailed. This definition could be revised and/or the detailed description could be moved to a more appropriate section of the ordinance.
- The ordinance currently defines restaurants and drive-in restaurants. However, these definitions do not provide useful distinctions between various types of eating establishments, such as take-out establishments, delicatessens, and other types of food service businesses that can have varying impacts. Consideration should be given to revising these definitions and adding new ones for other food service uses.

### **Zone Regulations**

- The residential zone bulk regulations have created problems for homeowners by necessitating variances for improvements such as decks and additions due to onerous coverage and rear setback standards.
- The R-3 Zone permits conversion of single-family dwellings to two-family dwellings by special permit, which should be reconsidered.
- The R-3 Zone also permits "nursing, rest and convalescent homes and hospitals." Consideration should be given to removing this use and/or permitting assisted living residences.
- Regulations are provided for the VC-1 Zone, but the zone is not mapped.
- Consideration should be given to modifying the list of permitted uses in the C-1 Zone to remove outdated or inappropriate uses. Particular attention should be paid to ensuring that a revised list of permitted uses accurately reflects what types of uses are appropriate for the C-1 Zone.
- Consideration should be given to requiring on-site trash receptacles for certain uses to help reduce the amount of litter generated by their customers.
- The regulations for take-out restaurants and other food service establishments should be revised to better address accessory seating areas within businesses such as bagel shops, ice cream parlors, and delicatessens to ensure that adequate parking is provided for these types of uses.
- The C-3 Zone includes an impact standard that may be too vague.
- The list of permitted uses in the I Zone is somewhat odd and overly detailed. In addition, the width of the buffer strip in the required 50-foot buffer area is not defined.
- The AH and CAH Zones may need to be reviewed to ensure compliance with up to date COAH regulations. In addition as noted previously, consideration should be given to amending the zone designation of the former Waldwick Plastics site to remove its inclusionary housing designation, as this property is no longer needed to address the Borough's Mount Laurel obligation.

**Other**

- Consideration should be given to creating design standards in the Zoning Ordinance to encourage development that is contextual with existing development in the immediate neighborhood.
- The enactment of a floor area ratio (FAR) requirement should be considered. This regulation would be useful as an additional tool to regulate bulk in non-residential zones. It also could be added to residential zone regulations to restrict construction of inappropriate size homes that are out-of-character with established residential neighborhoods.
- Revisions that promote the provision of more green space through zoning regulations should be considered.
- The boundaries of the C-3 Zone at the intersection of Wyckoff and Crescent Avenues should be amended to be consistent with the Master Plan Land Use Plan map.
- The ordinance includes provisions for special use permits, which are no longer permitted by the Municipal Land Use Law. All references to this term need to be removed, and should likely be replaced by conditional use regulations.
- The Municipal Land Use Law at N.J.S.A. 40:55D-66.6 permits childcare centers in all non-residential zones, and excludes the floor area devoted to a childcare center from parking or density requirement calculations. However, the MLUL does not otherwise specify bulk regulations for this use. The Zoning Ordinance should provide appropriate regulations to ensure that impacts from childcare centers on adjacent properties are minimized.
- The Borough's Zoning Ordinance currently does not specifically address sexually oriented businesses, also known as adult businesses. Although municipalities may not prohibit these types of uses outright, a recent Appellate Division court decision (*Saddle Brook v. A.B. Family Center, Inc.*, 307 N.J. Super. 16 (App. Div. 1998), *aff'd* 156 N.J. 587 (1999)) affirmed a State law setting standards for regulating sexually oriented businesses. These standards, as detailed in N.J.S. 2C:34, include a distance requirement of 1,000 feet from a sexually oriented business to any other such

business, house of worship, elementary or secondary school, school bus stop, municipal or county playground or park, or residentially zoned area. If the Borough decides to adopt standards regulating these types of businesses, the following components should be included: definitions related to adult businesses, those specific uses that would be prohibited or permitted (likely as a conditional use), zones in which such uses would be permitted as a conditional use (the I Zone would appear to be the only appropriate zone), and conditions under which such uses would be permitted, including the distance requirements noted above and other limitations, such as in relation to signage.

- There are some businesses that store trailers and commercial vehicles on other properties, which is not an optimal use of land. Outdoor parking and storage of trailers and large commercial vehicles should be permitted only as an accessory use on the same property as the principal use with which it is associated. In addition, the regulations governing parking and storage of cars, vehicles, campers, and boats on properties within the Borough should be strengthened.
- In some cases, there are duplicate regulations that could be interpreted in necessitating two variances for the same thing. For example, yard regulations are included in the bulk table as well as in § 97-30A, which notes that "every lot must provide front, rear and side yards as required for its zone."
- The regulations of § 97-33 entitled "Dangerous conditions; incongruous buildings" are vague. For example, they do not define how a building is incongruous. Consideration should be given to changing this section.
- The current parking requirements should be reexamined. For example, retail uses require one space per 100 square feet of floor area plus one space per employee, which may result in provision of excessive parking. (A more common ratio is one space for every 200 or 250 square feet of retail floor area.) On the other hand, service stations only require three spaces per service bay. Therefore a service station with no service bays would need no parking spaces. In addition, an appropriate parking standard for public buildings should be added to the parking requirements.

- The ordinance's wireless telecommunication facilities regulations were added in 1997. These should be reviewed to ensure that they are consistent with current regulatory practice, and also afford adequate protection to Borough residents.
- "Sight distance" is spelled incorrectly as "site distance" in § 97-59C(13).
- The Borough's Site Plan Review Ordinance requires site plan approval for most types of development applications, but at § 77-3 specifically exempts from site plan review construction or alterations that do not: 1) involve the construction of a new building or the extension of an existing building, or an increase in the total square footage of the building, 2) require additional parking, or 3) affect existing parking facilities, vehicular or pedestrian circulation, drainage, relationship of buildings to each other, buffering, landscaping, or lighting. These regulations should be reviewed to ensure that this procedure does not, on the one hand, permit a change of tenancy without appropriate review, or on the other hand, unduly burden an applicant for a simple change of tenancy to a similar permitted use.

## **VI. Recommendations of the Planning Board Concerning the Incorporation of Redevelopment Plans into the Land Use Element and Local Development Regulations**

In 1994, the Municipal Land Use Law in New Jersey was amended to include, as part of the Master Plan Reexamination report, recommendations of the Planning Board concerning the incorporation of redevelopment plans (adopted pursuant to the Local Redevelopment and Housing Law of 1992) into the land use element, and accompanying changes to the development regulations. The Local Redevelopment and Housing Law affords municipalities the authority to designate areas "in need of redevelopment," provided they meet specific statutory criteria, as well as to prepare and implement redevelopment plans for such areas.

As noted in the prior section, it is recommended that certain areas within the Borough located proximate to the railroad station should be considered for further investigation. A redevelopment area designation consistent with the requirements of the Local Redevelopment and Housing Law may be warranted. Therefore it is recommended that the Borough consider the appropriateness of utilizing its redevelopment powers within these areas from an overall planning perspective.