

Community Planning  
Land Development and Design  
Landscape Architecture

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

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

## 2019 Periodic Reexamination of the Borough Master Plan

Borough of Park Ridge  
Bergen County, New Jersey

Prepared for the Borough of Park Ridge Planning Board  
Adopted \_\_\_\_\_  
BA #3563.06

The original document was appropriately signed and sealed on November 6, 2019 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners

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Joseph H. Burgis AICP, PP  
Professional Planner #2450



## Members of the Borough of Park Ridge Planning Board

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Neglia Engineering

Borough Planning Consultant  
Joseph H. Burgis PP, AICP  
Burgis Associates, Inc.

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# Section 1: Introduction

## **Section 1.1: Overview**

The Borough of Park Ridge has a longstanding and proactive tradition of comprehensive planning. This tradition began sixty years ago, when the Borough adopted its first zoning ordinance 1959. Since that time, the Borough's master plan and related planning documents have been prepared and updated on a regular basis to address ever-evolving development patterns, changing socioeconomic trends, on-going development pressures, and various judicial, legislative, and administrative actions affecting the Borough's land use arrangement. The Planning Board has adopted a total of twelve master plan documents since 1959, including the most recent plan adopted on December 2, 2009.

The 2019 Borough of Park Ridge Periodic Reexamination Report of the Master Plan is a part of the community's continuing comprehensive planning process. It represents a continuing effort to ensure that the Borough's planning policies and land use goals remain effective and up-to-date. While this report does not radically depart from the policies and land use goals set forth in previous studies, it nevertheless acknowledges a number of issues that have the potential to greatly impact the landscape of the community.

Park Ridge was initially established in 1894. Since then, it has grown from its rural beginnings with 870 residents to a bustling, robust, and diverse community with a population that is approaching 9,000 people. This reexamination report is designed to reflect upon and offer comments regarding the continuing evolving development character of the Borough. It also acknowledges that this process necessitates a planning response that focuses on the current 'building boom' occurring in the community, and the desire to both maintain the current established character of the community while encouraging development and redevelopment in appropriate locations at an appropriate scale. For this reason, this document recognizes the propriety of preparing a new comprehensive master plan that reflects these latter issues.

## Section 1.2: The Legal Requirements for Master Plan Reexamination Reports

In accordance with the Municipal Land Use Law (MLUL), municipalities are required to periodically reexamine their master plans and development regulations at least once within a ten-year period. This reexamination is necessary to confirm that the Borough's master plan and zoning regulations are consistent with the applicable provisions of the MLUL. The MLUL also mandates that all local zoning regulations be substantially consistent with a regularly revised and updated land use element. As such, the adoption of this reexamination report ensures that the Borough's planning policies and practices remain current, and effective.

This report is intended to guide the Borough's Governing Body, Planning Board, and Zoning Board of Adjustment as they make land use and policy decisions to enhance and protect the character of the community.

The statute at NJSA 40:55D-89 requires that a reexamination report must include, at a minimum, five key elements, which identify:

1. NJSA 40:55D-89.a: The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report;
2. NJSA 40:55D-89.b: The extent to which such problems and objectives have been reduced or have increased subsequent to such date;
3. NJSA 40:55D-89.c: The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land use, housing conditions, circulation, conservation of natural features, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County and municipal policies and objectives;
4. NJSA 40:55D-89.d: The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulation should be prepared;
5. NJSA 40:55D-89.e: The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

### **Section 1.3: The Legal Requirements for Planning**

As noted above, the Municipal Land Use Law establishes the legal requirements and criteria for the preparation of a master plan and reexamination report. The Planning Board is responsible for the preparation of these documents, which may be adopted and/or amended by the Board. Master plans must be adopted at a public hearing.

The MLUL identifies the mandatory contents of a master plan and reexamination report. The statute requires that a master plan must include the following:

1. A statement of objectives, principles, assumptions, policies, and standards upon which the constituent proposals for the physical, economic, and social development of the municipality are based;
2. A land use plan element that takes into account physical features, identifying the existing and proposed location, extent, and intensity of development for residential and non-residential purposes, and states the relationship of the plan to any proposed zone plan and zoning ordinance;
3. A housing plan and recycling plan by the municipality.

In addition, the MLUL identifies a number of other plan elements that may be incorporated into a comprehensive master plan document, such as plans addressing: economic development, circulation, open space, recreation, community facilities, and historic preservation. These elements are not obligatory.

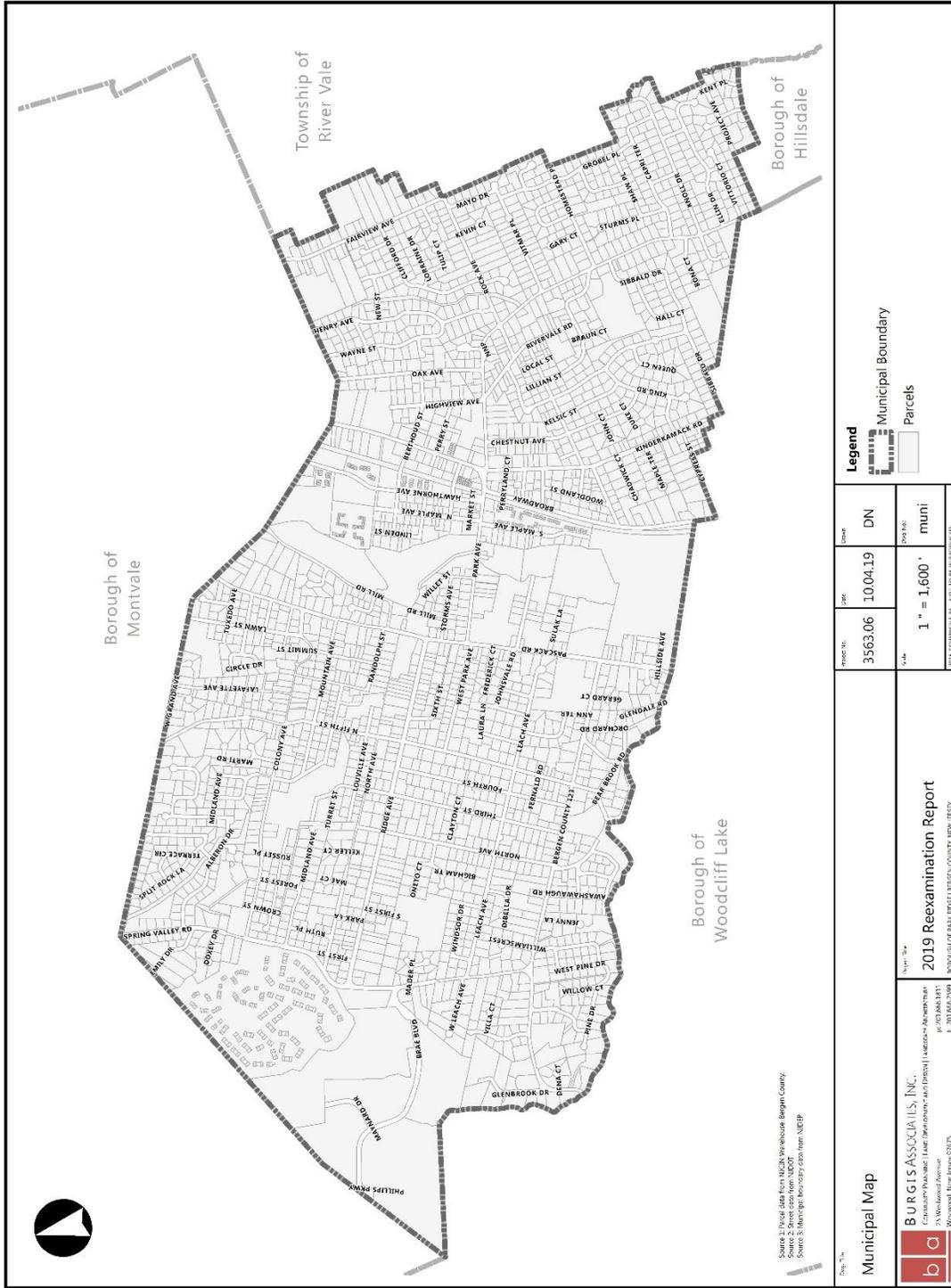
The master plan gives the community the legal basis to control development in the municipality. This is accomplished through the adoption of development ordinances that are designed to implement the plan's recommendations.

### **Section 1.4: Previous Master Plan Efforts Undertaken by the Borough**

The Borough of Park Ridge adopted its first Master Plan in 1959. Interestingly, Park Ridge was the first Pascack community to adopt a master plan. This plan served to lay a basic foundation for development that, in many instances, has been followed to this day. On the other hand, it included a number of recommendations that never were implemented. This includes plans calling for large scale office development in the area now developed as the Bears Nest townhouse development, and office and apartment development along the Grand Avenue corridor.

Subsequent master plan documents included the following:

1. The Borough adopted a central business district master plan in 1968. Its most significant proposals sought to encourage more retail and office use along Kinderkamack Road and portions of Park Avenue, reduce the extent of industrial zoned areas along the railroad, and encourage medium density residential development in the area of Highview Ave and along North Maple Ave.
2. There were a number of studies undertaken between the mid-1960s and 1980's. One in 1967, called for a variety of land uses throughout the area, inclusive of a low density residential area, restricted industrial development, and high density residential uses. In 1975 another study suggested office and research development for one portion of the area, office, and townhouse development, as well as open space, recreation and scouting use. A 1980 plan refined this to include what became the Bears Nest townhouse development.
3. A new 1985 comprehensive master plan retained many of the elements of the prior comprehensive plan, along with various refinements regarding enhanced buffers between incompatible land uses. This plan also offered recommendations for a revitalized central business district and a reduced industrial area along the railroad tracks.
4. In 1990 the planning board adopted a master plan reexamination report that concluded the 1985 master plan recommendations were still pertinent and did not need updating, although it presented a few modest adjustments to the wording of the plan's goals and objectives. A 1997 reexamination report followed the lines and conclusions of this 1990 reex report.
5. A master plan amendment regarding a fifteen acre tract along Fairview Avenue was adopted in 1993. Thanks to the availability of more precise environmental data, the amendment recommended that a larger area than depicted in the 1985 master plan be designated for open space preservation purposes.
6. A comprehensive new master plan was adopted in 2009. This document provided greater detail regarding updated census information, and refined some recommendations for land use distribution and intensities of use.
7. The Borough has also adopted a number of housing elements and fair share plans over the years. This issue is still in a state of flux and has yet to be resolved, although the Borough has been in the process of refining its approach to its affordable housing obligation and hopes to complete this process shortly.



Source: 1. Aerial Data from NCEM, Westchester, Bergen County.  
 Source: 2. Street data from NCEM.  
 Source: 3. Municipal Boundary data from NJDEP.

Scale: 1" = 1,600'

**Municipal Map**

**Legend**

-  Municipal Boundary
-  Parcels

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**2019 Reexamination Report**

**BURGIS ASSOCIATES, INC.**  
 10000 Park Ridge Road, Suite 100  
 Park Ridge, NJ 07656  
 Phone: 201.261.7999  
 Website: www.burgis.com

**Section 2: Major Problems and Objectives  
Identified at the Time of the Last  
Reexamination Report  
(40:55D-89.a) &**

**Section 3: The Extent of Increase or Decrease of  
Major Problems and Objectives (40:55D-  
89.b)**

Statutory Criteria: Identify the major problems and objectives relating to land development at the time of the adoption of the last Reexamination Report

40:55D-89.A

Statutory Criteria: Identify the extent to which such problems and objectives have been reduced or have increased subsequent to such date

40:55D-89.B

As part of the overall reexamination analysis, the Municipal Land Use Law (MLUL) requires an identification of the major land use problems and objectives that were outlined in the most recently adopted master plan or reexamination report.

The following section identifies those problems and objectives, as gleaned from the goals and policies set forth in the 2009 master plan. In addition, it also identifies the extent to which those problems and objectives have been subsequently reduced or increased. While some of these goals and issues have been addressed, others remain relatively static.

1. *Residential Goals and Policies: The 2009 master plan identified a number of goals and policies regarding residential development. They included issues such as:*
  - a. *To preserve the existing character of residential neighborhoods, limit the scale of development, and promote the maintenance and rehabilitation of the local housing stock;*
  - b. *Provide for a variety of housing types and densities, in appropriate locations, to serve the Borough and region; and, affirmatively addressing the Borough's affordable housing obligation;*
  - c. *Discourage development of flag lots;*
  - d. *Ensure that any future development of the community's infrastructure is limited to solely accommodate the Borough's present level of intensity of development as identified in the 2009 Plan;*
  - e. *Preserve historic features;*

- f. Ensure that the local zoning reflects 'state of the art' provisions;*
- g. Preserve mature vegetation and wooded areas;*
- h. Adequately address storm water runoff.*

Comment: The following is noted:

- a. The Borough has generally preserved the overall established character of existing neighborhood development. On the other hand, the Borough has planned for, and approved, a number of (mixed use) residential developments that incorporated substantially greater levels of intensity of use than heretofore permitted in the Borough, at a scale that exceeds that of the surrounding development pattern. Such new developments are located along Park Avenue and on Kinderkamack Road.
- b. The Borough has approved a number of developments, with a variety of housing types and densities that are designed to address the Borough's affordable housing obligation. Additionally, in 2017 the Borough established an Affordable Housing Committee to assist the Borough in meeting its affordable housing obligations.
- c. The Borough has not adopted any specific regulations that are designed to effectively discourage the development of flag lots in the community.
- d. There has not been any new substantive development of the Borough's infrastructure since the adoption of the 2009 master plan.
- e. The Borough had adopted a historic plan element in 2008. The sites identified in this document are reviewed whenever plans for upgrading or redevelopment of these properties are being contemplated. Also, the zoning ordinance was amended in 2011 with an RP zone that requires old/historic buildings be preserved, where feasible.
- f. The zoning ordinance contains a few contemporary zoning standards. However, as enhanced zoning regulatory controls evolve, it is recognized that this is a 'fluid' issue that requires constant evaluation to ensure that the Park Ridge code is always current with contemporary zoning considerations.
- g. The Borough's site plan review process is designed to incorporate an assessment of sites and determine the feasibility of preserving mature vegetation and wooded areas.

- h. The Borough recently adopted updated stormwater management regulations as required by New Jersey Department of Environmental Protection.
2. *Non-Residential Goals and Policies: The 2009 master plan identified a number of goals and policies regarding non-residential development. They included issues such as:*
- a. *Encourage the revitalization of the Park Avenue commercial corridor through the implementation of a variety of streetscape improvements and unified signage provisions, establish an attractive design for the intersection of Park Ave and Kinderkamack Road that highlights that this is the gateway to the Borough's commercial district;*
  - b. *Enhance the Kinderkamack Road commercial corridor through improved storefront and streetscape standards and property assemblage;*
  - c. *Improve the aesthetic character and safety of the Kinderkamack Road B-3 zone district;*
  - d. *Encourage utilization of complementary building materials, colors and streetscape elements in the business district;*
  - e. *Integrate landscaping design throughout the commercial district;*
  - f. *Promote a safe and efficient traffic circulation system to serve the community.*

Comment: The following is noted:

- a. The Borough has not implemented any substantive streetscape improvements and unified signage provisions to establish an attractive design for the intersection of Park Ave and Kinderkamack Road that indicates this is the gateway to the Borough's commercial district.
- b. While there has been some new development occurring along the Kinderkamack Road corridor, storefront and streetscape standards have not to date resulted in any substantive enhancements to existing stores along the Kinderkamack Road corridor, or the development of significant streetscape features.
- c. There is one new significant construction that is presently underway on southbound Kinderkamack Road. A determination regarding its prospective improvement to the aesthetic character of the street must await the conclusion of this project's

development. This includes the manner in which there is use of complementary building materials, colors and streetscape elements to enhance the corridor.

- d. A review of the established character of the business district corridor does not reveal the establishment of any integrated landscaping design that has been installed in the commercial district.
  - e. There have been no major vehicular traffic circulation improvements undertaken since the adoption of the last master plan. The Borough has reduced the speed limit on Park Ave in an effort to improve pedestrian safety.
3. *Economic Development Goals and Policies: The 2009 master plan highlighted a number of issues regarding the Borough's economic development. The following is noted:*
- a. *The Plan urged the municipality work with a variety of organizations, such as the Chamber of Commerce and State and Bergen County programs and departments to strengthen the image and identity of the Borough's business sector;*
  - b. *Encourage the retention of existing businesses, increase job opportunities and enhance the ratable base of the Borough;*
  - c. *Encourage sustainable development through zoning regulations that promote sustainable development projects;*
  - d. *Impose new zoning on infill sites and promote infill and redevelopment projects;*

Comment: The following is noted:

- a. In 2016 an Economic Development Committee was formed to improve the business environment.
- b. The Borough has experienced a loss of jobs locally, primarily due to the recession of 2008-09 and the relocation of larger corporate headquarters out of the area. The Borough has seen a reduction in the number of jobs of approximately 500 jobs, to 3100, over the past ten year period.
- c. The Borough's principle zoning change regarding sustainability regards the imposition of a floor area ratio bonus if one were to utilize sustainable development elements as part of a development project.

d. New zoning has not been imposed on small infill properties, however the Borough has utilized the Local Redevelopment and Housing Law to promote the redevelopment of property in the central business district.

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4. *Circulation: The Circulation Plan Element contains a number of recommendations for improvement. Some relate to central business district streetscape features and have been addressed above. Others regard consolidating off-street parking lots to provide greater convenience for shoppers, converting the block bound by North Maple, Hawthorne, Market and Madison streets to a one way counterclockwise vehicular flow, relocate where the train stops to facilitate vehicular flow, and impose 'green street' programs on all streets in the Borough (not implemented).*

## **Section 4: The Extent of Significant Changes in Assumptions, Policies, and Objectives (40:55D-89.c)**

Statutory Criteria: Identify the extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in the State, county, and municipal policies and objectives.

40:55D-89.C

There are a number of substantive changes at the state, regional, and local level that have occurred since the adoption of the 2009 master plan that requires the Borough's attention. In addition, there have been significant changes resulting from various development pressures which are noteworthy. This section provides an analysis of these changes.

The study of population changes within a community is a centerpiece of any master plan or reexamination report, as it sheds light on both a municipality's past trends and its anticipated growth in years to come. This section details the population, housing, and employment characters of the Borough based upon the latest U.S. Census and American Community Survey data. This analysis is an integral component of the community's master plan, as it illustrates past trends experienced by the Borough and provides an indication of future growth patterns.

## **Section 4.1: Information Regarding Data Sources**

The information contained in Section 4.2 entitled “Demographic Changes,” Section 4.3 entitled “Housing Changes,” and Section 4.4 entitled “Economic Profile” was obtained from a variety of publicly available data sources, which are summarized below:

1. US Decennial Census. The US Census is described in Article I, Section 2 of the Constitution of the United States, which calls for an enumeration of the people every ten years for the apportionment of seats in the House of Representatives. Since the time of the first Census conducted in 1790, it has become the leading source of data about the nation’s people and economy. Please note that all incomes reported in the Census are adjusted for inflation.
2. American Community Survey (ACS). The American Community Survey is a nationwide ongoing survey conducted by the US Census Bureau. The ACS gathers information previously contained only in the long form version of the decennial census, such as age, ancestry, educational attainment, income, language proficiency, migration, disability, employment, and housing characteristics. It relies upon random sampling to provide ongoing, monthly data collection. Please note that all incomes reported in the ACS are adjusted for inflation.
3. New Jersey Department of Community Affairs (DCA). The New Jersey Department of Community Affairs is a governmental agency of the State of New Jersey. Its function is to provide administrative guidance, financial support, and technical assistance to local governments, community development organizations, businesses, and individuals to improve the quality of life in New Jersey.
4. New Jersey Department of Labor and Workforce Development. The New Jersey Department of Labor and Workforce Development is a governmental agency of the State of New Jersey. One of its roles is to collect labor market information regarding employment and wages throughout the state.

## **Section 4.2: Demographic Changes**

Analyzing demographic and population data is a necessary and integral step in planning for the future needs and demands of a community. As such, the following subsection outlines the demographic changes experienced by the Borough of Park Ridge over the past several decades.

### **A. INVENTORY OF MUNICIPAL HOUSING STOCK**

This section of the reexamination report provides an inventory of the Borough’s housing stock, as required by the MLUL. The inventory details housing characteristics such as age, condition,

purchase/rental value, and occupancy. It also details the number of affordable units available to low- and moderate-income households and the number of substandard housing units capable of being rehabilitated. The most recent information from the American Community Survey (ACS) consists of five-year estimates by the Census Bureau, not actual counts and may not be directly comparable to census figures.

1. Number of Dwelling Units. The current estimate of total housing units in Park Ridge is 3,324 units according to the 2016 ACS 5-year estimate data. As shown in the table below, the Borough’s housing stock continued to grow between 1980 and 2010, though the growth rate had been declining steadily. Since 2010, however, the housing stock has been decreasing, down 1% between 2010 and 2016.

**Table 1: Dwelling Units (1980-2016\*)**  
Park Ridge, New Jersey

Year	Dwelling Units	Change (#)	Change (%)
1980	2,758	-	-
1990	3,063	305	11%
2000	3,258	195	6%
2010	3,373	115	4%
2016*	3,324	-49	-1%

\* 2016 data is the average between January 2012 and December 2016.

Sources: U.S. Census; 2016 American Community Survey 5-Year Estimates.

As shown in Table 2, approximately 75% of housing units in Park Ridge are owner-occupied, which is down approximately 5% from 2000. Since 2000, the percentage of renter occupied units has risen by about 4% while the number of vacant units has remained relatively steady at approximately 3% of the total.

Table 2: Housing Units by Tenure and Occupancy Status (2000 and 2016\*)  
Park Ridge, New Jersey

Characteristics	2000		2016*	
	Number	Percent	Number	Percent
Owner-occupied units	2,588	79.4	2,520	75.8
Renter-occupied units	573	17.6	714	21.5
Vacant units	97	3.0	90	2.7
<b>Total</b>	<b>3,258</b>	<b>100</b>	<b>3,324</b>	<b>100</b>

\* 2016 data is the average between January 2012 and December 2016.

Sources: 2000 U.S. Census; 2016 American Community Survey 5-Year Estimates.

2. Housing Characteristics. This section provides additional information on the characteristics of the Borough's housing stock, including the number of units in structure (Table 3) and the number of bedrooms per dwelling unit (Table 4). Single-family detached units account for approximately 67% of Park Ridge's housing stock, down from 70% in 2000. Single-family attached units remained relatively stagnant from 2000 to 2016. The remaining categories of number of units in structure fluctuated up or down by no more than 1.5% over the same time period. The majority of dwellings in Park Ridge are by far single family, detached units.

Table 3: Units in Structure (2000 and 2016\*)  
Park Ridge, New Jersey

Units in Structure	2000		2016*	
	Number	Percent	Number	Percent
Single family, detached	2,279	70	2,241	67.4
Single family, attached	271	8.3	284	8.5
2	231	7.1	182	5.5
3 or 4	165	5.1	268	8.1
5 to 9	44	1.4	90	2.7
10-19	140	4.3	108	3.2
20 or more	128	3.9	141	4.2
Other	0	0	10	0.3
<b>Total</b>	<b>3,258</b>	<b>100</b>	<b>3,324</b>	<b>100</b>

\* 2016 data is the average between January 2012 and December 2016.

Sources: 2000 U.S. Census; 2016 American Community Survey 5-Year Estimates.

Table 4: Number of Bedrooms in Housing Units (2000 and 2016\*)  
Park Ridge, New Jersey

Bedrooms	2000		2016*	
	Number	Percent	Number	Percent
None	38	1.2	95	2.9
One	415	12.7	348	10.5
Two	492	15.1	585	17.6
Three	1,250	38.4	1,049	31.6
Four	849	26.1	869	26.1
Five or more	214	6.6	378	11.3
<b>Total</b>	<b>3,258</b>	<b>100</b>	<b>3,324</b>	<b>100</b>

\* 2016 data is the average between January 2012 and December 2016.

Sources: 2000 U.S. Census; 2016 American Community Survey 5-Year Estimates

3. Housing Age. Table 5 below shows that approximately 40% of the Borough's housing units were built prior to 1960. Like many similarly sized suburban municipalities within the area, the largest period of growth was during the 1950s and 1960s. Only 9% of the Borough's housing stock has been constructed since 2000.

**Table 5: Year Structure Built  
Park Ridge, New Jersey**

Year Units Built	Number	Percent
2014 or Later	43	1.3
2010 to 2013	0	0
2000 to 2009	255	7.7
1990 to 1999	255	7.7
1980 to 1989	378	11.4
1970 to 1979	497	14.9
1960 to 1969	550	16.5
1950 to 1959	735	22.1
1940 to 1949	147	4.4
1939 or earlier	464	14.0
<b>Total</b>	<b>3,324</b>	<b>100</b>

Source: 2016 American Community Survey 5-Year Estimates

4. Housing Conditions. An inventory of the Borough's housing conditions is presented in the following tables. Table 6 presents the number of occupants per room which is the most common measure of overcrowding. The data indicates the number of units considered overcrowded has decreased from 66 units in 2000 to 42 units in 2016, with most of the Borough's occupied housing units classified within the 1.00 occupant or less occupants per room category.

Table 6: Occupants per Room (2000 and 2016\*)  
Park Ridge, New Jersey

Occupants Per Room	2000		2016*	
	Number	Percent	Number	Percent
1.00 or less	3,040	96.2	3,098	95.8
1.01 to 1.50	55	1.7	94	2.9
1.51 or more	66	2.1	42	1.3
<b>Total Occupied Units</b>	<b>3,161</b>	<b>100</b>	<b>3,324</b>	<b>100</b>

\* 2016 data is the average between January 2012 and December 2016.

Sources: 2000 U.S. Census; 2016 American Community Survey 5-Year Estimates.

Table 7 below presents additional detail regarding housing conditions, including the presence of complete plumbing and kitchen facilities and the type of heating equipment used. As shown, none of Park Ridge's occupied housing units were lacking complete plumbing facilities, but 8 units were without heating fuel and 59 units were lacking complete kitchen facilities at the time of the 2016 5-year estimates data.

Table 7: Occupied Housing Units – Equipment and Plumbing Facilities (2000 and 2016\*)  
Park Ridge, New Jersey

Facilities	2000		2016*	
	Number	Percent	Number	Percent
<u>Kitchen:</u>				
With Complete Facilities	3,161	100	3,234	98.2
Lacking Complete Facilities	0	0	59	1.8
<u>Plumbing:</u>				
With Complete Facilities	3,156	99.8	3,234	100
Lacking Complete Facilities	5	0.2	0	0
<u>Heating Equipment</u>				
Standard Heating Facilities	3,154	99.8	3,226	99.8
No Fuel Used	7	0.2	8	0.2
<b>Total Occupied Units</b>	<b>3,161</b>	<b>100</b>	<b>3,234</b>	<b>100</b>

\* 2016 data is the average between January 2012 and December 2016.

Sources: 2000 U.S. Census; 2016 American Community Survey 5-Year Estimates.

5. Purchase and Rental Values. Table 8 below shows that the Borough's median monthly rent for its rental housing stock is \$1,465. This figure represents a 47% increase over the Borough's median monthly rent of \$996 in 2000 and is 54% higher than the median monthly rent of Bergen County as a whole, which was \$949 at the time of the 2016 ACS 5-Year Estimate data.

Table 8: Gross Rent of Specified Renter-Occupied Housing Units (2016\*)  
Park Ridge, New Jersey

Rent	2016*	
	Number	Percent
Less than \$500	0	0
\$500 to \$999	7	1
\$1,000 to \$1,499	371	53.9
\$1,500 to \$1,999	85	12.4
\$2,000 to \$2,499	119	17.3
\$2,500 to \$2,999	60	8.7
\$3,000 or more	46	6.7
No cash rent	26	(x)
<b>Total</b>	<b>688</b>	<b>100</b>
<b>Median Gross Rent</b>	<b>\$1,465</b>	

\* 2016 data is the average between January 2012 and December 2016.

(x) means that the estimate is not applicable or not available.

Source: 2016 American Community Survey 5-Year Estimates.

As shown in Table 9 below, the median value of owner-occupied units in Park Ridge is \$533,500. This amount represents a 74% increase over the Borough's median housing value of \$307,000 in 2000 and is 21% higher than Bergen County's median housing value, which was \$443,400 during the time span of the 2016 ACS 5-year estimate data.

Table 9: Value of Specified Owner-Occupied Housing Units (2016\*)  
Park Ridge, New Jersey

Value	2016*	
	Number	Percent
Less than \$50,000	16	0.6
\$50,000 to \$99,999	0	0
\$100,000 to \$149,999	8	0.3
\$150,000 to \$199,999	66	2.6
\$200,000 to \$299,999	147	5.8
\$300,000 to \$499,999	894	35.5
\$500,000 to \$999,999	1,245	49.4
\$1,000,000 or more	144	5.7
<b>Total</b>	<b>2,520</b>	<b>100</b>
<b>Median Value</b>	<b>\$533,500</b>	

\* 2016 data is the average between January 2012 and December 2016.

Source: 2016 American Community Survey 5-Year Estimates.

#### B. PROJECTION OF MUNICIPAL HOUSING STOCK

The following section provides a projection of the community's housing stock. This projection is based upon an assessment of data which minimally must include the number of residential construction permits issued, approvals of applications for residential development, and probable residential development of lands. Each of these items are identified and outlined below.

1. Housing Units Constructed During the Last Ten Years. Table 10 below provides data concerning residential building permits issued for new construction during the past ten years. During this period, a total of 60 residential building permits were issued for new construction, the majority of which were for one- and two-family residences (48 permits) and the remaining permits were for multi-family (12 permits in 2012).

Table 10: Number of Residential Building Permits Issued For New Construction (2007 to 2016)  
Park Ridge, New Jersey

Year Issued	One & Two Family	Multi-Family	Mixed-Use	Total
2007	5	0	0	5
2008	3	0	0	3
2009	3	0	0	3
2010	4	0	0	4
2011	1	0	0	1
2012	4	12	0	16
2013	2	0	0	2
2014	7	0	0	7
2015	13	0	0	13
2016	6	0	0	6
<b>Total</b>	<b>48</b>	<b>12</b>	<b>0</b>	<b>60</b>

Source: New Jersey Construction Reporter.

2. Approved But Not Yet Built Residential Development. As shown in the table below, there are 243 new residential units that have been approved but have not yet been issued building permits. All but 3 of these units are part of the Park Ridge Transit, LLC, inclusionary development project approved in 2017, which includes 24 affordable units.

Table 11: Approved But Not Yet Built Residential Development  
Park Ridge, New Jersey

Development Name	Block	Lot	# of Units	Year Approved
Joseph Thomas	1019	5.01, 5.02	2	2015
United Methodist Church	1808	15	1	2015
Park Ridge Transit, LLC	1801	3-5	240*	2017
	1802	1-7		
<b>Total</b>	--	--	<b>243</b>	--

Source: Borough of Park Ridge

\*: Includes 24 affordable units.

3. Probable Residential Development of Lands. Since 2007, the Borough has issued, on average, approximately 6 building permits annually for residential new construction. However, recent development approvals suggest that the Borough will experience a higher rate of residential development over the next decade. It is anticipated that approximately 600 to 700 new residential units may be added to Park Ridge’s housing stock over the next decade, primarily in the downtown business district, which was designated as a Transit Village in 2015.

### C. DEMOGRAPHIC ANALYSIS

The data below provides an analysis of the community’s demographic characteristics, including an assessment of population size, rate of population growth, age characteristics, income levels, and household size. Each of these items is described in this section of the report.

1. Population Size. As shown in Table 12 below, the Borough’s population continually grew between 1930 and 1970 with the largest growth between 1950 and 1960 when the population doubled in size. However, since 1970, Park Ridge’s population decreased through the 1980s and 1990s to then return to the same level in 2000 as it was in 1970 and then remain relatively steady.

Table 12: Population Growth (1930-2016\*)  
Park Ridge, New Jersey

Year	Population	Change ( # )	Change (%)
1930	2,229	-	-
1940	2,519	290	13%
1950	3,189	670	27%
1960	6,389	3,200	100%
1970	8,709	2,320	36%
1980	8,515	-194	-2%
1990	8102	-413	-5%
2000	8,708	606	7%
2010	8,645	-63	-1%
2016*	8,854	209	2%

\*2016 data is the average between January 2012 and December 2016.

Sources: U.S. Census; 2016 American Community Survey 5-Year Estimates.

2. Age Characteristics. The Borough's age characteristics, which are outlined in Table 13, indicate an aging community. All age brackets 45 years of age and older experienced gains from 2000 to 2016. The population declines between 2000 and 2016 occurred in adults aged 25 to 44 as well as children under 5 years old (each bracket declining by 1.3%). The median age of Park Ridge residents increased from 40.9 years in 2000 to 43.8 years by 2016.

Table 13: Age Characteristics (2000 and 2016\*)  
Park Ridge, New Jersey

Age	2000		2016*	
	Number	Percent	Number	Percent
Under 5 years	599	6.9	492	5.6
5 to 19 years	1,573	18.1	1,896	21.4
20 to 24 years	356	4.1	353	4.0
25 to 34 years	931	10.7	833	9.4
35 to 44 years	1,558	17.9	985	11.1
45 to 54 years	1,282	14.7	1,432	16.2
55 to 64 years	1,001	11.5	1,165	13.1
65 to 84 years	1,155	13.3	1,312	14.8
85 years and over	253	2.9	386	4.4
<b>Total</b>	<b>8,708</b>	<b>100</b>	<b>8,854</b>	<b>100</b>
<b>Median Age</b>	<b>40.9</b>		<b>43.8</b>	

\* 2016 data is the average between January 2012 and December 2016.

Sources: 2000 U.S. Census; 2016 American Community Survey 5-Year Estimates.

3. Average Household Size. Park Ridge's average household size has remained steady at approximately 2.6 from 2000 to 2016 with a slight decline in the middle at the time of the 2010 census.

Table 14: Average Household Size (2000-2016\*)  
Park Ridge, New Jersey

Year	Total Population	Number of Households	Average Household Size
2000	8,708	3,161	2.67
2010	8,645	3,283	2.57
2016*	8,854	3,234	2.66

\* 2016 data is the average between January 2012 and December 2016.

Sources: 2000 U.S. Census; 2010 U.S. Census; 2016 American Community Survey 5-Year Estimates.

4. Household Income. Detailed household income figures are shown in the table below. Between 1999 and 2016, the Borough's median household income increased by approximately 20%, from \$86,632 in 1999 to \$103,700 in 2016. The Borough's 2016 median household income is approximately 18% higher than the median household income of Bergen County as a whole, which was \$88,487 in 2016.

Table 15: Household Income Distribution (1999 and 2016\*)  
Park Ridge, New Jersey

Income Category	1999		2016*	
	Number	Percent	Number	Percent
Less than \$10,000	80	2.5	104	3.2
\$10,000 to \$14,999	66	2.1	42	1.3
\$15,000 to \$24,999	129	4.1	196	6.1
\$25,000 to \$34,999	240	7.5	186	5.8
\$35,000 to \$49,999	366	11.5	155	4.8
\$50,000 to \$74,999	476	15.0	447	13.8
\$75,000 to \$99,999	546	17.2	426	13.2
\$100,000 to \$149,999	722	22.7	689	21.3

\$150,000 to \$199,999	250	7.9	335	10.4
\$200,000 or more	306	9.6	654	20.2
<b>Total</b>	<b>3,181</b>	<b>100</b>	<b>3,234</b>	<b>100</b>
<b>Median Income</b>	<b>\$86,632</b>		<b>\$103,700</b>	

\* 2016 data is the average between January 2012 and December 2016.

Sources: 2000 U.S. Census; 2016 American Community Survey 5-Year Estimates.

#### D. EMPLOYMENT ANALYSIS

An analysis of the existing and probable future employment characteristics of the community is provided below. The following tables present information on historic trends, employment characteristics, occupational patterns, and related data.

1. Employment Status. Table 16 provides information on employment status in Park Ridge for residents age 16 and over. As shown, Park Ridge's population age 16 and over has remained relatively stagnant from 79.4% in 2000 to 78.8% in 2016 while the unemployment rate for Park Ridge's civilian labor force increased significantly between 2000 and 2016, from 1.5% in 2000 to 6.8% in 2016. This 2016 unemployment rate estimate is 1% higher than Bergen County's 2016 unemployment rate of 5.8%.

**Table 16: Employment Status – Population 16 & Over (2000 and 2016\*)**  
Park Ridge, New Jersey

Employment Status	2000		2016*	
	Number	Percent	Number	Percent
In labor force	4,480	64.8	4,547	65.1
Civilian labor force	4,480	64.8	4,547	65.1
Employed	4,412	63.8	4,239	60.7
Unemployed	68	1.0	308	4.4
% of civilian labor force	--	1.5	--	6.8
Armed Forces	0	0	0	0

Not in labor force	2,438	35.2	2,433	34.9
<b>Total Population 16 and Over</b>	<b>6,918</b>	<b>100</b>	<b>6,980</b>	<b>100</b>

\* 2016 data is the average between January 2012 and December 2016.

Sources: 2000 U.S. Census; 2016 American Community Survey 5-Year Estimates.

2. Employment Characteristics of Employed Residents. The following two tables detail information on the employment characteristics of Park Ridge residents. Table 17 details employment by occupation and Table 18 details employment by industry. As shown in Table 17, approximately half of Park Ridge residents are employed in the management, business, science, and arts occupations sector. This sector, along with the service occupations sector, saw a 2% growth since 2000 with respect to Park Ridge residents, while all but one of the remaining sectors remained flat. The only sector to see a decline in representation of Park Ridge residents was that of sales and office occupations, which declined by more than 5% from 2000 to 2016.

Table 18 shows that the largest decline of Park Ridge resident employment representation since 2000 was in the transportation and warehousing, and utilities industries. The decline in this particular industry category is likely due to the relocation of the Hertz Corporation headquarters from Park Ridge to Estero, Florida in 2015. The industries experiencing growth since 2000, with respect to Park Ridge residents, were professional, scientific, management, administrative, and waste management with a growth of 4.9%. Other industries showed modest growth with respect to Park Ridge residents, including agriculture, forestry, fishing, hunting & mining (up 1%); finance, insurance & real estate (up 1%); and education, health care, and social services (up 3%).

Table 17: Employed Residents Age 16 and Over, By Occupation (2000 and 2016\*)  
Park Ridge, New Jersey

Occupation	2000		2016*	
	Number	Percent	Number	Percent
Management, business, science, and arts occupations	2,082	47.2	2,118	50.0
Service occupations	493	11.2	558	13.2
Sales and office occupations	1,365	30.9	1,077	25.4
Natural resources, construction, and maintenance occupations	272	6.2	259	6.1
Production, transportation, and material moving occupations	200	4.5	227	5.4
<b>Total</b>	<b>4,412</b>	<b>100</b>	<b>4,239</b>	<b>100</b>

\* 2016 data is the average between January 2012 and December 2016.

Sources: 2000 U.S. Census; 2016 American Community Survey 5-Year Estimates.

Table 18: Employed Residents Age 16 and Over, By Industry (2000 and 2016\*)  
Park Ridge, New Jersey

Industry	2000		2016*	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing, hunting & mining	9	0.2	9	0.2
Construction	256	5.8	273	6.4
Manufacturing	521	11.8	469	11.1
Wholesale trade	219	5.0	147	3.5
Retail trade	482	10.9	397	9.4
Transportation and warehousing, and utilities	102	2.3	48	1.1
Information	276	6.3	151	3.6
Finance, insurance & real estate	481	10.9	386	9.1
Professional, scientific, management,	762	17.3	775	18.3

administrative, and waste management				
Education, health care, and social services	800	18.1	974	23.0
Arts, entertainment, recreation, accommodation, and food services	205	4.6	336	7.9
Other services, except public administration	153	3.5	139	3.3
Public administration	146	3.3	135	3.2
<b>Total</b>	<b>4,412</b>	<b>100</b>	<b>4,239</b>	<b>100</b>

\* 2016 data is the average between January 2012 and December 2016.

3. Employment Projections. A projection of the Borough’s probable future employment characteristics is based on an assessment of historic employment trends, the number of non-residential construction permits issued, approvals of applications for non-residential development, and probable non-residential development of lands. Each of these items are identified and outlined below.
  - a. Historic Employment Trends. The table below provides data on Park Ridge’s average annual employment covered by unemployment insurance over the past ten years. As shown, the change in the average number of covered jobs in Park Ridge has fluctuated from 2005 to 2016. The average increased from 2005 through 2007, with a decline from 2008 through 2010 most likely due to the national financial crisis. The average number of covered jobs increased in 2011 through 2012, with nearly a full recovery in the number of jobs since before the recession; however, the average number began to decline in 2013, which decline continues at an increasing rate through 2016. Again, a large portion of the job loss can be attributed to the relocation of what was the Borough’s largest employers, the Hertz Corporation and Sony. Peak employment since 2005 was in 2007 with an average of 3,796 covered jobs.

Table 19: Average Covered Employment Trends (2005-2016)  
Park Ridge, New Jersey

Year	Number of Jobs	Change in Number of Jobs	Percent Change
2005	3,541	--	--
2006	3,761	220	6%
2007	3,796	35	1%
2008	3,755	-41	-1%
2009	3,612	-143	-4%
2010	3,585	-27	-1%
2011	3,692	107	3%
2012	3,769	77	2%
2013	3,619	-150	-4%
2014	3,441	-178	-5%
2015	3,251	-190	-6%
2016	3,116	-135	-4%

Sources: NJ Department of Labor and Workforce Development.

- b. Non-Residential Square Footage Constructed During the Last Ten Years. Table 20 below provides data concerning the amount of non-residential square footage authorized by building permits from 2007 through 2016. During this period, building permits were issued for only 24,032 square feet of non-residential space. Most of this space (88%) was for office development while the remaining space was for retail (8%) and education development (4%). Overall, the Town issued permits for approximately 2,400 square feet of non-residential space per year, on average, during this decade.

Table 20: Square Feet of Non-Residential Space Authorized by Building Permits (2007 to 2016)  
Park Ridge, New Jersey

Year Issued	Office	Retail	A3 Assembly	Education	Total
2007	0	0	0	0	0
2008	180	0	0	0	180
2009	0	0	0	0	0
2010	0	0	0	996	996
2011	13,301	0	0	0	13,301
2012	0	0	0	0	0
2013	0	0	0	0	0
2014	0	0	0	0	0
2015	2,200	0	0	0	2,200
2016	5,423	1,932	0	0	7,355
<b>Total</b>	<b>21,104</b>	<b>1,932</b>	<b>0</b>	<b>996</b>	<b>24,032</b>

Source: New Jersey Construction Reporter.

- c. Approved But Not Yet Built Non-Residential Development. As shown in the table below, the Borough has approved approximately 19,000 square feet of non-residential development that have not yet been issued building permits.

Table 21: Approved But Not Yet Built Non-Residential Development  
Park Ridge, New Jersey

Development Name	Block	Lot	Sq. Ft. (Use)	Year Approved
Park Ridge Transit, LLC	1801	3-5	17,000 (retail)	2017
	1802	1-7		
Lollipop Nursery School	503	9	1,862 (child care)	2017

Source: Borough of Park Ridge

- d. Probable Non-Residential Development of Lands. The Borough of Park Ridge experienced minimal non-residential growth over the past ten years, with an average of 2,400 square feet of new non-residential space per year. Considering just the last 5 years, Park Ridge has experienced even less non-residential growth, averaging just 1,900 square feet of new non-residential space per year. Despite the weak office and retail market and limited developable land within Park Ridge, the Borough anticipates a somewhat higher rate of non-residential growth over the next ten-year period, owing to redevelopment opportunities for mixed-use development in the downtown core, which was designated as a Transit Village in 2015.

All of this information has significant implications for the Borough's long range planning and suggests the need for a response within the context of the Borough master plan process.

## **Section 4.5: Changes at the State Level**

This section discusses legislative and regulatory changes at the state level that affect land use and development policies in the Borough.

### Affordable Housing

In May 2008, COAH adopted revised Third Round (growth share) regulations which were published and became effective on June 2, 2008. Coincident to this adoption, COAH proposed amendments to the rules they had just adopted, which subsequently went into effect in October 2008. These 2008 rules and regulations were subsequently challenged, and in an October 2008 decision the Appellate Division invalidated the Growth Share methodology, and also indicated that COAH should adopt regulations pursuant to the Fair Share methodology utilized in Rounds One and Two. A 2010 Appellate Division case, which was affirmed by the New Jersey Supreme Court in 2013, invalidated the third iteration of the Third Round regulations and sustained the invalidation of growth share. As a result, the Court directed COAH to adopt new regulations pursuant to the methodology utilized in Rounds One and Two.

Deadlocked with a 3-3 vote, COAH failed to adopt its newly revised Third Round regulations in October 2014. The Fair Share Housing Center, who was a party in the 2008, 2010 and 2013 cases, responded by filing a motion in aid of litigants' rights with the New Jersey Supreme Court. The Court heard the motion in January 2015, and issued its ruling on March 20, 2015. The Court ruled that COAH was effectively dysfunctional, and consequently returned jurisdiction of affordable housing issues back to the trial courts where it had originally been prior to the creation of COAH in 1985. This decision has since been identified as the Mt. Laurel IV decision.

This Court decision created a process for municipalities that had participated in the process before COAH and had received substantive certification, but due to the inertia of COAH never obtained Third Round substantive certification of their Housing Element and Fair Share Plan (HE&FSP). It allowed municipalities to file a declaratory judgment that their HE&FSP was constitutionally compliant, and receive temporary immunity from affordable housing builders remedy lawsuits while they prepare a new or revised HE&FSP to ensure their plan continues to affirmatively address their local housing need as may be adjusted by new housing-need numbers promulgated by the Court or COAH. In addition, while the Supreme Court’s decision did set up a process for municipalities to address their Third Round obligation, it did not assign those specific obligations.

Subsequently, the New Jersey Supreme Court issued an additional decision on January 17, 2017 regarding the “gap period.” Commonly referred to as the Mt. Laurel V decision, the Supreme Court found that the “gap period,” defined as 1999-2015, generated an affordable housing obligation which must be addressed under the Present Need obligation. Accordingly, the municipal affordable housing obligation is now functionally comprised of four (4) parts, which include:

1. Present Need (rehabilitation)
2. Prior Round (1987-1999)
3. Gap Present Need (1999-2015)
4. Prospective Round (2015-2025)

Initially, two (2) sets of numbers were promulgated and widely discussed. These included numbers prepared by Econsult Solutions on behalf of a consortium of municipalities known as the Municipal Consortium, and numbers prepared by David Kinsey on behalf of the Fair Share Housing Center (FSHC). A third set of numbers was prepared by Special Master Richard Reading pursuant to the Ninth Revised Case Management Order regarding the declaratory judgment actions filed by municipalities in the Ocean County affordable housing matter. Most recently, on March 8, 2018, Judge Mary C. Jacobson issued a decision in the Matter of Princeton and West Windsor Township (herein referred to as the Mercer County Trial). Ultimately, the Court found a statewide aggregate affordable housing need of 154,581 affordable housing units, thus promulgating a fourth set of numbers. These numbers are summarized below:

	<b>Approximate # of Additional Affordable Housing Units Required</b>
Econsult	91,225
FSHC	309,691
Reading	120,415
Mercer County Trial	154,581

The Borough is in the process of addressing its affordable housing obligation and is still in negotiations regarding its obligations and the manner in which it will address this obligation.

## Local Redevelopment and Housing Law (LRHL)

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

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

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

A second amendment, which just took place in September 2019, expanded the criteria regarding the determination as to whether a site may qualify as 'an area in need of redevelopment'. This new criteria regards the discontinuance of the use of a building or buildings previously used for retail, shopping malls or plazas, office parks or industrial purposes; the abandonment of such building(s), significant vacancies of such building(s) for at least two consecutive years with fifty percent vacancies during that period of time, indicating that they may qualify as 'an area in need of redevelopment'.

## State Strategic Plan

In October of 2011, the Draft State Strategic Plan (SSP) was developed as an update to the current State Development and Redevelopment Plan (SDRP). The intent of the SSP is to increase focus on policies aimed to foster job growth, support effective regional planning, and preserve the State's critical resources. The four overarching goals that serve as the blueprint of the Plan are summarized as follows:

1. Goal 1: Targeted Economic Growth. Enhance opportunities for attraction and growth of industries of statewide and regional importance;
2. Goal 2: Effective Planning for Vibrant Regions. Guide and inform regional planning so that each region of the State can experience appropriate growth according to the desires and assets of that region;

3. Goal 3: Preservation and Enhancement of Critical State Resources. Ensure that strategies for growth include preservation of the State's critical natural, agricultural, scenic, recreation, and historic resources.
4. Goal 4: Tactical Alignment of Government. Enable effective resource allocation, coordination, cooperation, and communication amongst governmental agencies on local, regional, and state levels.

Unlike the existing SDRP, the SSP did not contain any mapping. Thus far in its draft form, the SSP appears to have a greater emphasis on the State's overall economic framework and provide information and goals for New Jersey's various industry clusters. When and if the SSP is formally adopted, the Borough should examine how its Master Plan is consistent with the SSP.

### Municipal Land Use Law

The following substantive changes have been made to the Municipal Land Use Law (MLUL) since the Borough's 2009 master plan.

1. Green Elements and Environmental Plan Element (Green Plan). The MLUL was amended to identify the Green Buildings and Environmental Sustainability Plan Element (Green Plan Element) as a potential component of a master plan. This element is designed to: encourage and promote the efficient use of natural resources and the installation and usage of renewable energy systems; consider the impact of buildings on the local, regional, and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on-site, and; optimize climatic conditions through site orientation and design.
2. Renewable Energy Facilities. Several amendments have been made to the MLUL to encourage the continued utilization of renewable energy facilities, including wind and solar facilities. Most notably, the MLUL was amended in 2009 (S1303/A3062) to classify "wind, solar, or photovoltaic" facilities as inherently beneficial uses, which are defined as uses which are "universally considered of value to the community because it fundamentally serves the public good and promotes the general welfare." In that same year, the MLUL was also amended (A2550/S1299) to permit renewable energy facilities in industrial zones as a use by right on "parcels of land comprising 20 or more contiguous acres that are owned by the same person or entity."

Legislation (S1538/A2859) was also adopted in 2009 that extended the protections of the Right to Farm Act to the generation of solar energy on commercial farms within certain standards. Specifically, this legislation provides protection against local ordinances and regulations for those commercial farms seeking to generate solar energy. Farms seeking to

utilize this legislation must be reviewed by the State Agriculture Development Committee (SADC), and must also be in compliance with Agricultural Management Practices.

Finally, the MLUL was amended in 2014 (S921/A2289) to specify that an ordinance requiring approval by the planning board of either subdivision, site plans, or both, shall not include solar panels in any calculation of impervious surface or impervious cover.

3. Statement of Strategy. Legislation (S2873/A4185) was adopted on January 8, 2018 which requires any new land use element to incorporate a statement of strategy concerning the following issues:
  - a. Smart growth which, in part, shall consider potential locations for the installation of electric vehicle charging stations;
  - b. Storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure, and;
  - c. Environmental sustainability.
4. Time of Decision Rule. Perhaps the most significant change in the MLUL since the time of the previous Reexamination Report was the abolishment of the “time of decision” rule in 2010. This previously established rule had favored municipalities during the hearing process by allowing them to make zoning ordinance amendments up until the final moment of a land use approval. The new rule, which went into effect in 2011, establishes that the zoning in place at the time of the filing of a development application will govern the review and approval of said application. Any ordinance amendments adopted subsequent to the date of submission of the application will not be applicable to that application.
5. Marijuana. In 2010, the State of New Jersey passed the “Compassionate Use Medical Marijuana Act” which permitted the use of medical cannabis for individuals with medical conditions including: cancer; glaucoma; multiple sclerosis; HIV/Aids/ seizure disorder; Lou Gehrig’s disease; several muscle spasms; muscular dystrophy; inflammatory bowel disease; Chron’s disease; and any terminal illness.

The Medical Marijuana Act also established alternative treatment centers (ATCs). An ATC is defined as a “permitted alternative treatment center authorized to grow and provide registered qualifying patients with medical marijuana and related paraphernalia in accordance with the provisions of the Act.” ATCs are also permitted to open satellite dispensaries. The Medical Marijuana Act requires ATCs to provide the Department of Health with written verification of a municipal government body in which the ATC will be located,

and evidence of compliance with local codes and ordinances are required prior to the issuance of any permit from the Department.

More recently, the Legislature has prepared draft legislation regarding the legalization of recreational marijuana. However, this legislation has not been finalized. As such, it is difficult to determine at this time how any future legislation may affect local land use.

# Section 5: Specific Changes

Statutory Criteria: The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared

40:55D-89.D

This periodic Reexamination Report identifies several key factors influencing the planning process and its implementation in the Borough. Ultimately, the review contained herein indicates the propriety of preparing a new and updated land use plan, including detailed planning goals, objectives, and policies statements. In addition, such a new plan should clearly identify the basis for the Borough's various land use categories.

The principle basis for this conclusion regards the many substantive MLUL amendments that impact municipal planning, the changes wrought by the state's affordable housing issues,

demographic and socio-economic changes that impact the provision of services in the municipality, changes and the significant modifications to the Borough's land use arrangement resulting from the development in the central business district. All of these matters influence the Borough's master plan and how the community may evolve over the next ten to twenty years.

**Section 6: Incorporation of Redevelopment Plans or  
Recommendations to Local Development  
Regulations to Effectuate  
Redevelopment (40:55D-89.e)**

Statutory Criteria: Recommendations concerning the incorporation of redevelopment plans into the Land Use Plan Element and recommended changes in the local development regulations necessary to effectuate the redevelopment plans of the municipality

40:55D-89.E

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

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

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

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

The criteria are as follows:

1. The "a" Criterion: Deterioration. The generality of buildings in the area are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

2. The “b” Criterion: Abandoned Commercial and Industrial Buildings. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
3. The “c” Criterion: Public and Vacant Land. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography or nature of the soil, is not likely to be developed through the instrumentality of private capital.
4. The “d” Criterion: Obsolete Layout and Design. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
5. The “e” Criterion: Property Ownership and Title Issues. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impeded land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to have a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
6. The “f” Criterion: Fire and Natural Disasters. Areas in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
7. The “g” Criterion: Urban Enterprise Zones. In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Urban Enterprise Zone Act,” the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment for the purpose of granting tax exemptions or the adoption of a tax abatement and exemption ordinance.

8. The "h" Criterion: Smart Growth Consistency. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.
9. The "l" Criterion: Non-residential vacancies. The discontinuance of the use of a building or buildings previously used for retail, shopping malls or plazas, office parks or industrial purposes; the abandonment of such building(s), significant vacancies of such building(s) for at least two consecutive years with fifty percent vacancies during that period of time.

The statute defines redevelopment to include: "clearance, replanning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a development plan."

It is noteworthy that the statute in Section #3 specifically states that a redevelopment area may include lands which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is necessary for the effective redevelopment of an area.