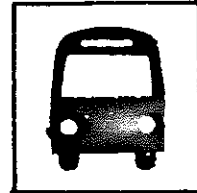


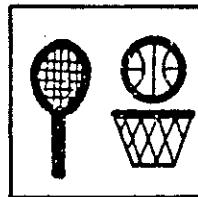
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Housing



Transportation



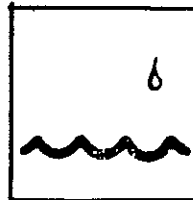
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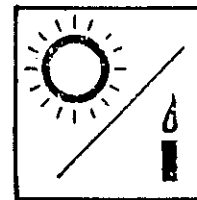
Environment



Economy



Water Management



Energy

WALDWICK

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MASTER PLAN RE-EXAMINATION REPORT

W. J. Nixen Associates Ocean, New Jersey

PERIODIC RE-EXAMINATION REPORT
FOR
BOROUGH OF WALDWICK, NEW JERSEY
OF
MASTER PLAN AND DEVELOPMENT REGULATIONS

PREPARED FOR :
THE WALDWICK PLANNING BOARD
OCTOBER 1982

WALDWICK MASTER PLAN

PERIODIC RE-EXAMINATION REPORT

A report to the Waldwick

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PERIODIC RE -EXAMINATION

BOROUGH OF WALDWICK, NEW JERSEY

MASTER PLAN AND DEVELOPMENT REGULATIONS

INTRODUCTION:

Waldwick's current Master Plan was adopted in July 1976. It represents the Borough's second Master Plan study. The original plan was proposed in 1955.

The Municipal Land Use Law, which governs planning and zoning in New Jersey, requires municipalities to periodically re-examine their Master Plans and development regulations. Section C. 40:55D-89 of the Law requires that re-examinations be conducted at least every six (6) years. The first re-examination is to be completed within six years after the effective date of the Law, or August 1, 1982.

The Planning Board is charged with the responsibility of preparing a report on the re-examination findings. The Law states that the re-examination report must include the following:

1. The major problems and objectives relating to land development in the municipality at the time of such adoption, last revision or re-examination, if any.
2. The extent to which such problems and objectives have been reduced or 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 such plan or regulations as last revised with particular regard to the density and distributions of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation and changes in the State, county and municipal policies and objectives.
4. The specific changes recommended for such plan or regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

MASTER PLAN OBJECTIVES:

The Waldwick Master Plan established the following three general objectives to guide its DEVELOPMENT PLAN.

- ** To establish the proper relationship between different land uses.
- ** To promote safe and convenient traffic circulation.
- ** To provide ample public facilities throughout the Borough in relation to existing population concentrations and anticipated ones.

There are three basic parts of the DEVELOPMENT PLAN: 1.) a Land Use Plan, 2.) a Circulation Plan, and 3.) a Community Facilities Plan. The Plan states:

" It must be remembered that while the Development Plan sets forth the best community thinking at a particular point in time, it is but part of the continuous planning process. To remain viable in the public eye, major changes will occasionally be made to deal with new situations which arise. Moreover, with each successive revision of the plan, it should be expected that the development policies and goals will be brought into sharper focus."

The objectives of the Land Use Plan are:

- ** To provide compatible relationships among residential, commercial and industrial uses.
- ** To provide a diversity of housing for its residents.
- ** To develop land uses which will strengthen Waldwick's economic base.

The objectives of the Circulation Plan are:

- ** To improve the movement of people and goods within and through the Borough.
- ** To separate local traffic and through traffic as much as possible.
- ** To minimize unrelated traffic in residential areas.
- ** To provide better access to commercial, industrial and residential areas.
- ** To reduce the number of hazards and potential accidents on all streets.

The objectives of the Community Facilities Plan are:

- ** To provide an ample amount of public facilities and services conveniently located to serve all the residents.
- ** To provide a variety of recreational, cultural, and educational opportunities for Borough residents.
- ** To promote the health, safety, and welfare of Waldwick residents by providing proper utilities and services.

PROBLEMS RELATING TO LAND DEVELOPMENT:

At the time of the last Master Plan a central concern was how to best plan for the last remaining large parcels in the Borough. When the land use survey was conducted in 1975, 6.8% of the Borough's land was vacant undeveloped with less than ten (10) parcels as large as 5-10 acres in size. Today 2.5% of Waldwick's land area is vacant with only three (3) parcels left in the 5-10 acre category that have not been subdivided. (1 is qualified farmland).

A second problem facing Waldwick residents in 1976 was the loss of east-west mobility from one end of town to the other. In addition there was extensive traffic congestion in the center of town. Because of the closed railroad bridge on Wyckoff Avenue, students had to be bused through neighboring towns in order to get to public schools. The Circulation Plan recommended a second emergency railroad crossing along with intersection and alignment improvements for the business area.

A third problem relating to land development was how to best provide for a diversity of housing for its residents. The Land Use Plan contained three recommendations in this regard. First, a cluster development option was suggested for several locations and implemented in the 1977 Zoning Ordinance. Second, two medium density residential areas were selected to allow limited use of multi-family housing. One continues today as the R-4 Senior Citizen Residential District. The other was amended at the Master Plan adoption to provide for Low Density Residential with the Cluster Development option. Third, planned residential development was suggested within the "older" village residential area; this is still actively under consideration today.

The fourth problem addressed in the 1976 Master Plan was how to best provide for "fast food" restaurants within the business area. Studies were conducted to provide the best manner and method to properly treat this use. These recommendations were included in the new Zoning Ordinance adopted in 1977.

EXTENT TO WHICH PROBLEMS HAVE BEEN REDUCED OR INCREASED:

Since the last Master Plan most of the large vacant parcels have been developed.

One parcel was added to the I- Industrial District and has been developed by the Stauff Corporation. Five other parcels have completed subdivision approval, with several aided by the new cluster development option in the zoning ordinance. Of the remaining large parcels, one is a qualified farm and the rest have expressed no dissatisfaction with their current land use recommendations.

The railroad bridge has been widened and totally rebuilt, and for the immediate future does not pose the safety hazard that existed in 1976. With the bridge repaired and able to handle larger traffic volumes there is little concern about developing a second crossing at this time. It is important though to preserve the R.O.W. for a second crossing so that in the case of emergency a second grade crossing could be made available. The widening of Franklin Turnpike coupled with the intersection improvement at Prospect and Wyckoff Avenues has greatly improved traffic flow through the central business district. While there still remains in this area a problem with "stacking capacity" and "left turn movements", improvements could be realized through traffic management and existing R.O.W. improvements. Therefore the need for a new R.O.W. to connect Wyckoff and East Prospect Avenues is not urgent and should be left until a complete study of the business district can be made.

The Borough's record in providing a variety of housing options is a good one. It has been one of the first communities in this area to provide for senior citizen housing, cluster development, and two-family housing as part of its zoning ordinance. However, the recommendation for an additional site suited for multi-family construction was rejected and deleted from the adopted Master Plan. Today this site is being developed for a conventional 20 house subdivision. Work has progressed over the years on a method to provide for new small scale housing opportunities in the built-up center of the Borough. It is expected that an amendment to the zoning ordinance will be introduced shortly.

Today many fine restaurants, taverns, and fast food establishments exist within Waldwick's business center. There is an ample variety and quantity of dining opportunities for both local and area residents.

ACCOMPLISHMENT OF PREVIOUS OBJECTIVES:

There has been significant progress, during the last six years, toward accomplishing the objectives of the 1976 Master Plan. The high quality residential character of the community has been maintained while significant amounts of industrial and commercial development have transpired.

The LAND USE PLAN recommended the expansion of the Limited Manufacturing Industrial District. This was accomplished by the adoption of the new Zoning Ordinance and now the industrial area is fully developed. A totally new Zoning Ordinance was developed in 1976 to implement the main objectives of the Land Use Plan. As part of the new zoning ordinance "cluster development" was introduced as a land subdivision option in selected portions of the community. Allowable uses in the I District were redefined and performance standards were added to the ordinance. Later this new ordinance successfully sustained a legal challenge of its constitutionality for dropping pharmaceutical and chemical processing as permitted uses.

Most of the proposals contained in the CIRCULATION PLAN for intersection improvements have been accomplished. As mentioned before, the widening of Franklin Turnpike and the improvement of the Prospect and Wyckoff Avenue intersections are complete leaving only the Wyckoff- Crescent and Prospect- Cleveland intersections to be addressed. The Wyckoff Avenue railroad bridge has been widened and reconstructed, thus removing the immediate need for a second railroad crossing. The need for a second railroad crossing now exists only for emergency purposes and not daily traffic circulation. Every effort should be made to preserve the necessary approach and grade crossing R.O.W. in readiness for emergency use. While the Hopper Avenue realignment has not been totally completed, many components have been finished. First, the proposed new intersection of Monroe - Wyckoff- Hopper has been signalized. Second, the new roadway has been started by the Board of Education as a driveway almost two thirds of the way to Prospect Avenue.

The COMMUNITY FACILITIES PLAN section of the Master Plan has seen many of its recommendations accomplished. The Borough's First Aid Squad and new senior citizen center have relocated to their facilities on White's Lane behind the firehouse as suggested. Park land has been acquired along the Saddle River as recommended; now the plans for improvement must be completed. Additions to the "Linear Park (White's Pond) Concept" have been made possible by the Gateway Court cluster subdivision (11 lots) next to the Crescent School. A new site for the Municipal (DPW) Garage has been acquired on Industrial Way.

CHANGES IN OBJECTIVES, ASSUMPTION AND POLICIES:

Waldwick's goals and objectives remain the same in 1982 as established in the 1976 Master Plan. Changes in the State's Municipal Land Use Law now require that the Municipal Master Plan include elements on "Energy Conservation" and "Storm Water Management". Therefore, the LAND USE PLAN should be amended to add the proper objectives for these new elements. Suggestions are offered for each under their respective sections.

Possibly the single most significant change since the 1976 Master Plan was noted in the Census data. Waldwick, for the first time since 1910, experienced a significant population loss. The Census reported that in 1980 Waldwick's total population was 10,802 persons. This is a 12.3% drop from the 1970 decadal census and one of the largest declines experienced within the County. The decline in family size, which follows the national trend, is the main trend associated with this decline. The most significant drop came in the pre&school aged population. Just this year the Middle School was closed and the community is now confronted with adapting this facility to another use. This change is the community's central focus at this time.

The Land Use Survey completed by the Planning Board in August noted the reduction of vacant land throughout the Borough. The increase in two family conversions and the growth of non residential land uses prompted the recommendation that the area west of Wanamaker Avenue to Hopper Avenue between Bohnert Place and Wyckoff Avenue be designated as Village Residential. This area is similar

to the mixed commercial-industrial- residential character of the older Village Residential District of town. It is recommended that the LAND USE PLAN be amended to reflect the mixed use character of this area.

The combined effect of the widening of Franklin Turnpike and the channelization and intersection improvements made at Prospect and Wyckoff Avenue has markedly reduced the need to extend Wyckoff Avenue through to Route 17 at this time. Due to the complexity and high cost of this roadway extension, it is suggested that this project be deferred until traffic congestion increases again to a point that warrants this type of solution. The Planning Board should either retain the project as a long term proposal or remove it from the CIRCULATION AND LAND USE PLANS.

A number of changes have taken place during the past six years to effect a modification of the COMMUNITY FACILITIES PLAN. The approval of the Darling Road (9 lot) subdivision has in effect precluded the use of the cluster development option to achieve the added park and open space recommended in the "Educational Park" concept. The approval of conventional lot subdivision for Lee Court (20 lots) and the end of Dow Avenue has removed the opportunity to secure playgrounds suggested for these areas. Similarly, the Nallin Court (7 lot) subdivision removes this area from consideration as a Municipal Building site or an addition to the White Pond " Linear Park" proposal. These changes should be reflected as an amendment to the COMMUNITY FACILITIES PLAN.

MUNICIPAL GARAGE:

The original Municipal Garage is located at the corner of West Prospect and Hopper Avenues next to the municipal pool. The site is 3.0 acres in size and occupied by both the municipal pool and DPW offices. Over half of the site is fenced and used for the pool. The remaining one acre is fully developed for DPW offices, storage sheds and garages, as well as road equipment and municipal vehicle maintenance and storage. A portion of this track is also used for a municipal well for public water supply.

The site can not be enlarged because it is surrounded on three sides by streets (West Prospect and Hopper Avenues) and on the fourth by the HoHoKus Brook. The parcel is located in the "Low Density Residential District" and is only 200' from

the "Village Residential District" on the LAND USE PLAN. It is zoned R-1 Single Family Residential . The parcel is designated as "existing park lands" accommodating the above uses on the COMMUNITY FACILITIES PLAN.

The present design of the plain block structures and the intensity of development are out of character with the park and residential setting of its environs. The 1976 Master Plan noted this and recommended that the garage be relocated to the industrial district. This in part has been accomplished by the acquisition of a 1½ acre parcel on Industrial Park Road. However, the transfer of DPW operations to the new site has not been completed yet. At present the bulk of DPW operations remain at the old West Prospect site. The new site is only partially occupied by DPW seasonal equipment. Portions of the rear lot are leased to 2-3 contractors for equipment storage.

The new Municipal Garage site is located on Industrial Park Road in the I Limited Industrial -Manufacturing district. The site is approximately 1.5 acres. It contains a large one story masonry structure with a large paved and fenced parking/storage area to the rear and another in the front. The site was originally occupied by Village Ford. It contains two lifts and was used for vehicle maintenance and preparation.

There appears to be a problem in making the new site ready to receive all of the Borough's DPW operations. A report containing recommendations for the staging of capital expenditures to complete the transfer of DPW operations should be completed quickly.

When the transfer of garage operations can be completed most of the old structures on the site should be removed. The old site should be suitably landscaped and used for park and pool purposes. Some of the existing structures might be suitably rennovated for cabana, bath house or food stand uses during the summer operation and then used for pool or recreation equipment storage. If the need exists, a structure might be adapted to serve as a year-round "Youth Center". A study of the Borough's recreation needs would clarify not only Borough-wide requirements but also neighborhood needs at individual sites. The youth center is suggested simply to note that there may be a use for some of the old DPW buildings based on community needs.

It is interesting to note that the Master Plan (pg. 67) suggested the re-use of this site for " more adult oriented recreational facilities" like a civic indoor-outdoor pool and tennis center complex. It is clear that the Borough's recreation needs must be studied and specific plans prepared for the development of community facilities to meet these needs.

MIDDLE SCHOOL USE:

In September , 1982, the Middle School was closed as an educational facility. Grade six was moved to the Crescent and Traphagen elementary schools and grades seven and eight were transferred to the High School.

The 9.2 acre site has a two story masonry school (40,000 sq. ft.), two school bus garages, and two athletic fields plus parking areas and driveways. The parcel is located in the R-1 Single Family Residential zoning district and designated " Low Density Residential" on the LAND USE PLAN. Access is provided to the school building from West Prospect and Hopper Avenue. Access to the athletic fields and school bus garages is from Wyckoff Avenue. The property is surrounded by the high school and two single family homes on the west; the Municipal garage and pool on the north; the HoHoKus Brook , the Forum School, and two homes on the east; and Wyckoff Avenue on the south.

The Board of Education is currently exploring the sale of a yet to be determined portion of this parcel. At present they do not intend to offer the athletic fields for sale. Possible uses suggested for the school site include: 1.) office building, 2.) apartment building , 3.) private school and 4.) municipal building. Of these uses only the municipal building and the private school would be permitted by the present R - 1 zone designation. Schools are permitted as a conditional use and some may require bulk variances depending on the size of the site that is finally offered for sale.

All the uses suggested except the municipal building would generate large volumes of non local traffic at the site. Hopper Avenue with its 20' R.O.W. is not suitable to handle this type of additional traffic. Access to the building by West Prospect Street is circuitous and would be unacceptable to prospective purchasers. Therefore these uses would have to be supported by access from the

suggested Monroe/Hopper Avenue extension along the eastern property line. When this road is completed, it would enable the closing of a large portion of Hopper Avenue between Wyckoff Ave. and Prospect Street. This would permit the athletic fields to be made part of the High School site making it safer and more manageable.

As noted earlier, the site is located in a "low density, single family residential" portion of the community. Except for two single family homes, the site is uniquely isolated from residential uses on all sides by the High School, Municipal Garage and Pool, HoHoKus Brook, a private school and Wyckoff Avenue - a major street. This unusual form of public, semi-public and open space uses almost naturally buffers the tract from its residential environs. It is for this reason that more intensive commercial uses of the site are being explored.

While there could be an endless list of uses examined, none are germane until someone comes forward and specifically offers to develop the site. It would be similarly academic to speculate on neighborhood or traffic impacts without specifics of the site or use known. It could be generally observed that the suggested uses are listed in probable order of traffic and community impact ranging from office, the highest, to municipal, the lowest.

It is suggested that something be done to either relocate or "dress up" the school garages. Presently they are both a functional and aesthetic liability to the successful marketing of the Middle School site.

The last Master Plan noted the decline in student enrollment and supported the Board of Education's projections of continued decline through 1980. This has proven correct. The 1980 Census shows the school age population decline to be even sharper than projected and enrollment can be expected to continue to drop through the 1980's if there are no changes in the trend. (See population data update for more details). With a 41% decline in the 1980 Census pre-school population over that of 1970, many more classrooms can be expected to be closed. It should be cautioned that the trends which produced this decline can change rapidly. It is more than the "Zero Growth Movement" started in the 60's that has affected the local and national decline in family size. More recently there has been a severe reduction in the mobility of the population because of the combined effects of inflation and high interest rates which

have reduced mortgage money availability and housing production. These factors encourage people to stay where they are and the population ages, but at some point the cycle will change and then homes will again be owned by younger families with school aged children.

RECOMMENDED CHANGES IN THE MASTER PLAN:

The Waldwick Planning Board is of the opinion that the changes which have occurred since the 1976 Master Plan are not significant enough to warrant the preparation of a new master plan. The corrections referred to under Changes in Objectives, Assumptions and Policies can best be accomplished through amendments to their respective portion of the DEVELOPMENT PLAN.

It is recommended that the LAND USE PLAN be amended by the extension of the Village Residential District westerly to Hopper Avenue between Bohnert Place and Wyckoff Avenue. It is suggested that the cluster development designation be deleted from the Saddle River Park acquisition (block 73 lot 3C), and that other suitable locations for its application be studied. Because of the combined effect of the suggested and previous amendments the LAND USE PLAN exhibit should be updated.

The COMMUNITY FACILITIES PLAN has designated a number of locations for park acquisition and playground-development which now must change because of conventional subdivision approvals. Stronger supportive measures must be implemented and rigorously employed to achieve the "Plan's" stated objectives. (Official Map and Parks Master Plan) It has been suggested for many years that a plan be prepared for the use and development of Borough owned lands. It is important that this be done now before all the community's open space options are lost (to development) forever. As suggested in the 1976 Master Plan, the Borough should make every effort to avail itself of the State's Green Acres Development Funds. These funds provide a 50% match for design and construction of park facilities. The COMMUNITY FACILITIES PLAN should be updated after the "current development" amendments suggested in the "Changes" section are adopted. When it is finally decided that a portion of the Middle School site is to be sold for private use, the COMMUNITY FACILITIES PLAN should be amended to remove that portion from its "existing public use" designation.

A review of Waldwick's Zoning Ordinance in light of the above "changes" and "recommendations" indicates that no major changes are needed at this time. A review of the Borough's Subdivision Ordinance on the other hand indicates the need for review and updating. This ordinance was adopted in July 1954 and has had few revisions, except for the fee section, since that date. It is seriously out of date with regard to the requirements of the Municipal Land Use Law. It has no provision for "on site" and "off-tract improvements", current practice in "drainage" or "stormwater management facilities", or methods for assessing or calculating "performance guarantee". While some people might suggest that it is not necessary to have a modern ordinance because Waldwick is approaching total development - this is not valid! Aside from the need to properly guide development of the last large tracts, there is the fact that all future development, specifically Site Plan Reviews get referred back to the Subdivision Ordinance for its "design criteria" and improvement performance guarantees.

The 1976 Master Plan and the suggested amendments contained herein for its updating have been reviewed considering current County, State, and adjoining municipalities' Master Plans. It has been determined that there is no conflict with these local and regional plans affecting the Borough's development proposals.

The Municipal Land Use Law has been amended since Waldwick adopted its Master Plan in 1976. This law now requires that the Master Plan - " by the time of its first re-examination" - contain elements on " energy conservation" and "storm water management". It is the Planning Board's opinion that Waldwick is too fully developed to effectively implement meaningful or effective energy conservation measures at this time based on current technology . Waldwick is too built up to warrant major changes to existing development regulations that would require the installation of special heating, glazing and insulation, or other building design provisions. Furthermore, the existing street and development pattern is so extensively established that subdivision controls requiring the orientation of streets and homes based on solar orientation are not practical given the current state of technology and benefits achievable in this area. It does however, recognize the need for controls protecting rights to solar access and measures guiding retrofitting of buildings for renewable energy resources. The Planning Board recommends that the governing

body apply for the matching funds for storm water management studies when they become available.

To fully achieve the recommendations contained in this first Master Plan re-examination, the following areas of study are suggested:

- 1.) P ARKS DEVELOPMENT PLAN - It should address the acquisition and development proposals for the White's Pond Linear Park and Saddle River Park. A recreation needs survey should also be included.
- 2.) CENTRAL BUSINESS DISTRICT DEVELOPMENT STUDY - To properly grow and maintain its competitive shopping edge with regional and area retail centers, the business center should have specific plans for its future - addressing parking, traffic flow, use groupings or classification, signage, urban design, amenity improvements and street furniture.
- 3.) MUNICIPAL BUILDING - For several years this topic has been loosely kicked around. The Borough's future space needs should be clearly assessed and alternative courses of action examined on a cost-benefit basis.

WALDWICK MASTER PLAN UPDATE

OCTOBER , 1982

RELATIONSHIP TO OTHER GOVERNMENTAL PLANS

INTRODUCTION:

The Municipal Land Use Law (C 40:55D - 28d) which became effective three weeks after Waldwick adopted their Master Plan in 1976, requires that the master plan include a " specific policy statement indicating the relationship of the proposed development of the municipality as developed in the master plan to (1) the master plans of contiguous municipalities, (2) the master plan of the county in which the municipality is located and (3) any comprehensive guide plan pursuant to section 15 of P.L. 1961, c.47. (C.13:1B-15.52)."

CONTIGUOUS MUNICIPALITIES:

Waldwick is bounded by six municipalities. They are: (1) the Borough of Allendale on the north, (2) the Borough of Saddle River on the north and east, (3) the Borough of Ho-Ho-Kus and (4) the Village of Ridgewood and (5) the Borough of Midland Park on the south, (6) the Township of Wyckoff on the south and west. The latest Land Use Plan of each municipality bordering Waldwick was reviewed for compatible relationships of land use to that proposed by the Borough of Waldwick. The following are the results of the analysis.

1.) Allendale - 1977 - Master Plan Addendum

The existing land use survey shows that the entire area along the common border is developed for single family homes, except for a vacant area between Hopper Avenue (Chestnut Street in Allendale) and the railroad. The amended plan calls for one family residential uses along the entire common border. The Waldwick plan calls for low density residential uses not to exceed 3 dwelling units per acre in this area. This use is compatible but no criteria is given for density in Allendale's plan. Waldwick's plan also calls for industrial use along the railroad

and Hopper Avenue and commercial use on the Franklin Turnpike along the border. The majority of the industrial area is existing railroad and public utility property which continues into Allendale. The remaining industrial area is a developed industrial park, which provides for buffers against residential areas.

2.) Saddle River - November 1978 - Master Plan

Most of the land in Saddle River along the border with Waldwick is vacant, with only three single family 2 acre lots existing. The Saddle River plan calls for low density single family residential units on two acre minimum lots. Waldwick's plan also calls for low density single family residential use of a density up to three dwellings per acre. These uses are compatible , but the densities differ mainly due to periods of development. The development on Waldwick's side of the boundary started in the early 1950's. The Saddle River plan proposes that the area between West Saddle River Road and the Saddle River be developed for quasi-public buildings. This abuts recently acquired Green Acres parkland in Waldwick. This area is presently compatible, but should be watched so that when development occurs adequate buffers are provided to protect the park lands.

3.) Ho-Ho-Kus - July 1977 - Land Use Element

This common border is entirely developed with single family homes. The Ho-Ho-Kus plan calls for low density single family residential uses on one acre lots west of route 17. East of Route 17 to the Public Service Electric ROW is designated medium density single family residential ranging from 6,500 to 10,000 sq. ft. lots. These are compatible with the Waldwick plan. Ho-Ho-Kus designates both sides of Franklin Turnpike between the railroad (the Hermitage) and PSE & G R.O.W. (church and parochial school) as public and semi public. Waldwick's plan for this same area calls for village center commercial and low density residential uses. While these designations are different they are compatible by virtue of their long standing coexistence. The Waldwick village commercial area between the turnpike and railroad should have its future site plans along this boundary carefully reviewed by the Planning Board to buffer (if necessary) and preserve the integrity of the Hermitage as an historic site. The Ho-Ho-Kus plan designates a small area west of the railroad to the Ho-Ho-Kus Brook as light industrial. The existing use in Waldwick

in this area which is designated as low density residential, is the regional sewerage treatment plant which is a use compatible with industry. The two plans are compatible.

4.) Ridgewood - June 1978 - Revised Land Use Element

The Ho-Ho-Kus Brook provides the boundary between Ridgewood and Waldwick. The two sides are compatibly developed. The Ridgewood plan calls for parkland and single family detached residential uses. Both plans are compatible.

5.) Midland Park - October 1970 - Master Plan

Midland Park shares only a small common boundary that is completely developed on both sides. Midland Park's plan calls for single family residential uses at a density similar to Waldwick's. The adjoining residential neighborhoods share interconnecting streets and were developed at the same time. These two land use plans are compatible.

6.) Wyckoff - September 1978 - Land Use Plan

Waldwick's eastern and southern boundary with Wyckoff is entirely developed with detached single family homes. Wyckoff's plan calls for single family low density residential development at a density of less than two dwelling units per acre along the border. Waldwick's land use plan recommends low density single family residential development, with cluster development option along most of this border. Waldwick however, also recommends a medium density tract north of Wyckoff Avenue which is currently developed for senior citizen housing at a density of ten units per acre. The Senior Citizen Condominiums are constructed in predominantly a one story attached manor in a park like setting employing added buffers along adjacent single family boundaries. This multi-family use is developed in a compatible fashion with Wyckoff's development offering no adverse impacts.

COUNTY MASTER PLAN:

The Bergen County Areawide Development Guide , adopted in February 1973, has not been updated. The County's plan suggests medium density residential

development at densities ranging from 5 to 20 housing units per acre for most of the Borough between Crescent Avenue and Route 17. The balance of Waldwick is recommended for low density residential development ranging from 0 to 4 housing units per acre. The County plan further proposes that vacant lands within the 100 year floodway of the Ho-Ho-Kus Brook and Saddle River be acquired as County Open Space as part of a lineal county park system.

The County Planning Board's post 1980 population projections for Waldwick are:

<u>1990</u>	<u>2000</u>
10,940	11,080

Both the County and N. J. Department of Labor's projections show the Borough's growth rate dropping in comparison with that of the County and State.

The County Master Plan establishes 60 feet R.O.W.'s for all County roads. This R.O.W. is increased to 80 feet at the intersection of two County roads. This would affect the intersections of Wyckoff and Crescent Avenues, Wyckoff Avenue and Franklin Turnpike.

The County and Borough plans only differ with regard to ownership of the proposed park areas.

REGIONAL GUIDE PLANS:

Waldwick and Bergen County fall within the jurisdiction of two regional planning agencies. They are: the State of New Jersey, Department of Community Affairs, Division of State and Regional Planning, and Tri-State Regional Planning Commission.

- 1.) New Jersey State Development Guide Plan - Revised Draft - May 1980
The State's Guide Plan Concept Map identifies Waldwick as located in an area designated as a Growth Area along with most of Bergen County. The Regional Development Guide classifies almost all of the County at urban densities. One of the Growth Area's recommended guidelines is to "discourage residential development at densities in a range of less than 2 to 0.5 dwelling units per acre." Both plans appear to be in agreement.
- 2.) Tri-State Regional Development Guide - (1980 - 2000) - Feb. 1981
The Tri-State Plan recommends new development in the 2 to 6.9

dwelling units per net acre range. The Tri-State Plan discourages new suburban development at less than two dwelling units per acre. Proposed densities in Waldwick are within this range.

SURROUNDING ZONING:

The six municipalities that surround Waldwick call for single family residential development ranging from 10,000 sq. ft. up to two acre lots.

1.) Allendale - Map dated January 1979; text dated May 1982

The entire boundary is zone AAA (40,000 sq. ft.) and A (20,000 sq. ft.) single family residential lots. Waldwick's portion is zoned for R-1 single family residential development on 15,000 sq. ft. lots. A portion of Waldwick's municipal boundary is zoned for I Limited Manufacturing - Industrial. There also exists a small commercial zone area on the Franklin Turnpike.

2.) Saddle River - Map dated Dec. 1978, text dated 1979

Saddle River's boundary with Waldwick is zoned R-1 single family residential requiring a 2 acre minimum lot size. Zoning in Waldwick calls for R-2 single family residential on 7,500 sq. ft. minimum lots. The area east of W. Saddle River Road to the river is zoned R-1 single family residential with 15,000 sq. ft. lots.

3.) Ho-Ho-Kus - Map dated October 1980, text dated December 1980

The Ho-Ho-Kus boundary is zoned R-1 east of Route 17 for one acre single family lots. The area west of Route 17 to the railroad is zoned R-2 requiring 10,000 sq. ft. single family residential lots. The area west of the railroad to the brook is zoned for industrial park requiring three acres minimum lots. In Waldwick the area east of West Saddle River Road is zoned R-1 (15,000) single family residential. The area between the Franklin Turnpike and West Saddle River Road is zoned R-2 (7,500 sq. ft. lots) in Waldwick.

4.) Ridgewood - Map dated Feb. 1978, text dated Aug. 1981

The Ridgewood boundary is zoned R-1 single family residential requiring 14,000 sq. ft. minimum lots. Waldwick's side of the Ho-Ho-Kus Brook is zoned R-1 requiring 15,000 sq. ft. parcels.

5.) Midland Park - Map dated June 1975, text dated May 1978

Midland Park's zoning ordinance calls for R-1 one-family residence with 12,500 sq. ft. minimum lots. In Waldwick this area is zoned R-1 single family residential requiring a minimum 15,000 sq. ft. lots.

6.) Wyckoff - Map dated April 1979, text dated April 1982

Wyckoff's boundary is zoned RA-25 for single family residences on 25,000 sq. feet lots. Most of Waldwick's boundary is zoned R-1 (15,000 sq. ft.) single family residential. A portion north of Wyckoff Avenue is zoned R-4 for senior citizen residential requiring a 15 acres minimum lot size at a density of ten (10) dwelling units per acre.

Background Studies

WALDWICK MASTER PLAN UPDATE

OCTOBER, 1982

POPULATION

INTRODUCTION:

The analysis of population data is an important fundamental step in the planning process. It provides the means with which to measure community needs and future planning objectives. The principal purpose of such a study is to estimate the Borough's future needs for various municipal services and facilities. The use of U. S. Census data will provide a factual basis upon which public policy can be made to address community needs.

Until the late 1970's, the virtues of growth and indeed the likelihood of growth had never been seriously questioned. Until recently, growth and affluence helped us ignore our mistakes with land use control - or lack thereof. Today we are in a period of change reflecting limited resources, major national population shifts, and general austerity which has stimulated a need for planning even more than ever.

REGIONAL CHANGE:

Local growth, or the lack thereof, is shaped in a large part by what is happening in the region. The community responds to regional forces such as transportation systems, employment and economic factors which function on a regional basis. As discussed in the last Waldwick Master Plan, growth can be seen as the outward waves of development from the region's center. The timing of local development is greatly affected by the regional systems providing highway access and sewer and water extensions.

Waldwick is part of the New York Metropolitan Region as defined by the Tri-State Regional Planning Commission. This region comprises the 27 counties

TABLE 1

POPULATION CHANGE
NEW JERSEY PORTION
NEW YORK METROPOLITAN REGION

1950 - 1980

COUNTY	1980 POPULATION	1970 POPULATION	% CHANGE 1970 - 1980	% CHANGE 1960 - 1970	% CHANGE 1950-1960
Core					
HUDSON	556,972	609,266	-8.6	-.2	-5.7
Inner					
BERGEN	845,385	898,012	-5.9	+15.1	+44.7
ESSEX	850,451	929,986	-8.6	+.7	+1.9
UNION	504,094	543,116	-7.2	+7.2	+26.6
Intermediate					
MIDDLESEX	595,893	583,813	+2.1	+34.6	+63.8
MONMOUTH	503,173	459,379	+9.5	+37.4	+48.4
MORRIS	407,630	383,454	+6.3	+46.6	+59.2
PASSAIC	447,585	460,782	-2.9	+13.3	+20.6
SOMERSET	203,129	198,372	+2.4	+37.8	+45.3
TOTAL	4,914,312	5,066,180	-3.0	+15.2	+22.8

Source: U.S. Census of Population

in the states of Connecticut, New Jersey, and New York that surround New York City. It covers 7,700 square miles of area and provides jobs for over 7 million of its 18 million inhabitants.

The Tri-State Region is the nation's largest and one of the most populous metropolitan areas on earth. After experiencing growth and prosperity for the better part of 300 years, the Region seems to have settled into a holding pattern. The expectations of a decade ago for continued rapid growth have been tempered by the realities of today's declines in population.

The Region achieved its highest level of growth in the late sixties and early seventies. Table I shows the New Jersey portion of the Region organized into a series of rings beginning with the "core" consisting of the areas with the highest population densities in the center, moving out to the "inner" , then the intermediate and finally the "outer" ring as densities decrease. Traditionally development in the Region has progressed as an outward spread of population from one ring to the next. Prior to 1940, most of the growth in the Region took place in the core. During the next two decades, the inner ring, where Waldwick is located, absorbed the bulk of new growth. Between 1960 and 1970 as much of the vacant land was gone and the inner ring neared saturation, the majority of new growth shifted to the intermediate ring. More recently, the intermediate ring was the only area to post population gains, while the inner ring showed its first losses between 1970 and 1980.

COUNTY CHANGE:

Bergen County's 1980 population showed a decline of 52,627 persons since 1970. This is the first time the County's population has ceased to grow since 1900. This trend is the same as the one experienced by the Region, which indicates that this area has realized the bulk of its growth potential. This situation is principally due to the fact that most of the buildable land in the County has been developed and new growth has moved outward to areas where buildable vacant land abounds. It should be noted that most of the County's vacant land is located along its northern and western boundary in towns near Waldwick.

TABLE 2
PERCENTAGE POPULATION CHANGE
1940 - 1980

PERIOD	WALDWICK	BERGEN COUNTY	NEW JERSEY	N. Y. METRO REGION *
1940 - 1950	+60.1	+31.6	+16.2	+15.0
1950 - 1960	+164.8	+44.7	+25.5	+22.8
1960 - 1970	+17.0	+15.1	+18.2	+15.2
1970 - 1980	-12.3	-5.9	+ 2.7	-3.0

* N.J. portion of New York Metropolitan Region

Bergen County grew rapidly between 1940 and 1960, in fact its rate of growth was twice that of New Jersey's and the N. Y. Metropolitan Region's as shown on Table 2. This rate slowed in the 1960's and was equal to that of the State and Region. It was not until 1980 that this growth trend stopped and both the County and the Region recorded their first population loss. Bergen County's rate of decline is twice that of the rest of the New Jersey portion of the N. Y. Metropolitan Region.

Bergen County is divided into six subregions by the Planning Board for purposes of planning analysis. Waldwick is located almost in the center of the planning subsection called the Northwest Bergen Sector. The 1980 population declined in five of the six sectors (-8.9 to 3.5), with the Northwest displaying the smallest decline (- 3.5%). The only planning sector to report a population gain was the Southeast Sector (+1.0%), due to growth in Cliffside Park, Fort Lee, and Palisades Park. In comparing the Northwest Sector to the County and Region, it can be seen that this area is on a par with the Region but falling at only about half the rate

TABLE 3
POPULATION CHANGE

WALDWICK AND SURROUNDING TOWNS

	Waldwick	Allendale	Ho-Ho-Kus	Midland Park	Ridgewood	Saddle River	Wyckoff
1980							
Number	10,802	5,901	4129	7,381	25,208	2,763	15,500
% Change	-12.3	-5.4	-5.0	-9.5	-8.5	13.4	-3.4
1970							
Number	12,313	6,240	4,348	8,159	27,547	2,437	16,039
% Change	17	52	9	8	8	37	43
1960							
Number	10,495	4,092	3,988	7,543	25,391	1,776	11,205
% Change	165	70	77	46	45	77	100
1950							
Number	3,963	2,409	2,257	5,164	17,481	1,003	5,590
% Change	60	17	39	14	17	23	42
1940							
Number	2,475	2,058	1,626	4,525	14,948	816	3,924
% Change	48	19	76	24	23	24	31
1930							
Number	1,728	1,730	925	3,638	12,188	657	3,001
% Change	33	48	58	62	61	30	133
1920							
Number	1,296	1,165	586	2,243	7,580	506	1,288
% Change	34	24	20	12	40	5	-15

Source: 1980 Census

experienced by the County. This subregion is projected by the County Planning Board to experience the second largest amount of growth in the County by the year 2000.

WALDWICK CHANGE:

Waldwick's 1980 population was 10,802 persons. This is the first decline in population for the Borough since 1910. It represents a loss of 1,511 persons since 1970 and an alarming drop of -12.3 percent. Waldwick's rate of population decline is the third largest experienced in Bergen County (-5.97) , being exceeded only by Fairlawn (15.3%) and River Edge (-13.5%).

Waldwick's percent of population decrease is significant when considering that births exceeded deaths and its housing stock increased by over 3% or 103 units during the same period. Compared to housing stock losses or minimal gains in Fair Lawn (-117) and River Edge (+46) , Waldwick's rate of decline is substantial. When the total population drops while housing and natural factors increase, then the occupancy of each household must be changing.

The Borough's rate of change (-12.3%) as seen in Table 2 was twice as rapid as the County's (-5.9%) and quadruple that of the Region (-3.0%) and Northwest Bergen subregion (-3.5%). While this trend followed the national and regional pattern of reduced household size, it is significantly sharper. Correlation with changes in Borough age groups, median age, natural population change and school enrollments clearly indicate an aging of the existing population and reduced housing mobility.

Waldwick and its surrounding towns except Saddle River have all shown a population decline during the last decade. These towns have all followed a very similar growth pattern, as shown in Table 3. Waldwick's rate of growth in the 1940's was twice that of the County (+31.6%) and four times that of the State (+16.2%) and Region (+15.0%). The 1950's brought Waldwick's greatest period of growth +165%. At this time the Borough's growth rate surged to four times that of the County and six times that of the State and Region. During the 1960's as Waldwick approached its

saturation point, its rate of growth moderated to 17% and began to stabilize at the same rate as that of the State and Region and County. The 1970's brought an end to absolute growth to the Borough, bringing a population decline to almost the 1960 level.

POPULATION DENSITY:

Population density is a way of measuring the intensity of residential development of one community with that of another. Waldwick's population decline between 1970 and 1980 caused a similar drop in its density from 5,998 in 1970 to 5,262 persons per square mile in 1980. When comparing Waldwick to its surrounding towns, County and the Region, a dramatically higher density is seen.

Table 4 shows Waldwick compared with the County, Region and its neighboring towns. Its population density is the highest of all the towns in the Northwest Sector of the County and significantly greater than all its surrounding towns. The Borough's density exceeds that of even the older more developed towns of Ridgewood, Midland Park and Glen Rock by 1,000 persons per square mile (1-6 persons per acre). This is interesting because neighboring Ridgewood with its variety of apartments and no industry is perceived by many Borough residents as more urban when in fact it has a lower density than Waldwick. Compared to the Bergen County and Northwest subregion, Waldwick is respectively 1.5 and 3.2 times as dense. Even the N.Y. Metropolitan Region and its N.J. portion are less than half the density recorded in the Borough. This in large part is due to the early development of the Borough on 7,500 and 15,000 sq. ft. lots. As noted in the SURROUNDING ZONING section this is smaller than all neighboring towns which contributes to the higher density.

HOUSEHOLD SIZE:

Waldwick followed population trends reflected in the 1980 census for the Northeast portion of our County, of decreased population based primarily on smaller household size. The number of persons per household in Waldwick declined from 3.85 in 1970 to 3.28 in 1980. While the drop of 0.57 represents a 14.8% decrease

TABLE 4
POPULATION DENSITY

1980

WALDWICK	5,262
<u>Surrounding Towns</u>	
Allendale	1,970
Ho-Ho-Kus	2,298
Midland Park	4,370
Ridgewood	4,348
Saddle River	533
Wyckoff	2,313
<u>Bergen County</u>	3,541
Northwest Sector	1,637
Glen Rock	4,110
Ramsey	2,186
<u>N. Y. Metropolitan Region</u>	2,354
N. J. Portion	2,165
<u>New Jersey</u>	983

in household size, this really reflects a loss of more than one person from every other household. Waldwick's change in average household size (-.57) between 1970-1980 was the highest of the thirteen towns in the Northwest Bergen Sector, and the third largest drop in Bergen County (River Vale - 0.66, Washington - 0.57).

The 1980 Census noted nationwide a significant drop in household size. This trend toward smaller household size is attributed mainly to a decrease in the birth rate and to senior citizens and young persons maintaining their own households. Bergen County's household size declined from 3.19 in 1970 to 2.79 in 1980, a drop of 12.5%. The Northwest Sector dropped only 11.8% from 3.55 persons in 1970 to 3.13 in 1980. Waldwick had 309 one person households or 9.4% of its 1980 households in this category compared to 20.1% for the County. In part this difference contributed to the significantly lower Bergen County household size of 2.79 persons. Of the six towns that surround Waldwick, the largest 1980 household size was Allendale (3.36) and the smallest was Midland Park (2.88), with Saddle River(3.12) recording the lowest change. The remaining towns had household sizes of : Ho-Ho-Kus (2.99); Ridgewood (3.01); and Wyckoff (3.20) in 1980.

NATURAL INCREASE:

Population change is accomplished principally by natural change and migration. A natural increase in population occurs when the number of births exceeds the number of deaths. Waldwick's natural population increase from 1960 to 1980 is shown on Table 5. Between 1970 - 1980 Waldwick had 1,277 births and 677 deaths resulting in a net change of 600 additional persons. The average annual natural change dropped 37.5% from 160 persons/year during 1960 - 70 to 60 persons per year during 1970-1980. In the last five years this rate has decreased to 53 persons per year, indicating that the birth and death rates are equalizing. Table 5 shows the number of deaths increasing each year and births decreasing indicating an aging of the population.

Bergen County experienced a natural increase of 9,077 persons between 1970 and 1980. The County's natural increase grew at a rate of 10.7 per 1000 population, while Waldwick's grew five times faster at a rate of 55.5 per 1000 population. The 1980

TABLE 5
NATURAL POPULATION CHANGE
BIRTHS --- DEATHS
1960 --- 1980
WALDWICK

<u>YEAR</u>	<u>BIRTHS</u>	<u>DEATHS</u>	<u>CHANGE</u>	<u>MARRIAGES</u>
1980	119	94	+25	30
1979	127	73	+54	23
1978	125	61	+64	23
1977	132	77	+55	23
1976	119	52	+67	20
1975	128	67	+61	17
1974	137	73	+64	41
1973	112	67	+45	28
1972	135	49	+86	18
1971	143	64	+79	36
1970	172	67	+105	25
1969	186	64	+122	13
1968	179	57	+122	18
1967	169	57	+112	18
1966	206	49	+157	13
1965	229	63	+166	18
1964	228	50	+178	15
1963	259	46	+213	15
1962	280	45	+235	10
1961	234	43	+191	13
1960	266	39	+227	11

Source: N. J. State Department of Health - Annual Health Statistics

fertility rate per 1000 women aged 15 - 44 shows Waldwick (47.24) to be the second highest in the Northwest Sector (40.73) , and above the County rate of 44.55. Although the Borough's birth rate has been higher than the County's, both have been declining steadily following this trend throughout the country.

MIGRATION:

The movement of people in and out of a community is a constant process in every town. As homes are constructed and new people are added this type of growth is called in-migration. When people leave a community, whether it be for reasons of school, jobs, marriage etc., producing a population decline, this change is out-migration. Up to 1970 Waldwick's population has grown principally by in-migration. In 1980 Table 7 shows that while both the County and the Borough lost population, their out-migration out paced their respective gains in natural increases. Waldwick's rate of out-migration was almost triple that of the County. In part the annual drop in residential construction and natural increase have contributed to the population decline, but its main change has come from a sharp reduction in family size.

In order to understand the nature of this population change, Table 6 analyzes the age group change between 1970 and 1980. The largest decline was experienced in the 5-14 age group (-47.5%), followed by the pre-school drop of -41.4% and then the 35 to 44 age group declining - 29.8%. The single largest change during the decade occurred in the 55 to 64 age group, which increased +68.4%. Based upon the fact that three quarters of the population lived in the same house in 1975 (see housing data), it could be assumed that a large part of the 45 to 54 cohort just stayed in place causing the growth. The second largest increase was in the 65 plus group which grew 27.2% . This growth is due in part to the construction of senior citizen housing during this time period and the aging of the 1970 population. The 16.3% growth in the 15 to 24 age group is misleading, because only the 18-24 portion of this group increased while the 15 - 17 part actually declined. (See school enrollment data.) Growth in the 15 - 24 group happened mostly through the aging of the 1970 5 to 14 cohort, which was the single largest age group of that census.

TABLE 6
WALDWICK MIGRATION
BY AGE GROUP
1970 - 1980

<u>AGE</u>	<u>1980</u>	<u>1970</u>	<u>CHANGE</u>	<u>1970 - 1980</u> <u>% CHANGE</u>
under 5	689	1,175	- 486	-41.4
5 - 14	1,617	3,081	-1,464	-47.5
15-24	1,986	1,708	+ 278	+16.3
25 - 34	1,672	1,555	+ 117	+ 7.5
35 - 44	1,315	1,874	- 559	-29.8
45 - 54	1,501	1,571	- 70	- 4.5
55 - 64	1,251	743	+ 508	+68.4
65 and over	771	606	+ 165	+27.2

TABLE 7
MIGRATION *
WALDWICK AND BERGEN
COUNTY
1970 - 1980

<u>1970 - 80</u>	<u>Numerical</u> <u>Change</u>	<u>Natural</u> <u>Increase</u>	<u>Out</u> <u>Migration</u>	<u>Migration</u> <u>Rate **</u>
Waldwick	-1,511	+ 600	-2,111	-195.4
Bergen County	-51,763	+9,077	-60,840	- 71.9

* Without consideration of net housing gain

** Rate of change per 1000 population

The migration which occurred during the 1970's can be characterized as an exodus of families principally in the 35 to 44 age group with pre school and school aged children. This is characteristic of families in this age bracket to seek their second and larger home as the family grows. The drop in birth rate coupled with the retention of one to two person families in the 55 and over retirement age brackets, would explain the 1,511 person decline since 1970.

SCHOOL ENROLLMENTS:

The Borough has felt the effects of its population decline most severely in the sharp reduction in school enrollments. Just this year the Board of Education closed the Middle School (25 classrooms). Between 1970 and 1980 public school enrollments declined by 1,434 students, which in itself is 95% of the total population decline (1,511) recorded over this ten year period.

The 1980 Census reported the following composition of persons 3 years old and over enrolled in school. Private nursery schools took 92% of this type of enrollment while public schools accommodated 86% of the elementary and 91% of the high school enrollments. See Table 8 for these figures.

In the 1950's and 1960's, the age groups below 25 experienced a dramatic change. The pre-school group age 0-4 has continuously declined since 1960 to less than half its size today taking its sharpest drop 41% since 1970. In 1960 almost half (44%) of the population was below age 17. This school age group (5-17) grew 28% between 1960 and 1970 then lost all its growth in a 41% drop during the past ten years. Between 1970 and 1980 the 15 to 17 year old group dropped 16% while the 18 to 24 year old portion grew 45% - largely through aging of the 1970 single largest age cohort (5-14 3,081 persons). The college aged group 18 - 24 cohort has experienced significant increases each decade. This group more than doubled in the 1960's and while it grew another 45% in the 70's, its rate of growth is slowing. Today one third of the Borough's population is below age 25. Table 9 illustrates the above changes.

The last Master Plan noted the decline in public school enrollments and projected that they would continue to decline into the 1980's. The actual enrollment data presented

TABLE 8
SCHOOL ENROLLMENT

1980

	<u>TOTAL</u>	<u>PUBLIC</u>	<u>PRIVATE</u>
NURSERY SCHOOL	176	15	161
K- 8	1,436	1,233	203
HIGH SCHOOL	868	786	82
K - 12	2,304	2,019	285
COLLEGE	657	495	162

Source : 1980 Census: STF - 3 Part VI 45, 46

TABLE 9
POPULATION CHANGE BY SCHOOL AGE
WALDWICK
1960-1980

	1980		1970		1960		CHANGE %	
	#	%	#	%	#	%	80-70	70-60
PRE SCHOOL								
0 - 4	689	6.4	1,175	9.6	1,578	15.0	-41.4	-25.5
SCHOOL AGED	2,295	21.3	3,888	31.6	3,049	29.0	-41.0	+27.5
5 - 17	2,295	21.3	3,888	31.6	3,049	29.0	-41.0	+27.5
COLLEGE								
18- 24	1,308	12.1	901	7.3	385	3.7	+45.2	+134.0
5 - 24	3,603	33.4	4,789	38.9	3,434	32.7	-24.8	+39.5
TOTAL	10,802	100%	12,313	100%	10,495	100%	-12.3	+17.0

TABLE 10
WALDWICK ENROLLMENTS BY GRADE
1967 - 1981

Grade	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981
K	367	322	311	326	265	237	231	204	195	154	155	114	133	110	111
1	271	271	292	283	297	278	237	217	170	177	155	127	122	120	114
2	262	275	283	267	253	246	215	183	159	170	175	145	122	107	119
3	250	262	270	301	232	243	244	209	174	149	120	164	140	112	111
4	241	259	252	273	276	228	236	227	172	177	148	160	148	130	108
5	241	231	243	257	253	269	221	213	193	175	176	146	153	148	130
6	219	242	222	252	245	246	267	208	210	191	173	169	139	155	156
7	205	219	248	225	256	241	241	258	207	200	190	159	159	136	156
8	199	205	202	246	214	243	225	214	199	199	200	181	151	167	134
9	220	224	237	228	267	255	264	249	262	198	210	206	180	175	181
10	183	194	212	231	214	267	243	244	247	261	195	195	194	165	157
11	162	172	190	209	195	199	236	224	225	227	260	197	187	186	164
12	<u>153</u>	<u>155</u>	<u>168</u>	<u>210</u>	<u>196</u>	<u>189</u>	<u>185</u>	<u>230</u>	<u>232</u>	<u>223</u>	<u>225</u>	<u>227</u>	<u>191</u>	<u>177</u>	<u>182</u>
Total	2,973	3,052	3,121	3,322	3,144	3,100	3,025	2,861	2,747	2,501	2,403	2,190	2,019	1,888	1,823
Change	+29	+79	+69	+201	-178	-44	-75	-164	-114	-246	-98	-213	-171	-131	-65

Source: Board of Education - Superintendent's Office

TABLE 11

WALDWICK SCHOOLS

	YEAR BUILT	# CLASSROOMS	PHYSICAL CAP. (30)	FUNCTIONAL CAP (25)	PRESENT ENROLLMENT	SURPLUS CLASSROOMS
CRESCENT	1968	22	660	550		
TRAPHAGEN	1957	24	720	600	849	12
HIGH SCHOOL	1963	46	1,380	1,150	974	7
		92	2,760	2,300	1823	19

Source: Board of Education - Superintendent's Office

in Table 10 illustrates this, but shows that the decline in fact has been sharper than that projected by the Board of Education. Their current projections are for this decline to continue through to 1987, with only minimal losses anticipated after 1983. The elementary grades (K-6) are projected to decline through 1983 and then build back up to its current level by '87. The junior high and high school are projected to continue their declines through 1987 (19%, 215 & 575 respectively) as successively small age cohorts work their way through the school system.

The public school enrollments records show the student population growing steadily to its peak of 3,322 students in 1970. During the past ten years enrollments have averaged a drop of 143 students per year. The current low of 1,823 is almost half the size of its 1970 peak.

Table 11 shows the current school plant now that the Middle School has been closed. Based upon the State's suggested " function capacity" of 25 students per classroom, the present enrollment indicates a 19 classroom surplus, without counting the Middle School's 25 closed classrooms. It should be noted that while enrollments declines will be experienced throughout the 1980's, based upon the reduction in household size, this trend can reverse quickly and will change early in the 1990's as young larger families replace the older residents. Unless there is a drastic change in zoning policy, it is not anticipated the public school enrollments will rise again much above the 1979 level.

AGE COMPOSITION:

The population by age group is compared over the last three censuses between Waldwick, Bergen County, and the State of New Jersey in Table 12. As discussed above, Waldwick's decline in school age population reflects the same downward trend experienced by the County and State except the Borough proportions are still larger than that of the County. Similarly, all three have recorded growth since 1960 in the 55 and over groups. While the County and State experienced modest growth in the 55+ group, Waldwick doubled its proportions since 1960.

Both Waldwick's and the State's proportions were identical up to age 44, at which

TABLE 12
PERCENT POPULATION COMPOSITION
BY AGE

AGE	WALDWICK			BERGEN COUNTY			NEW JERSEY		
	1980	1970	1960	1980	1970	1960	1980	1970	1960
0-4	6.4	9.6	15.0	5.0	7.1	10.2	6.3	8.2	10.6
5-14	15.0	25.0	25.5	13.2	18.9	19.4	15.1	19.6	18.2
15-24	18.4	13.9	7.3	16.6	15.0	10.4	17.5	15.6	11.8
25-34	15.5	12.6	15.8	14.7	11.2	12.6	15.5	12.1	13.2
35-44	12.1	15.2	18.5	12.2	13.0	16.4	11.9	12.3	15.2
45-54	13.9	12.8	8.8	13.1	14.6	13.6	11.2	12.8	12.5
55-64	11.6	6.0	5.0	12.8	10.8	9.2	10.9	9.7	9.3
65 +	7.1	4.9	4.1	12.4	9.4	8.2	11.6	9.7	9.3
median age	31.8	26.3	26.9	35.5	33.0	33.2	32.2	30.1	32.4

Source: U.S. Census

point the Borough's composition in the 45 to 64 age group was larger and the 65 + group significantly less than that of the State. In 1980 the County had 25.2 % of its population over age 55. While Waldwick appears to be following this pattern, it is still in the process of divesting itself from the large school age population established during its prime development period in the 50's and 60's.

The Census age composition shows that Waldwick's population is aging. The median age was 26.9 in 1960, dropped 0.3 in 1970, then rose to 31.8 in 1980. The Borough has followed the same trend as the State and County of reducing the median age from 1960 to 1970 and raising it between 1970 and 1980. While Waldwick median age is below that of the County and State, it is rising more rapidly than theirs. Between 1970 and 1980 the median age of residents rose 5.5 years and the County and State only aged 2.5 and 2.1 years respectively.

RACE:

Waldwick's percentage of non-white races is larger than surrounding towns except for Ridgewood. In 1980 only 2.3% of the total population of the Borough was non-white compared to 7.2% for Bergen County and 16.4 % in New Jersey. While Waldwick's black race grew eight times it still only represented 1.1% of the Borough's total population compared to 3.9% for the County and 12.6% for the State. In 1980 persons of Spanish origin represented 1.7% of the population, while the County had twice that percentage (3.4) and the State's 6.7% was double that of the County.

NATIVITY AND ANCESTRY:

In both 1970 and 80 census, 7.1% reported that they were foreign born. In 1980 50.8 % of the Borough's residents were born in New Jersey with 42.1% reported as natives of a different state.

The five largest single ancestry group residents reported coming from were: Italian 14.8%, Irish 12.8%, German 7.8%, English 4.1%, Polish 3.0% . 37.1 indicated multiple ancestry groups. Irish, German and English were the three most frequently claimed multiple ancestry groups.

TABLE 13

RACE

WALDWICK - SURROUNDING TOWNS - BERGEN COUNTY

	Non White %	#	Black	American Indian	Indian	Japanese	Chinese	Asian	Pacific Islander	Other	Spanish Origin
1970	0.6	70	15		5	7	25		7	11	N.R.
Waldwick											
1980	2.3	246	123		37		67	19			178
Allendale	1.2	69				30	3	30	6		52
Ho - Ho - Kus	1.6	65	6		37			14	8		53
Midland Park	0.1	6		6							45
Ridgewood	4.5	1,140	536	11	100	96	183	115	99		411
Saddle River	1.9	53					40		13		110
Wyckoff	1.7	262	48		8	39	22	80	40	25	130
Bergen County	7.2 %		3.9%	0.1%	0.5%	0.6%	0.5%	0.4%	0.4%	0.8%	3.4%

Source: 1980 Census: STF -3

HOUSING

INTRODUCTION:

This section will provide information on the Borough's current inventory of housing. It will not endeavor to assess housing needs. The principal purpose of such an analysis is to review housing trends, and understand the character, type, and condition of the Borough's present housing stock.

All housing data will be based upon decimal U.S. Census material. Changes occurring between 1970 and 1980 will illustrate growth trends in Waldwick. The comparison of current housing data between surrounding towns, the County, and the State will display the Borough's housing character and compatibility with the regional components of which it is part.

HOUSING UNITS:

It is interesting to note that while the population in Waldwick dropped between 1970 and 1980 (-12.3%), during this same period the number of year-round housing units increased 3.2% to 3,328 units. This is an increase of 103 units over the 1970 figure of 3,225 dwellings. There are no seasonal or migrant housing units in Waldwick.

Bergen County experienced a similar population decrease and housing unit increase from 283,311 in 1970 to 306,774 in 1980. This was an increase of 23,463 units or 8.3%. Table 14 shows that during the 1970's the State of New Jersey's housing supply grew 16.1% or twice as fast as Bergen County and five times the rate of the Borough. Compared to its surrounding towns, Waldwick and Ridgewood had the same rate of change, 3.2% and grew the slowest. Saddle River had the highest rate of growth at 21.8%, which was three times faster than the average (8.2%) of the thirteen towns which make up the Northwest Bergen Sector. Waldwick is approaching its saturation point, with little vacant land to develop, and will cease to grow before the end of this decade. Unless there is a drastic revision in the zoning policy of the Borough, it is not expected that the ultimate housing supply will reach much above 3,600 units.

TABLE 14

HOUSING UNITS 1980

	TOTAL	% CHANGE 70 - 80	OCCUPIED	RENTER	VACANT	VACANCY * RATE **	MEAN # ROOMS
1970	3,225		3,195	336	30		
WALDWICK							
1980	3,328	3.2	3,287	346	41	0.63	6.5
Allendale	1,727	4.9	1,700	175	27	1.16	7.6
Ho-Ho-Kus	1,401	7.4	1,381	112	20	1.00	7.6
Midland Park	2,600	5.3	2,563	671	37	0.47	5.8
Ridgewood	8,470	3.2	8,318	1,682	147	1.01	7.1
Saddle River	904	21.8	882	73	19	1.01	8.5
Wyckoff	4,831	8.9	4,749	351	80	1.04	7.3
BERGEN COUNTY	306,774	8.3	300,410	103,988	6,180	1.17	5.7
Northwest Sector	43,961	8.2	43,136	5,889	753		
NEW JERSEY	2,772,149	16.1	2,548,594	968,474	141,783	2.70	5.6

* Bergen County Planning Board compiled data

** Units for sale or for rent only

Source: 1980 Census: STF - 1 and 3

HOUSEHOLDS:

As used in the 1980 Census, household is synonymous with "occupied housing units". Households are composed of families, relatives, room-mates, partners, and live-in employees. In 1980, 2,906 families and 381 unrelated individuals occupied Waldwick's 3,287 households. Waldwick is a homogeneous family community as illustrated by the fact that 88.4% of its households were family occupied compared to only 77.1% for the County and 86.3 % in the Northwest Sector.

The decrease in population experienced during the 1970's produced a similar reduction in household size. As discussed earlier in the population section, Waldwick experienced the third largest drop in the County. In spite of this sharp decline in 1980, Waldwick's average household size of 3.28 persons was still larger than the County's 2.79 and the Northwest Sector's average of 3.13 persons.

OCCUPANCY :

Renter occupied units in Waldwick increased by only 10 units between 1970 and 1980. There were 346 renter occupied units in the Borough in 1980 , representing 10.4% of all housing units. Only 1.2% or 41 units were vacant, of those only 24 were available for sale or rent. The remaining 2,941 units or 88.4% of all housing units were owner occupied. There were no seasonal homes. Comparing only occupied units in the Borough, 10.5% were renter occupied and 89.5% were owner occupied. Occupied units represented 98.8 % of units constructed.

Waldwick's housing character as predominantly owner occupied with few rental units and a low vacancy rate becomes clear when compared to the County and State. In 1980, 91.9% of all units were occupied, 5.1% vacant and 3.9% were seasonally used in New Jersey. Only 62% of the State's occupied housing units were owner occupied units compared to almost 90% in Waldwick . 38% of the State's units were renter occupied which is almost four times the proportion found in the Borough. Bergen County had fewer vacant units than the State- only 2.0%. In the County, 97.9% of the units were occupied year-round with 0.1% seasonally occupied. Renters occupied 34.6% of all County occupied units and owners resided in 65.4% of them.

This changes significantly in the Northwest Sector where 13.7% were renter occupied and 86.3% were owner occupied. Here 1.7% of all units were vacant with 98.1% occupied year-round and only 0.2% used seasonally.

RENTAL UNITS:

It is interesting to note that while renters occupied only a small portion of all the Borough's housing stock, they resided mainly in its older homes. Of the 346 renter occupied units, 43.6% or 151 rental units were built before 1939, some fifty or more years ago. The second largest group, 34.4% of the rental units were constructed between 1950 and 1959. Only 44 units or 12.7% were erected in the forties. Twenty-one renter occupied units (6.1%) were built in the 1960's and only 11 units (3.2%) between 1970 and 1978. No dwelling units built from 1979 to 1980 were occupied by renters. Over half, 56.3% of the renter occupied units were built before 1949 and 90.7% prior to 1959.

Over half (52.3% or 162 persons) of the people moving into Waldwick between 1979 and 1980 were renters. Only 148 or 47.7% of the 310 persons who came to the Borough during this time purchased homes. During this year, 46.8% of all renters moved into town. Since 1975, 70% of all the renters moved into Waldwick and another 13% moved in between 1970 and 1974. Prior to 1960 only 6% of the renters moved into the Borough and 94% since then.

It is not unusual in single family communities to find that their older homes are used more frequently for rental housing. As seen in Table 18 over 3/4 of Waldwick's housing stock is 30 years old or older. Therefore, it would be prudent to consider a housing and property maintenance code to insure continued high standards for Borough homes.

VACANCY RATE:

Table 14 shows Waldwick's vacancy rate to be significantly below that of surrounding towns, the County and the State. Its 1980 rate of 0.63% is almost double the 0.37% rate of 1970. The vacancy rate is based upon the number of units that are available for sale or rent only. It doesn't include those held for occasional use or other reasons.

TABLE 15

HOUSING UNITS 1980

	MEAN VALUE		MEAN * CONTRACT RENTS	* \$100,000 SALES	1.01 or more*		LACKING	
	OWNER - OCCUPIED Non-condo	CONDOMINIUM			PERSON / ROOM #	%	PLUMBING #	%
1970								
WALDWICK								
1980	\$ 76,377	\$ 81,693	\$ 377	3.2	58	1.8	10	0.3
Allendale	122,015		400	69.4	8	0.5	8	0.5
Ho-Ho-Kus	136,323		411	64.9	7	0.5	6	0.4
Midland Park	78,370		347	12.5	26	1.0	49	1.9
Ridgewood	115,825	70,446	399	56.8	61	0.7	24	0.3
Saddle River	211,323		433	100.0	0	0	0	0
Wyckoff	123,550		385	70.4	15	0.3	18	0.4
BERGEN COUNTY	89,109	105,280	295	27.9	6,017	2.0	4,654	1.5
Northwest Sector	114,765	89,026	379	48.4	355	0.8		
NEW JERSEY	67,985	57,611	278		58,038	2.2		

* Bergen County Planning Board compiled data

** Units for sale or for rent only

ROOMS :

The census shows that the size of housing units, that is the number of rooms is decreasing. In 1970 the median number of rooms in Waldwick was 6.1; in 1980 the median dropped to 5.6 rooms, which is the same for the County.

The mean, or average size, shows that housing units in Waldwick while larger than the County or State mean are significantly smaller than that of adjacent towns. While this smaller size may in part explain the lower value compared to surrounding towns (Table 15), it should be noted that both Midland Park and the County had fewer rooms but larger average values. Obviously the adage "bigger is better" does not hold for how housing is perceived in Waldwick.

HOUSING VALUE:

Inflation and short housing supply have caused the value of housing to more than double in the past decade. As expected, the median housing value increased from \$30,400 in 1970 to \$73,000 in 1980. This is below the County median of \$76,500, but remains above the State median of \$61,400. Both condominium and non-condominium average values (Table 15) for the Borough are substantially below that of the County, the Northwest Sector and surrounding towns.

In 1980 the mean non-condominium value for Waldwick was \$76,377. All surrounding towns were well over \$100,000 value, except Midland Park. The State average value of \$67,985 was the only figure below that of the Borough.

There were 137 condominium units with a mean value of \$81,693 in the Borough in 1980. Ridgewood was the only other adjacent town with condominiums, listing 22 units averaging \$70,446. In 1980 Waldwick had over 45% of the 302 condo's constructed in the Northwest Sector. Their average value was \$89,026. The County had 3,808 condominium units averaging \$105,280 which was raised considerably by many \$100,000 plus condo's in Cliffside Park and Fort Lee.

Table 16 compares the owner specified values for owner-occupied non-condominiums in Waldwick with those of the County and State. Clearly the largest number of units are found in the \$50,000 to \$79,999 range at the local, county and state levels. Waldwick had 57% in this range. Waldwick showed over

TABLE 16

HOUSING UNIT VALUE
OWNER - OCCUPIED, NONCONDOMINIUM
1980

OWNER SPECIFIED VALUE	WALDWICK		BERGEN COUNTY		NEW JERSEY	
	#	%	#	%	#	%
LESS THAN \$30,000	7	0.3	1,400	0.9	131,275	10.3
\$30,000 to 49,999	158	6.3	13,003	8.2	318,992	25.1
\$50,000 to 79,999	1,482	56.9	73,464	46.3	485,932	38.3
\$80,000 to 99,999	761	29.2	31,420	19.8	155,558	12.3
\$100,000 or Over	198	7.6	39,410	24.8	177,729	14.0
Total	2,606		158,697		1,269,486	
Median Value	\$73,000		\$76,500		\$61,400	

Source : 1980 Census: STF - 1

86% of its units in the \$50,000 to \$100,000 range, compared to 66% for the County and 50% for the State. Out of this middle range the Borough had very few units, only 7.6% over \$100,000 and 6.3% below \$50,000. Both the State and County had double and triple Waldwick's percentage of their units in the \$100,000 plus category. Below the \$50,000 value the Borough and County were similar except that Waldwick had no units listed below \$20,000. Over one third of the units in the State fell in this category.

CONTRACT RENT:

Contract rent is the monthly rent agreed to without the cost of utilities. Waldwick's mean contract rent of \$377 appears to be high. It is similar to that of the Northwest Sector's mean of \$379. Although the Borough's contract rent is below that of surrounding towns, except Midland Park, it is substantially above the County \$295 and the State's \$278 contract rents.

SALES PRICE:

In 1980 the County Planning Board reported the percent of sales over \$100,000. Table 15 shows that all surrounding towns except Midland Park, report over half their sales in the \$100,000 plus category. Saddle River reported all its sales above this level. Waldwick recorded a mere 3.2% of its sales at this level.

HOUSING CONDITIONS:

The census reports housing figures on persons per room and complete plumbing facilities to generally measure the condition of housing. Units with over 1.01 persons per room measure crowding. Units that lack complete plumbing facilities are considered substandard.

In 1970 there were 146 housing units (4.6%) in Waldwick having 1.01 or more persons per room. In 1980, this figure dropped to 58 units or 1.8%. Again the percentage reported for the Borough is much higher than that of surrounding towns, but remains below the County average of 2.0%.

There were 29 units lacking complete plumbing facilities in 1970 or less than

TABLE 17

HOUSING TYPES
1980

	One Family Detached		One Family Attached		Two Family		3 & 4 Family		5 or more		Mobil Homes Trailers	
	#	%	#	%	#	%	#	%	#	%	#	%
WALDWICK	2958	88.9	8	0.2	186	5.6	170	5.1	6	0.2	0	0
Allendale	1612	93.3	0		82	4.8	29	1.7	4	0.2	0	
Ho-Ho-Kus	1301	92.9	6	0.4	57	4.1	31	2.2	6	0.4	0	
Midland Park	1836	70.6	10	0.4	518	19.9	59	2.3	177	6.8	0	
Ridgewood	6828	80.9	47	0.5	613	7.3	229	2.7	727	8.6	0	
Saddle River	854	95.4	0		17	1.9	24	2.7	0		0	
Wyckoff	4569	94.6	12	0.2	173	3.6	29	0.6	48	1.0	0	
Surrounding Towns		85.4		0.4		7.4		2.0		4.8	0	
BERGEN COUNTY	57.4		1.0		16.9		6.0		18.4		0.3	
NEW JERSEY	53.2		5.0		12.5		7.6		20.9		0.8	

Source: 1980 Census: STF-3 (IX-7)

1% of the housing units. In 1980 this dropped to 10 units or 0.3%. Of these 10 units, six were renter occupied. The percentage lacking complete plumbing facilities in Waldwick was below or similar to surrounding towns, and significantly below the County 1.5% and State 2.2% average.

HOUSING TYPES:

Waldwick's 3,328 housing units are shown by quantity & percentage in five categories plus mobil homes and trailers. There are no mobil homes or trailers shown in Table 19 for Waldwick or its surrounding towns and less than one percent in the County and State. In 1980 the census reported that the Borough contained 89.1% (2966 units) single family homes, 5.6% (186 units) two-family houses, 5.1% (170 units) three and four family houses and only 0.2% (6 units) made up of five or more units.

Compared to the average for the surrounding towns, Waldwick appears to have a significantly larger percentage of 3 and 4 family units and fewer multi-family units. When compared to the County and State the Borough's image as a predominantly single family home community with fewer two or multi-family units, except three and four family ones, becomes clear.

Table 17 shows that over 90% of the housing of Waldwick's neighbors, except for Midland Park and Ridgewood, is one family detached units. Waldwick's composition appears to be more similar to that of its southern neighbors - Ridgewood and Midland Park. It appears to be the transition area that bridges the more urban forms of housing with those found in the "hinterlands" of suburbia.

HOUSING AGE:

The age of housing is an important measure of condition and maintenance costs. After twenty years maintenance costs climb as major "infra structure" items need to be replaced or overhauled. After thirty to forty years, functional obsolescence can be observed due to changes in market demand based on changes in housing style, size or room arrangement.

TABLE 18

YEAR STRUCTURE BUILT
YEAR - ROUND HOUSING UNITS

DATE CONSTRUCTED	WALDWICK		BERGEN COUNTY		NEW JERSEY	
	%	#	%	#	%	#
1979 to 1980	0.3	11	1.1	3,387	1.9	52,454
1975 to 1978	2.4	81	2.9	8,942	5.3	141,267
1970 to 1974	3.5	116	6.0	18,295	8.9	240,439
1960 to 1969	17.0	566	16.6	50,973	19.0	511,214
1950 to 1959	43.2	1,438	24.3	74,441	19.1	512,578
1940 to 1949	14.6	484	16.4	50,361	12.4	332,838
1939 or earlier	19.0	632	32.7	100,165	33.4	899,587
TOTAL	100	3,328		306,564		2,690,377

Source: 1980 Census: STF -3 (IX, 12)

The census reports for year-round housing construction based on the year a structure was built are shown in Table 18 which compares Waldwick, Bergen County and New Jersey. The period between 1950 and 1959 produced the largest surge in housing production at the local, county and state levels. During this period 1,438 units were built in Waldwick which represents 43.2% of all homes built to date. The housing stock doubled in this ten year period, for more homes were built then than in all the previous years of the Borough's history. The decades that preceeded and followed the 50's showed similar growth for the Borough, County and State. In the 40's and 50's it was the Borough and County that were growing faster than the State, then the 60's reversed roles with the State growing faster. During the 70's as the Borough and County neared their saturation point, housing production slowed to a standstill.

Waldwick's housing stock is aging faster than that of the County or State. Over half of the Borough's homes are between 20 to 40 years old. From 1940 to 1959 almost sixty percent (57.8%) of Waldwick's current housing units were built, while only 40.7% of the County's and 31.5% of the State's were constructed during this time. One third of the Borough's housing units are over 30 years old compared to 49.1% for the County and 45.8% for the State. By 1960, 76.8% of the Borough's, 73.4% of the County's and 64.9% of the State's units were erected. Prior to 1970, Waldwick built 93.8% of its homes, the County built 90.0% of its homes and the State built 83.9% of its homes. Since 1970, the Borough has constructed only 6.2% of its housing units, while the County and State produced 10.0% and 16.1% respectively.

HOUSING AND MOBILITY:

A surprising 72.5% of Waldwick's residents were living in the same house in 1975. Table 19 shows that significantly fewer persons in the County and State lived in the same house five years ago. This indicates that Waldwick residents are less mobile and tend to stay in one place longer. Almost 90 percent (88.8%) of the Borough's residents lived within Bergen County and 92.2% were located in New Jersey in 1975.

Only 0.5% lived abroad and 7.3% lived in a different state then. In Bergen County 8.1% of the residents came from a different state and 2.2% from abroad. 7.8% of the residents of New Jersey lived in a different state in 1975 and 2.1% lived abroad.

The majority of persons who moved to Waldwick from out-of-state came from the Northeast (4.4%) while only 1.5% came from the South and 1.3% from the West. The Borough attracted significantly more persons from the West than the County (0.5%) or the State (0.5%).

TABLE 19
RESIDENCE IN 1975
PERSONS 5 YEARS & OVER

	WALDWICK	BERGEN COUNTY	NEW JERSEY
Same House	72.5%	67.6%	61.5%
Different House , same county	16.3%	16.5%	20.0%
Different County, same state	3.4%	5.6%	8.6%
Different State	7.3%	8.1%	7.8%
Northeast	4.4%	6.1%	5.0%
North Central	0.1%	0.7%	0.8%
South	1.5%	1.0%	1.5%
West	1.3%	0.4%	0.5%
Abroad	0.5%	2.2%	2.1%

DENSITY:

Waldwick's density in 1980 was 5,262 persons per square mile. This is exceptionally high when compared to the density of the State 983; the County

3,541; and the Northwest Bergen Sector 1,637 persons per square mile. The Borough's density is higher than all surrounding towns, as shown in Table 4.

Waldwick's housing units are built predominantly on 7,500 and 15,000 sq. ft. lots. Over 2/3 are located on the smaller lots and less than a third on the larger lots. As noted in the Surrounding Zoning section, houses in Waldwick are constructed on substantially smaller lots than those found in the surrounding towns. This in part may contribute to their lower value shown on Table 14. In 1980 Waldwick's average density of 2.53 dwelling units per acre far exceeded that of the State 0.58 DU's /ac. and 2.01 D. U./ac in Bergen County.

LAND USE

INTRODUCTION:

The present pattern of development and types of uses that exist are a dynamic force in the community. They represent an enormous investment of both public and private capital that has evolved over a long period of time. The present pattern represents the different goals and standards used to guide growth over many decades.

The analysis of existing development is fundamental to the planning process. It provides insight into the character of the community as well as its physical and economic growth. The end product of such an analysis is to develop a Land Use Plan that will properly guide future growth. The weighing of individual interests and/or investments against those of the community as a whole is the essence of the Land Use Plan and the Zoning Ordinance that will eventually impliment it.

LAND USE SURVEY :

During August 1982 the Planning Board conducted a field survey which inventoried each parcel of land in the Borough. Land use was recorded in eight major categories and twenty different classifications. The classifications selected were designed to be compatible with previous surveys, thus facilitating their comparison and highlighting development changes.

The results of this survey were cross-checked against current records in Borough Hall. The details of all this land use information was compiled by the Consultant into the eight categories shown in Table 20. This table indicates the acreage and their respective percentages for each land use classification surveyed within Waldwick. Table 21 compares the current land use findings with those recorded in 1955 and 1975. The Existing Land Use Map gives a visual illustration of the location of the eight different land use categories.

EXISTING DEVELOPMENT:

Waldwick is almost fully developed with only a little over 4% of its land area undeveloped. Much of this vacant land is scattered in small parcels throughout the

TABLE 20

LAND USE DISTRIBUTION
WALDWICK, AUGUST 1982

<u>LAND USE CATEGORIES</u>	<u>ACRES</u>	<u>%</u>
<u>RESIDENTIAL</u>	<u>708.6</u>	<u>53.9</u>
Single Family	654.0	49.8
Two Family	33.2	2.5
Apartments	21.4	1.6
<u>COMMERCIAL</u>	<u>37.2</u>	<u>2.8</u>
Retail	6.9	.5
Service	16.3	1.3
Office	2.8	.2
Food and Drink	5.6	.4
Gas and Auto Repair	5.6	.4
<u>MIXED USES</u>	<u>4.6</u>	<u>.4</u>
Business and Residential	3.6	.3
Office and Residential	1.3	.1
<u>INDUSTRIAL</u>	<u>71.7</u>	<u>5.5</u>
Assembly and Storage	45.9	3.5
Public Service	25.8	2.0
<u>PUBLIC</u>	<u>130.5</u>	<u>9.9</u>
Parks	22.6	1.7
Schools	59.4	4.5
Municipal	48.5	3.7
<u>QUASI PUBLIC</u>	<u>34.9</u>	<u>2.7</u>
Churches	6.6	.5
Semi Public	8.0	.6
Sewer Authority	20.3	1.6
<u>VACANT</u>	<u>56.9</u>	<u>4.3</u>
<u>STREETS AND RAILROAD</u>	<u>269.6</u>	<u>20.5</u>

Source: Field Survey Conducted in Aug. 1982 by the Waldwick Planning Board

Borough leaving only a handful of large irregular parcels. While the rate of new development activity will decline, the intensity of planning efforts will increase substantially. The days of the simple "cut and dry" subdivision are gone, for only the most difficult to develop parcels remain. More complex planning issues will evolve regarding the reuse and/or redevelopment of existing, developed property. These changes (like the closing of public schools) will have no simple right or wrong alternatives, but will require more time and complex planning analysis to select the best course of action.

Waldwick's predominantly single-family character is clearly shown in Table 20. Almost 54 percent of the Borough is developed for residential uses, and over 92 per cent of this category is used for single-family homes. While Table 21 shows only a small net gain (0.2 ac.) in single-family residential land use, this number is not representative of the development activity which has affected this land use classification. Several new single-family subdivisions (like Dana Drive, 6 lots; Nalin Court, 7 lots; and Lee Court, 19 lots) have been completed converting vacant land into single-family home uses. But these gains have been offset by the single-family use conversions (5 ac.) into commercial uses and other losses to streets and two-family uses. Since the last land use survey an additional 17 two-family use conversions have been recorded. During the last seven years, the area on both sides of the railroad between the Franklin Turnpike and Hopper Avenue has experienced a large number of single-family, two-family and commercial conversions.

Commercial development activity, like the residential activity noted above, has experienced substantially more change than the 2 acre gain indicated on Table 20. While commercial acreage has grown (mainly in the CBD), there has not been a proliferation into new locations. This growth in large part is due to the conversion of non-conforming uses within the central business district to service and office uses. There have been few changes in commercially designated areas outside the CBD except for the nursery consolidation which permitted the Darling Road subdivision. It is interesting to note that the commercial zoned area near the

TABLE 21

WALDWICK

LAND USE CHANGES
1955 - 1982

CLASSIFICATION	Acres			Change	%			
	1955	1975	1982		1955	1975	1982	Change
1 Family Residence	414.0	653.8	654.0	+ 0.2	31.4	49.8	49.8	-
2 Family Residence	23.4	31.0	33.2	+ 2.2	1.8	2.4	2.5	+0.1
Multi-Family Res.	-	23.5	21.4	- 2.1	-	1.8	1.6	-0.2
Business	20.4	35.5	37.2	+ 1.7	1.5	2.7	2.8	+0.1
Industry	7.4	58.5	71.7	+ 13.2	.6	4.5	5.5	+1.0
Vacant	561.2	89.2	56.9	- 32.3	42.7	6.7	4.3	-2.4
Business and Res.	12.0	4.6	4.6	-	1.0	0.4	0.4	-
Streets and R.R.	210.5	266.1	269.6	+ 3.5	16.0	20.3	20.5	+0.2
Public or Semi Public	60.0	151.8	165.4	+13.6	4.6	11.5	12.6	+1.1
Other	5.1	-	-	-	.4	-	-	-
	1,314.0	1,314.0	1,314.0		100%	100%	100%	100%

Allendale border on the east side of the Franklin Turnpike, is viewed by the Planning Board in its land use survey as being industrial in nature. Assuming that these uses are not in violation of the permitted uses, this designation suggests a change in area character which could require more rigid enforcement or better amenity controls.

Industrial uses recorded a 13 acre gain since 1975. All of this growth has come from the development of sites in the Borough's industrial area on Hopper Avenue.

Public land uses have increased by almost 14 acres since the last survey. A large part of this growth is attributed to the park acquisition along the Saddle River. The new Municipal Garage site on Industrial Way is included in this change.

The single largest change is in the reduction of 32 acres of vacant land. Some recently approved subdivisions along Gateway and Lee Courts, Darling Road are still shown as vacant on the Land Use Map. These developments are to be completed shortly. New subdivisions have generated the growth in street and railroad uses.

LOT SIZES:

The minimum lot size standards adopted by a community establish a development pattern that sets the density or intensity of use. The density of development is an important factor in establishing the land use character of a community. Walldwick's population density (5,262 persons/sq. mi.), as shown on Table 4, is significantly higher than surrounding area towns (1,637), the County (3,541), the State (983), and even the N.Y. Metropolitan Region (2,354). This is directly the result of early subdivision practices allowing very small lot sizes. Early development of the Borough on 5,000 square feet (50 x 100') lots and smaller is the cause of this high density. In fact, most of the lots platted between the railroad and Route 17 were drawn at 25' x 100' lots. Subsequent zoning required two and now three lots to permit building.

Much of Walldwick's street and lotting pattern was established by early subdivisions prior to 1950. Subsequent zoning upgrading to 50' and then 75' front lot minimums by 100' depth minimums were applied too late to markedly alter the established

pattern of density. Even today's minimum 100 ' by 150' or 75' x 100' standards are eclipsed by such neighboring minimums as Saddle River's two acre requirement. With only 4% of the Borough's land currently vacant, it would not be wise nor practical to suggest a dramatic alteration of current standards. The existing lot size pattern should be continued with the utilization of the cluster development standard implemented in 1976 used as an important option that preserves the density (not lowers it) while permitting lower lot sizes on difficult - to-develop parcels. Furthermore, the recent increase in minor subdivisions seeking lot and area reductions should be avoided whenever possible.

SURROUNDING ZONING:

The zoning and land use plans of adjacent municipalities are important factors to be considered when analyzing current land use policy. The zoning and land use plans of towns surrounding Waldwick call for single-family residential uses except for a small portion of Ho-Ho-Kus which is zoned for industry. This area is located next to the railroad and adjacent to the sewer authority treatment plant. This industrial area poses no adverse land use effect upon Waldwick.

Surrounding zoning and minimum lot sizes are the same as reported in the 1975 Master Plan. The present zoning ordinance of adjacent towns has no adverse effect upon Waldwick. The details of the zoning and Master Plans of surrounding towns is reviewed in detail in the section RELATIONSHIP TO OTHER GOVERNMENTAL PLANS.

EXISTING ZONING:

Waldwick's Zoning Ordinance has four locations where non-residential or high density uses abut neighboring towns' single-family residential zones. While adequate measures are provided in Waldwick's ordinance to buffer and safeguard these adjacent areas, extra care should be exercised when reviewing applications in these areas. All of these locations, except the R-4 senior citizen zone, evolved from use patterns that predate local zoning.

The R-4 zone permits senior citizen residential development at a density not to exceed ten dwelling units per acre. A minimum site of twelve acres is required. This zone abuts a single-family residential zone in Wyckoff. No access is provided from the R-4 district into Wyckoff. The R-4 zone requires additional landscaped buffers along all single-family boundaries. The Tameron Condominium project was first constructed over ten years ago. It was the first senior citizen designed condominium complex in this portion of Bergen County. Much of the land in Wyckoff along this R-4 border has been developed since Tameron and no conflict exists.

Waldwick's I Industrial Zone abuts two single-family residential districts in Allendale. The industrial uses permitted in the I zone are of a high quality, with a maximum lot coverage of only 30%. Additional landscaped buffers are called for along residential boundaries. A portion of this zone is separated from existing residential use by Borough park lands.

The Borough's C-2 Turnpike Commercial District abuts a single-family residential zone in Allendale. Many of the existing commercial uses existing along this section of the Franklin Turnpike predated local zoning. This commercial area tends to be more of a neighborhood shopping area, which is compatible with low density, single-family residential uses.

Waldwick's C-1 Village Commercial District abuts a single-family residential zone in Ho-Ho-Kus. Like the C-2 Turnpike Commercial District, many of the area's existing commercial uses were established before zoning codes were adopted locally. The portion along the east side of the Franklin Turnpike is owned by St. Luke's whose facilities are located mainly in Ho-Ho-Kus. The combined church and school use serves as an excellent transition between commercial and residential uses. A small portion along the west side of the Franklin Turnpike is owned by the Borough and used for the leaf dump and DPW storage and other operations. This site should be properly screened and buffered from the "Hermitage" historic site in Ho-Ho-Kus.

DEVELOPMENT ACTIVITY:

Since the last Master Plan, five major subdivisions and some large industrial facilities plus numerous commercial projects have been approved. The following major subdivisions approvals required new street improvements:

Dana Drive an eight lot subdivision

Gateway Court a fourteen lot subdivision

Darling Road a nine lot subdivision

Nalin Court a seven lot subdivision

Lee Court a twenty lot subdivision

During this period over 85 new lots have been approved, plus building permits have been issued for 13 new dwelling units. Development activity has been considerable bringing many new and complex issues before the local Boards.

LAND USE AND ZONING PLAN:

The development activity that has transpired over the past seven years has been in accordance with the adopted Land Use Plan and Zoning Ordinance. The land use survey map shows only one area of the Borough in which the character and type of development has changed since 1975. The area east of Hopper Avenue to the railroad has a mixture of commercial, industrial, and residential uses. Since the last Master Plan this area has experienced a growth in the number of two-family home conversions. Recently the Middle School was closed with many non residential uses suggested for its reuse. Much of this area is already designated on the Land Use Plan as Village Residential, with good standards and controls for mixed use. The Village Residential designation should now be extended along Wyckoff Avenue to the east side of Hopper Ave.

Waldwick's Land Use and Housing Plan (exhibit 15) was amended at the time of its adoption in 1976. This exhibit has not been reprinted to reflect these amendments and should be at this time.

The Borough of Waldwick adopted a comprehensive new zoning ordinance in 1976 implementing the new Master Plan. The Zone Map was amended in June 1978

to reflect a boundary change between the C-1 commercial and I industrial districts around the railroad station. There have been no other amendments made to this date. A Planned Residential Development amendment has been proposed to address a broader range of housing types for the older village center. This concept is still under active consideration.