

Borough of Wanaque Municipal Self Assessment
Passaic County, New Jersey



Prepared for the New Jersey Office of Smart Growth

June 2008 DRAFT

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TABLE OF CONTENTS

INTRODUCTION	3
LOCATION & REGIONAL CONTEXT	4
DEMOGRAPHICS	5
COMMUNITY INVENTORY	9
COMMUNITY VISION & PUBLIC PARTICIPATION	14
STATUS OF MASTER PLAN & OTHER RELEVANT PLANNING ACTIVITIES	15
RECENT AND UPCOMING DEVELOPMENT ACTIVITIES	17
STATEMENT OF PLANNING COORDINATION.....	18
STATE, FEDERAL & NON-PROFIT PROGRAMS, GRANTS AND CAPITAL PROJECTS ...	20
INTERNAL CONSISTENCY IN LOCAL PLANNING.....	25
SUSTAINABILITY STATEMENT.....	26
CONSISTENCY WITH STATE PLAN - GOALS, POLICIES & INDICATORS	27
CONSISTENCY WITH STATE PLAN - CENTER CRITERIA & POLICIES.....	36
CONSISTENCY WITH STATE PLAN – PLANNING AREA POLICY OBJECTIVES.....	39
STATE AGENCY ASSISTANCE	42
CONCLUSION.....	43

Tables

Table 1: Key Housing, Population, and Income Data	5
Table 2: Demographic Profile	6
Table 3: Workers by Industry	7
Table 4: Comparison of Growth Projections	8
Table 5: Parks and Recreation Facilities	10
Table 6: Community Facilities	11
Table 7: Summary of Grants and Capital Projects	21
Table 8: Haskell Town Center	38

Maps (NOT INCLUDED IN DRAFT)

State plan map

Highlands map

Borough map with redevelopment areas, Haskell town center, and Midvale

Zoning map

Natural and cultural resources map

Environmentally sensitive map

Appendices (NOT INCLUDED IN DRAFT)

Resolution the Plan Endorsement Citizen's Advisory Committee

Plan Endorsement Citizen's Advisory Committee Minutes

Conceptual Renderings

INTRODUCTION

This Municipal Self Assessment Report has been prepared in accordance with the State Planning Act and the rules and regulations promulgating the plan endorsement process. This document provides an overview of the Borough and a review of existing planning studies of relevance to the Borough. It also examines the consistency of these local studies with the State Plan.

The Borough is seeking plan endorsement to plan for its future under the new Highlands Master Plan. The 2007 Municipal Plan Endorsement Guidelines provides a ten step description of the Plan Endorsement process:

1. *Pre-petition Meeting*- Wanaque submitted a letter to the Office of Smart Growth (OSG) accompanied by all Borough planning documents to request a pre-petition meeting. At that meeting in October 2007, representatives from OSG and other State agencies met with representatives from the Borough to kick-off the Plan Endorsement Process.
2. *Plan Endorsement Advisory Committee* – Wanaque formed the Plan Endorsement Advisory Committee to assist with the Plan Endorsement Process. The resolution to create this advisory committee is included in the appendix to this report.
3. *Municipal Self Assessment* – This report will form the foundation of the visioning process as well as guide the Plan Endorsement Process.
4. *State Opportunities and Constraints Assessment* – OSG, the Department of Environmental Protection (DEP), the Department of Transportation (DOT), and New Jersey Transit will issue a report within 45 days of petition submission.
5. *Community Visioning* – Wanaque has applied for a Smart Futures grant from the Office of Smart Growth to conduct the required community visioning component of the Plan Endorsement Process.
6. *Consistency Review* – OSG will provide notice of commencement of consistency review of petition with State Plan and provide interested parties an opportunity for a public hearing. The State will conduct its consistency review and OSG will develop draft Memorandum of Understanding (MOU) and Action Plan.
7. *Action Plan Implementation* - Wanaque will work with the State, county and regional agencies to complete the Action Plan.
8. *Recommendation Report and Draft Planning and Implementation Agreement (PIA)* – OSG will produce a recommendation report and finalize the PIA.
9. *State Planning Commission Endorsement* – OSG will present the Recommendation Report and draft PIA to the Planning Commission.
10. *Monitoring and Benefits* – Plan Endorsement will last ten years during which time Wanaque, the State and regional agencies follow through on the PIA.

The Borough is interested in renewing the Town Center designation for the Haskell Town Center and identifying other community visions for the Borough. Pursuant to amendments to the State Planning Rules (N.J.A.C. 5:85-1.1 et seq.) in May 2004, the Plan Endorsement process has replaced the Center Designation process.

LOCATION & REGIONAL CONTEXT

The Borough of Wanaque, located in Passaic County has a population of 10,266 according to the 2000 census. The Borough's total land area is 7.98 square miles. There is an additional 1.23 square miles of water in the Borough. The Borough lies directly to the north of Interstate 287 and several miles east of State Highway 23.

Wanaque is one of sixteen municipalities in Passaic County, which is located in northern New Jersey within the New York-New Jersey Metropolitan Region. The County borders the New York Counties of Orange and Rockland Counties to the north and is surrounded by Sussex, Morris, Essex and Bergen Counties in New Jersey. The Borough of Wanaque is located in the northern portion of the County. This section is characterized by large lakes and watersheds, State owned forests, large parks, and reservoirs.

The Borough borders the Borough of Oakland in Bergen County to the east and is surrounded by the Boroughs of Pompton Lakes, Bloomingdale, and Ringwood in Passaic County to the south, west and north, respectively. The Borough lies between the Ramapo Mountains to the east and the Wanaque Reservoir to the west. The Borough is located within the Highlands Region. 4,641 acres in the Borough (or 78% of the total area) is located in the preservation area, where development is significantly limited. While this total seems large, it does include the Wanaque Reservoir which is 1,550 acres alone.

Ringwood Avenue (Route 511) is the main commercial and transportation corridor within the Borough. There are two distinct concentrations of growth located on the corridor, the Haskell Center, which received Center Designation in 1998 and the Midvale Center, which may be considered for Center Designation in the future. There are two redevelopment areas in the Haskell Center. The Borough has undertaken significant revitalization efforts in the Haskell Center with the completion of an attractive town-center style commercial area and the on-going redevelopment of a former industrial site into housing.

DEMOGRAPHICS

Background

Key demographic data for Wanaque, Passaic County and the State of New Jersey are summarized in the table below. Wanaque is a small compact community with a population of 10,266 residing in a land area just under 8 square miles. The average household size is 2.86 persons which is slightly less than the County and slightly more than the State as a whole.

Two of the most noteworthy aspects of Wanaque's housing stock reported in the 2000 U.S. census are the low 1% vacancy rate and the high homeownership rate of 80%. The vacancy rate is 3% less than the rest of the County and over 6% less than the State. Similarly, the homeownership rate in Wanaque is almost 25% greater than the County and almost 15% greater than the state. The low vacancy rate and high ownership rate are characteristics of a very stable community.

The median household income in Wanaque is higher than both the State and County by approximately \$10,000 and \$15,000 respectively. Wanaque's per capita income, however, while it is higher than Passaic County, is less than the State of New Jersey. The poverty rate in Wanaque is very low at 3.3% compared to the County's 12.3% and State's 8.5%. The 4.8% unemployment rate in Wanaque is consistent with the State and lower than Passaic County. These economic indicators, like the housing indicators, present a picture of a stable middle class community without many of the problems faced by the larger Passaic County municipalities of Passaic and Patterson.

The population of Wanaque is predominantly white and non Hispanic. The age and sex distribution of Wanaque resembles Passaic County and the State of New Jersey. The largest age cohorts are 30-39 and 40-49. The next census may show a significant increase in the senior age cohorts in Wanaque due to the construction of senior housing units in the Borough.

	Wanaque	Passaic County	New Jersey
Land Area (sq mi)	7.98	196.73	7,417
Population	10,266	489,049	8,414,350
Households	3,444	163,856	3,064,645
Average Household Size	2.86	2.92	2.68
Housing Units	3,500	170,048	3,310,275
Home Ownership Rate	80%	55.63%	66%
Vacancy Rate	1%	4%	7.4%
Median Household Income	\$66,113	\$49,210	\$55,146
Per Capita Income	\$25,403	\$21,370	\$27,006
Poverty Rate	3.3%	12.3%	8.5%
Unemployment Rate (NJDOL 2004)	4.8%	6.1%	4.8%

**All data from 2000 U.S. census unless otherwise noted.*

Table 1: KEY HOUSING, POPULATION, AND INCOME DATA

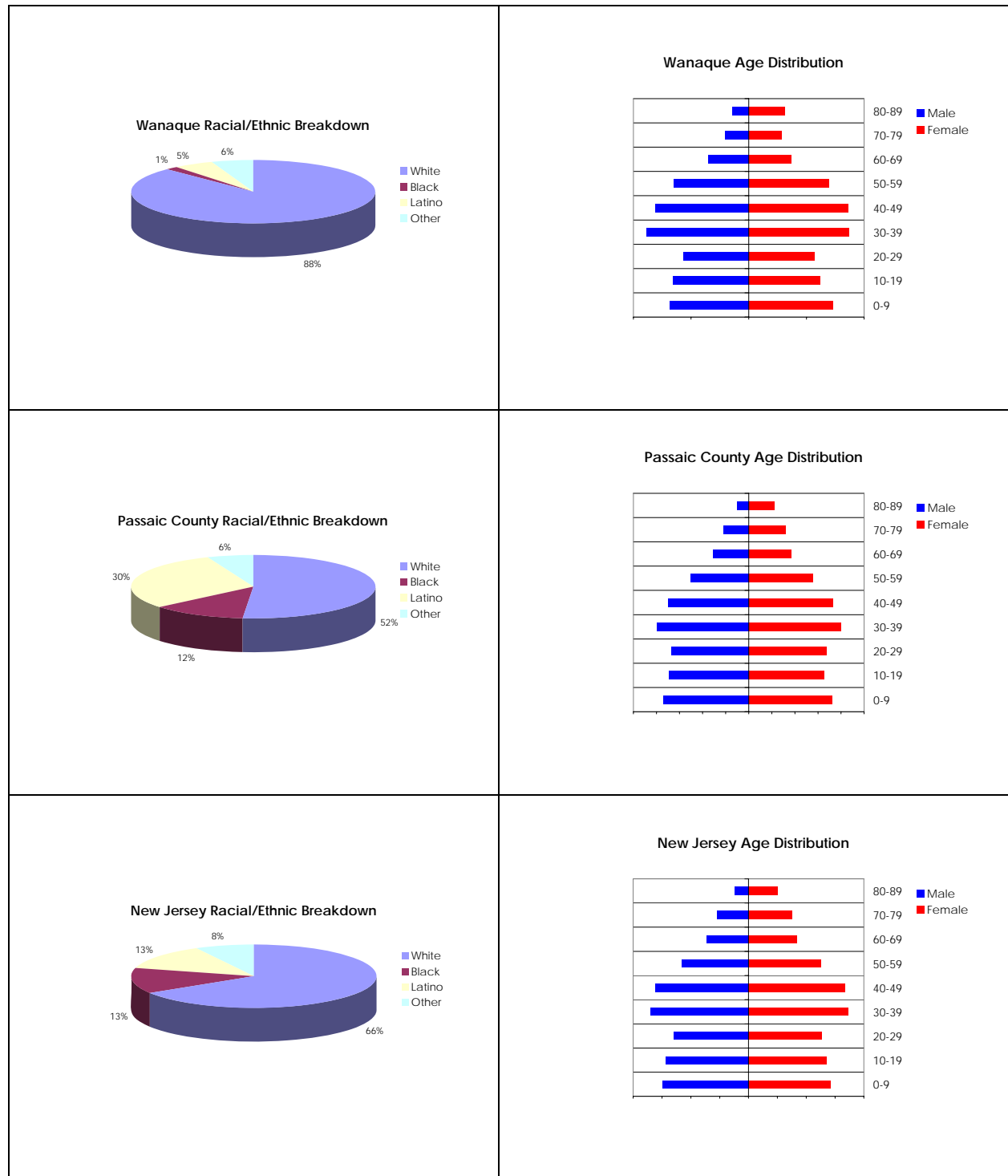


Table 2: DEMOGRAPHIC PROFILE

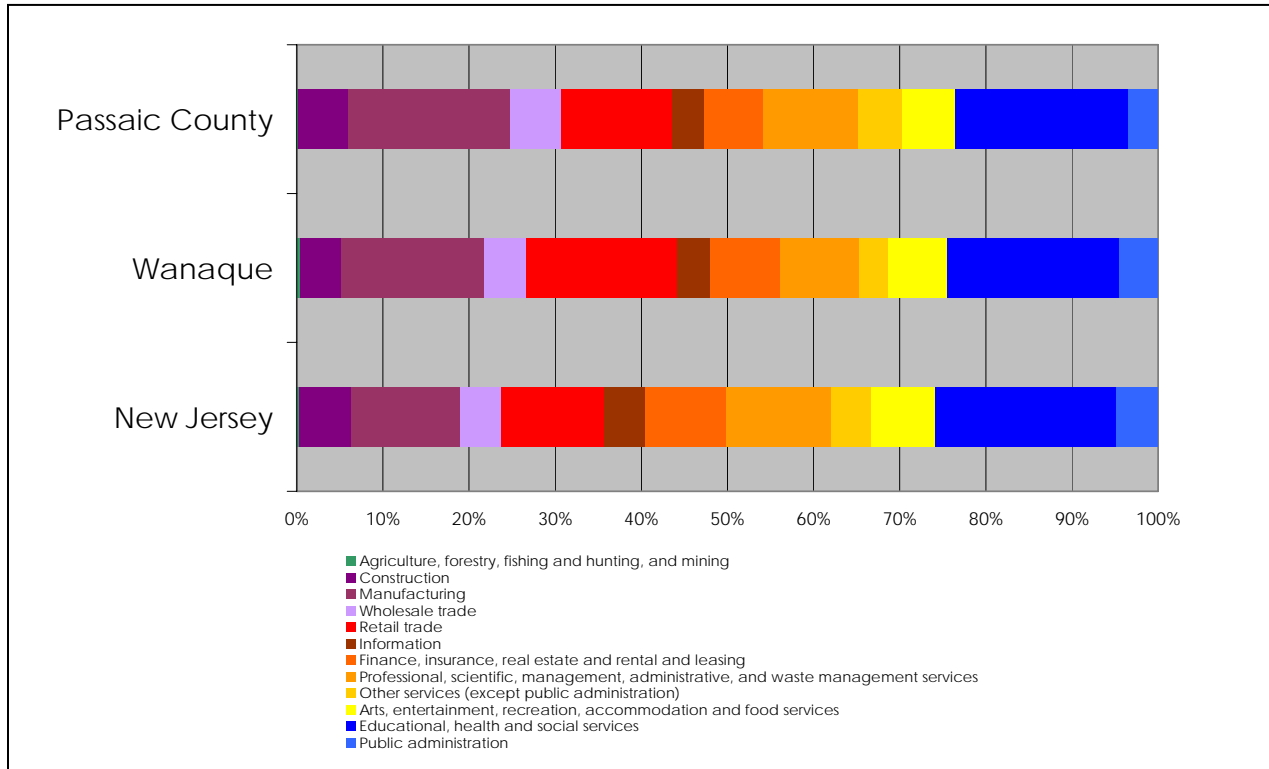


Table 3: WORKERS BY INDUSTRY

Projections

There are three sources of household and employment projections for Wanaque. First, since the State Planning Commission projections have yet to be adopted, the Metropolitan Planning Organization’s North Jersey Transportation Authority 2005-2025 projections are utilized. The trends are shown in the follow figure. Second, the Borough submitted a housing element in January 2007 under the original Round III COAH rules. The Borough looked at proposed development to compute these projections. Finally, COAH recently released its growth projections for the entire State. While these projections only extend to the year 2018 and do not include 5-year increments, they are included here for comparison. These three data sources are difficult to compare in graph form because data is not available in the 5-year increments and the planning time period varies. However, some key comparative elements are noted in the chart on this page.

The municipal projections prepared for the 2007 Round III COAH Housing Element and Fair Share plan are the most relevant because they take into account actual projected development. In the case of household projections, there are two major residential developments on the horizon. The Reserve by Del Webb (formerly referred to as Powder Hollow or Pulte Home) is a 750 age restricted development that is already 60% complete. In addition, a 114 unit age restricted community on the Candle Factory site has been approved. Very little additional development outside of the Haskell Center is expected because of the limitations associated with the Highlands Preservation area. The Borough’s employment projection is less than the state projection because it includes the demolition industrial sites for projected mix-use redevelopment.

Projection Source	2015/2018 Household Projection	2015/2018 Employment Projection
North Jersey Transportation Authority 2005-2025 projections	3,650	3,450
Borough Projections submitted with 2007 COAH Plan	4,403	3,310
New Round III COAH Growth Projections (2008)	4,119	2,745

Table 4: COMPARISON OF GROWTH PROJECTIONS

COMMUNITY INVENTORY

General Information

The State Plan Policy Map Planning Areas is included with this application. Wanaque is located within the Highlands Region. The designations are illustrated on the attached map. Most of the Borough is located in the Preservation Area (4,641 acres, or 78 % the total land area.) However, significant portions are located in the Planning Area including the Haskell Town Center.

The updated zoning map for the Borough is also attached (and provided in electronic form).

Natural & Cultural Features

The Borough currently owns 72 acres of developed open space exclusive of any Board of Education property and 7.75 acres of undeveloped open space. Additionally, there are over 2,723 acres of State, County and non-profit owned open space in the Borough that are open to the public and provide both active and passive recreational opportunities. The 1,025 acres of the Ramapo State Forest, located in Wanaque and open to the public for passive recreational uses, is part of a greater forested park system that encompasses several municipalities in two counties. There is also a significant amount of open space in the area that is not open to the general public. For example, the 1,698 acres North Jersey Water Commission property provides both physical and visual conservation of vast areas of environmentally sensitive lands in the Borough. A summary of these resources is provided on the following table and shown on the attached map.

The Borough obtained a public access easement from Reserve by Del Webb, the developer of the 750 unit active adult community on the Powder Hollow tract. This easement has kept trails open and accessible on over 300 acres of open space that is privately owned. The property connects the Lake Inez area with the Borough's Back Beach Park and extends to Ramapo State Forest.

In accordance with the National Recreation and Park Association (NRPA), the total acreage owned by the Borough meets the recommend acres of developed open space land per 1,000 persons. This amount of open space land satisfies the needs of the 2000 population. However, it should be noted that while the Borough meets the NRPA standards, continual upgrading and replacement of equipment is necessary to maintain the Borough's active open space recreational facilities.

There are several significant water features in Wanaque. The most significant is the 1,550 acre Wanaque Reservoir which occupies 26% of the entire Borough. In addition, Wanaque River transverses the Borough and a small portion of Meadow Brook stream located in the Borough is classified as a trout production stream.

In addition to the Wanaque Reservoir, mountains also define the natural character of the Borough. Steep slopes are generally located along the western portion of the Borough coincident with the Ramapo Mountain and in the northwestern portion of the Borough in the Townsend Road section and in the extreme southwestern portion of the Borough south of Union Avenue. The Borough has adopted a Steep Slope ordinance that adjusts permitted density based upon slope conditions, thus encouraging and requiring development occur in areas of less environmental sensitivity. The Ordinance also results in increased private open space conservation areas.

Environmentally sensitive areas are located in the Hiller Tract, a 20 acre area off Doty Road. It is environmentally sensitive, heavily wooded containing wetlands and steep slopes and has limited access to Doty Road. The site is located in the far western reaches of the Borough surrounded mainly by wooded forested lands similar in nature to it. It is the last remaining large tract of undeveloped land in this area and its preservation as open space/conservation land will serve as continued habitat for both plants and animals alike. It is recommended for open space/conservation purposes.

The impressive art deco structures that are part of the Wanaque Reservoir are significant historic properties in the area.

	Name	Description	Acreage
S T A T E	Ramapo State Forest	Owned & Managed by NJ DEP. Located along eastern boundary of Borough and extends into Oakland & Ringwood. No development. Passive recreation such as hiking is permitted.	1,025
W A N A Q U E	Laurie Field	Baseball field	.25
	Rainbow Lake Park	Playground and basketball court. Fishing and non-power boating on lake.	8.4
	Back Beach Park	Largest active recreation park in Borough. Lighted tennis courts, playground, lighted softball field, lighted softball field, hockey field, Wanaque River access for fishing, hiking, concession stand, picnic area.	41.3
	War Veterans Park	2 baseball fields (1 of which is lighted), concession stand. Contains area known as Memorial Field.	9
	Addice Park	2 baseball fields and playground	13
	Tremont Park	Playground and natural wooded area	2.3
	Unnamed Park	Playground (Conklintown Road east of Cannon Ball Road)	.25
	Reserve by Del Webb	Passive recreation adjacent to State Forest	300
	Hagstrom Field	2 baseball fields, soccer field, parking, bathroom facilities	25
B O R O U G H	Haskell School	Baseball field, playground, basketball court	52 (total)
	Wanaque School	Field, 2 handball courts, playground, basketball court, 2 soccer/hockey fields	
	Lakeland Regional High School	Field, baseball field, football field, track, basketball court	
	Elks Camp Moore	Camp serving over 600 physically challenged campers annually.	30

Table 5: PARKS AND RECREATION FACILITIES

Community Facilities

A comprehensive list of schools, nursing homes and treatment centers, day care centers, transitional shelters, government buildings, and youth and recreation centers is provided in the following table.

The current schools are adequate despite the significant increase in housing units because most of the new units are age-restricted. Furthermore, the senior services provided by the Wanaque Golden Age Club are adequate to meet both current and projected needs.

The Wanaque Municipal Building is almost 100 years old and is not in compliance with the American with Disabilities Act (ADA). The cost of renovating the building is being studied but expected to be over \$4 million. The former U.S. Aluminum site on Fourth Avenue in the Haskell Center is being studied as a possible home for the municipal building and possibly a community center and post office. The development of this area into a center for community uses will transform it from an industrial to community use. This possible change will be included in the planned community visioning study.

<p>Schools Ringwood Cooperative Nursery School (2-5 years), 490 Ringwood Wanaque School K-8, 1 First Street Haskell School, K-8, 973 Ringwood Avenue Lakeland Regional High School (9-12), 205 Conklintown Road Passaic County Community College Campus, 100 Union Avenue</p>
<p>Nursing Homes & Treatment Centers Wanaque Center, 1433, Ringwood Avenue Lakeland Healthcare Center, 25 5th Avenue</p>
<p>Daycare Centers Gingerbread Kids Academy, 207 Ringwood Avenue</p>
<p>Transitional Shelters Strengthen Our Sisters, 564 Ringwood Avenue, 551 Ringwood Avenue, 532 Ringwood Avenue</p>
<p>Government Buildings Borough Hall, 579 Ringwood Avenue Midvale Fire House, 626 Ringwood Avenue Haskell Fire House, Fourth Avenue Road Department Garage, 1st Avenue Wanaque First Aid Squad, 5 Melrose Avenue Wanaque Public Library, 616 Ringwood Avenue</p>
<p>Youth and Recreation Centers Addice Park, Meadowbrook Avenue Jaycee Playground, Tremont Terrace Playground, Conklintown Road Memorial Field, War Veterans Place Hagstrom Field, Warren Hagstrom Boulevard Back Beach Park, Back Beach Road Rainbow Lake Playground, Lakeside Avenue Laurie Field, Laurie Street</p>

Table 6: COMMUNITY FACILITIES

There is a satellite campus of the Passaic County Community college located near the 287 Interchange on Union Avenue. The Wanaque Academic Center is located near an environmentally sensitive area bordering the Bloomingdale Horse farm. 7,000 students attend Passaic County Community College but that includes the main campus in Paterson as well as the Public Safety Academy in Wayne.

Infrastructure

ROADS

Ringwood Avenue, or County 511, is the main north-south arterial used by people in northern Passaic County to reach employment centers, more populated areas in central and southern portions of the County, and Route I-287. The majority of congestion along Ringwood Avenue is due to through traffic and not local residential and commercial traffic. It is anticipated that the development trends experienced in northern county municipalities will persist and thus continue to produce increased traffic, and thus cause further traffic congestion, pollution, and delays unless proper transportation planning infrastructure improvements and alternative transit is provided.

The concept of a Ringwood Avenue Bypass Corridor has been discussed at the local level for many years. The 2002 Master Plan Reexamination reported that Passaic County has determined that the proposed alternate north-south transportation corridor is not feasible. Therefore, any north-south traffic corridor congestion improvements will focus on Ringwood Avenue. Traffic congestion remains an on-going condition and concern.

The Borough and Passaic County have worked closely in planning the reconstruction of Ringwood Avenue. With a limited right-of-way, on street parking was greatly reduced in order to construct left turn lanes at Doty Road/Second Avenue, which aided the flow of traffic. A traffic signal was also installed at that intersection. A left-turn lane was also placed at Haskell School, making turning safer and helping the flow of traffic.

The Borough received technical assistance from RBA, Inc. through a grant from NJDOT to improve the pedestrian accessibility of Haskell School in order to encourage walking to school. The study recommended that the deteriorated sidewalks along Ringwood Avenue be replaced, which was done with the reconstruction discussed above.

NJ Transit provides bus service from Ringwood Avenue to New York City via the Willowbrook Mall. The closet rail service is the Route 23 Transit Center in Wayne. There is no bus service to the transit center from Wanaque.

SEWER SERVICE AREAS

Most of the developed portion of Wanaque is located within the sewer service area. Wanaque has one wastewater treatment plant but two sewage authorities: the local one and the Wanaque Valley Regional Sewerage Authority which it shares with Ringwood and West Milford.

Sewer is a scarce resource in Wanaque Borough.

WATER SUPPLY FRANCHISES

Wanaque's primary water source is from three wells which draw from an aquifer classified as a Glacial Stratified Drift. The first is Haskell Well located in Back Beach Park. The second is Midvale Well located on Frederick Street. The third is Meadowbrook Well located on Meadowbrook Avenue. Water is also purchased from the Passaic Valley Water Commission, Pompton Lakes MUA/Ringwood Avenue, and the Ringwood Water Department.

The North Jersey District Water Supply Commission (NJDWSC) operates the Wanaque Reservoir. The NJDWSC provides water to 12 municipalities in northern New Jersey including Newark, Paterson, Kearny, Bayonne, Passaic, Wayne, Bloomfield, Clifton, Montclair, Nutley, Cedar Grove and Glen Ridge. The NJDWSC estimates that approximately four million New Jersey residents get all or a portion of their water through Commission facilities.

HIGH TENSION WIRES

There are no High Tension Wires in Wanaque.

ENERGY SUBSTATIONS

There is a Jersey Central Power and Light (JCP&L) substation located in Wanaque.

Underutilized Land

The redevelopment areas in the Haskell Town Center are discussed in the following section, Status of Master Plan and other Relevant Planning Activities.

The U.S. Aluminum site, located on Fourth Avenue in the vicinity of the Haskell Town Center is underutilized and not compatible with the surrounding land uses. The Borough plans study whether this site will qualify as an area in need of redevelopment. This property could be an excellent location for a new Municipal Building and recreation center. (See the Community Facility Section of this report for more information.)

COMMUNITY VISION & PUBLIC PARTICIPATION

The recent community vision completed in the last 10 years, relate primarily to the Town Center Designation. The landscape architecture firm of Melillo and Bauer worked with the community to develop a concept for the business district. The renderings were mailed to the community and residents were able to provide input into the renderings and a final design concept was selected. This vision was used as the road map for the design of the Haskell Business District.

The Borough has applied for a Smart Futures Planning grant to conduct additional community visioning as part of the Plan Endorsement Process. The Borough has identified the following preliminary topics that will be addressed during the community visioning process:

Haskell Town Center Designation – The Haskell Town Center was designated in 1998. Since that time, the Haskell Town Center has been physically transformed into a pedestrian friendly and aesthetically pleasing Town Center. There is additional off street parking for local businesses, red-paver style crosswalks and a covered gazebo at the Town Center. With the expiration of the Town Center designation, this is an appropriate time for the community to reflect upon its Smart Growth accomplishments over the last ten years as well as identify its future vision for this center. One question that may need to be addressed is whether current industrial uses in the Haskell Town Center are consistent with the vision for this area.

Redevelopment – One area in the Haskell Town Center has already been redeveloped and another is underway now. The visioning will enable these redevelopment areas to be examined within the context of the future of the entire Borough. Additional redevelopment areas could also be identified through the community wide visioning process.

New Residential development – 60% of Pulte's 750 age restricted units have already been constructed and another 120 age restricted units are underway at the Candle Factory site. The addition of these 870 units alone is a significant change for a Borough with only 3,444 households in 2000. The visioning process is very important for Wanaque, as it will enable the community to fully and carefully reflect on these changes and develop appropriate planning strategies and priorities.

Possible Midvale Town Center Designation – The Borough of Wanaque has historically had two downtown sections located on opposite ends of Ringwood Avenue. These two centers are known as "Haskell" and "Midvale" and have their own identities, neighborhood, commercial area, and elementary school. The visioning process may determine that Midvale should be designated as another Town Center. This visioning process will identify characteristics and uses for this possible second town center.

Highlands Master Plan – The community visioning process will also enable the Borough's residents to evaluate the future of their Borough within the framework of the Highlands Master Plan. Since some of the Borough is located in the Highlands Preservation Area and some is located in the Highlands Planning Area, there are different opportunities and constraints in different parts of Wanaque.

These are some of the issues that need to be identified during the community visioning process. Other needs, such as a new Borough Hall and changing industrial land uses will undoubtedly arise during the process, as well. The end result will create a roadmap for the next phase of the Plan Endorsement process.

STATUS OF MASTER PLAN AND OTHER RELEVANT PLANNING ACTIVITIES

The following is a summary of the Borough's master plan and other relevant planning activities:

Master Plan - The Borough completed its most recent Master Plan Reexamination in January 2002. Prior to that, Master Plan Reexaminations were completed in June 1992 and January 2000. The 2002 report recommends changing the zoning in the R-30 Medium Density Residential District located in the southwestern corner of the Borough to R-87 Density Low Density Residential District. This change is consistent with the SDRP and recognizes the environmental sensitivity of this area. The report also recommends incorporating the townhouse (TH) designation of one of the only undeveloped multifamily zone (Block 457, Lot 1 and Block 479, Lots 1, 2 and 2.01) to the adjacent R-40 District. The rationale behind this recommendation is that the recent construction and approval of many multi-family units in the Borough has created an appropriate balance between single and multi-family housing in the Borough. In addition, the area is vacant, wooded and highly constrained with environmentally sensitive lands, namely steep slopes.

Open Space and Recreation Plan – The 2002 plan includes the Recreation and Open Space Inventory (ROSI).

Ridgewood Avenue Redevelopment Report- The Redevelopment Study was performed to determine whether or not properties located along the western side of the Ringwood Avenue Corridor from Doty Road to Fourth Avenue and two properties at the intersection of Fourth Avenue and Boulevard Avenue. All eleven properties in the redevelopment area were found to have the characteristics that meet the criteria for an area in need of redevelopment under N.J.S.A §40:12A-5. Based on the fact that over 70% of the properties in the areas studied were in need of redevelopment, the entirety of the three areas studied were declared redevelopment areas. A redevelopment plan was construction, a redeveloper selected, and construction broke down in 2006. Outdated and substandard buildings were replaced by a 49,000 SF retail, commercial, office building with off-street parking. All properties were purchased through private transactions between the redeveloper and the property owners. Eminent domain was not used. One contaminated property, a former dry cleaners, was discovered in the redevelopment area and it has been remediated. This redevelopment process as transformed the Haskell Business District.

Ringwood Avenue South of Doty Road Redevelopment Study – In January 2008, the Borough completed the Redevelopment Investigation Report for its second redevelopment area. The properties are located to the North of Coles Avenue on the west side of Ridgewood Avenue and include certain properties along Pierce Avenue and Brook Street. This report determined that 31 properties listed in the report qualify as an “Area in Need of Redevelopment in accordance with N.J.S.A §40:12A-5.

Borough of Wanaque Housing Element and Fair Share Plan- The Borough submitted its Round III Housing Element and Fair Share Plan to COAH in January 2007. Since that time, COAH has revised its rules. The new Round III plan is underdevelopment and will be submitted to COAH by the December 31, 2008 filing deadline for Passaic County.

Haskell Town Center- The Borough of Wanaque was granted Town Center status on February 25, 1998. The Town Center Designation helped focus the Borough on how to improve the

community and set in motion improvements that have had a dramatic positive impact on the community. The Haskell Town Center has implemented smart growth principals, open space preservation, and pedestrian improvements. Wanaque remains optimistic that this area will continued to be designated a center as a result of the Plan Endorsement Process.

RECENT AND UPCOMING DEVELOPMENT ACTIVITIES

Below is a summary of major development activities that are recent or are in the pipeline in the planning and approval process:

- Reserve by Del Webb (formerly referred to as Powder Hollow or Pulte Home) is the 750 age restricted housing development. There are three affordable units in this development. This project is approximately 60% complete.
- The Valley View at Wanaque is being constructed at the Candle Factory redevelopment site. 114 unit age restricted development will include 14 affordable units. The redevelopment of this former Dupont Power Plant site into a residential area will make this site more compatible with surrounding land uses.
- 48,000 square feet of retail and office space has been redeveloped on Ringwood Avenue in the Haskell Town Center redevelopment zone.
- A 86 room Holiday Inn Express Hotel has been approved near the Route 287 interchange. This project is awaiting DEP approval.
- The RSK site is a mixed townhouse and single family home development with Frontage on Mountain Avenue. The 1.5 acre project includes 4 affordable units. Some units in the development are largely complete but not occupied because the entire site does not have water and wastewater approvals from DEP. The developer is appealing DEP water and wastewater determinations. The future of the project is unknown at this time. It is located in the Highlands Preservation Area.

STATEMENT OF PLANNING COORDINATION

The Borough's planning coordination with state, regional and county agencies is described below.

State

The State Plan is made up of eight Goals and Strategies and 19 Statewide policies that are complemented by the State Plan Policy Map. The Borough's consistency with these Goals, Strategies and Statewide policies are described further in *Consistency With State Plan - Goals, Policies & Indicators* section of this report beginning on page 27.

The Borough's planning activities have been coordinated with the State Plan. For example, the Borough's Haskell Town Center received its designation in February 1998. In addition, in order to ensure its land uses are consistent with the SDRP, an isolated section of the Borough, located along Townsend Road, was rezoned with a two acre minimum lot size (R-87). This is consistent with the SDRP Plan's Planning Area designation as environmentally sensitive (PA-5).

The Borough's initiation of the Plan Endorsement Process and anticipated renewal of the Haskell Town Center designation is part of Wanaque's on-going efforts to coordinate its planning with the State.

Highlands Final Draft Regional Master Plan

Wanaque is located within the 859,358 acre Highlands Region that includes much of the northwest part of the State. This area has been targeted for preservation largely because it is an important water resource for much of northern New Jersey. A major purpose of the Regional Master Plan is to determine the amount and type of human development and activity which the ecosystem of the Highlands Region can sustain.

4,641 acres, or 78 % of the Borough is designated as Preservation Area. While this total seems large, it does include the Wanaque Reservoir which is 1,550 acres alone. This classification imposes stringent natural resource standards to protect the natural areas. The Highlands Act established detailed and stringent standards to enable NJDEP rules to protect the Preservation Area resources, with some provision for relief for redevelopment, brownfields development, and development based on the issuance of permit with waiver or qualification for one of the 17 exemptions.

1,294 acres or 22 % of the Borough is located in the Planning Area. The Haskell Town Center is located within the Planning Area. In addition, the Planning area boundary follows Ringwood Avenue through much of the Borough.

As a Highlands Community, the Highlands Master Plan will guide much of the Borough's Plan Endorsement Process as well as future planning activities.

Passaic County

The Borough has coordinated with Passaic County in several areas. In 1999, the Borough and Passaic County entered into an agreement to share the proportionate cost of reconstructing Ringwood Avenue from north of Union Avenue to Father Hayes Drive, a distance of over 6,000 feet. The estimated cost was \$5 million. In order to complete the project correctly, the Borough replaced a 70 year old water main so that all underground utilities (water, natural gas, sanitary sewer, and storm sewer) were new. This effective decision cost the Borough an additional \$950,000. Passaic County paid for the design of the entire project, with the Borough contributing the cost of the landscape architect design. The water main was installed in 1999 and 2000. Bids were taken in September 2001 for Phase 1 of the reconstruction project.

In 2003, the Borough purchased a 25 acre steeply sloped wooded lot known as the Wanaque Manor tract with a \$250,000 grant from the Passaic County Open Space Grant and Green Acres funds. This purchase preserved this open space and directed development to an eight acre industrial site which the Borough had targeted for redevelopment. This area (the Candle Factory) is presently under development as a 114 acre age restricted development.

In 2005, the Passaic County Board of Chosen Freeholders created a corridor enhancement program for Passaic County to encourage and enhance economic development along the commercial and recreational corridors of Passaic County. Ringwood Avenue in Wanaque is one of several Corridor Enhancement Districts identified in the program. The County can collect the corridor enhancement fee from developers along these roads. The fees can be spent for capital improvements, studies related to the corridors, in conjunction with County road or intersection improvement projects, for use as local matching funds, in partnership with towns or non profits or for direct grants.

Adjacent Municipalities

Wanaque is surrounded by four municipalities. Oakland is located in Bergen County while the remaining three, Pompton Lakes, Ringwood, and Bloomingdale are located in Passaic County.

The Borough of Oakland is located along Wanaque's eastern Boundary. With its population of 12,466 living in 8.8 square miles, Oakland and Wanaque are communities of similar size (2000 census). The border between Wanaque and Oakland is designated for Parkland.

The Borough of Ringwood, located along the entire length of Wanaque's northern boundary has a population of 12,396 living in 28 square miles (2000 census). The land uses along the Wanaque border vary but are consistent with those in Ringwood.

To the west of Wanaque, is Bloomingdale with a population of 7,610 living in a 9.2 square mile area (2000 census). The Wanaque Reservoir constitutes most of the Wanaque's western border with Bloomingdale.

The Borough of Pompton Lakes is located along the southern boundary. This community has a population of 10,640 in 3.2 square miles (2000 census). The bordering land uses in Pompton Lakes are compatible with those in Wanaque.

Shared Services

Wanaque shares services with other entities. Some examples include:

- The Lakeland Regional High School located in Wanaque is a regional high school serving Ringwood and Wanaque.
- The Borough, the Wanaque Board of Education and the Lakeland Regional High School Board of Education have entered into an agreement to jointly construct athletic fields on property owned by the Wanaque Board and the Borough. This has enhanced the athletic, physical education, and recreation opportunities for all three governmental entities.
- The Borough contracts with the Borough of Ringwood for Health and Sanitary services.
- The Borough of Bloomingdale provides animal control services to Wanaque.
- Wanaque provides jail cell services to Ringwood.
- Pompton Lakes provides 911 services.
- Wanaque has a Shared Services agreement with Ringwood for Wanaque to provide Construction Code services.
- Wanaque Borough provides billing and collection services to the Wanaque Borough Sewerage Authority.
- Wanaque Borough provides sewer line maintenance services to the Wanaque Borough Sewerage Authority.

In addition, the Wanaque Valley Regional Sewerage Authority (WVRS) serves Wanaque, Ringwood and West Milford. While the WVRS is made up of these three towns, it only serves Wanaque and 20 homes in Ringwood. Wanaque has asked Ringwood and West Milford to dissolve the Regional and merge it into the Wanaque Borough Sewerage Authority.

STATE, FEDERAL & NON-PROFIT PROGRAMS, GRANTS AND CAPITAL PROJECTS

A comprehensive summary of major projects and grants is provided in the following table. In addition to State resources, local and County grants and expenditures are included to demonstrate how State resources have worked in conjunction with other resources to transform Wanaque.

The Passaic County Freeholders approved moving forward with Ringwood Avenue Phase III. The engineering for this project is expected to begin in 2009. Before the County can initiate the road reconstruction, the Borough must replace the existing water main which is over 70 years old.

State Program Name	Project Name	State Agency	Brief Description	Geographic area covered	Total Project amount (\$)	State Grant amount (\$)
1998						
NJDOT	Westbrook Rd Improvements	NJDOT	Road improvements	Environs	\$170,000	\$150,000
N/A	Road Resurfacing	N/A	Eastside Ave, Park Ave, Scrivani Dr.	Various locations	\$200,000	N/A
N/A	Park Improvements	N/A	Playground equipment	Backbeach Park	\$28,000	N/A
N/A	Highland Ave Water Main Extension	N/A	Water main extension	Environs	\$45,000	N/A
1999						
Aid to Centers	Doty Rd Parking Lot	NJDOT	Construct parking lot & gazebo on corner of main intersection in Haskell Business District. Provided off street parking for businesses	Center	\$205,000	\$150,000
N/A	Doty Rd Parking Lot	N/A	Acquire Property for Doty Rd Parking Lot	Center	\$155,000	N/A
NJDOT	Haskell School Walk to school Study	NJDOT	Technical assistance from RBA to create plan to increase pedestrian safety for students walking to Haskell School	Haskell School	N/A (technical assistance)	N/A (technical assistance)
N/A	Purchase 2 fire trucks	N/A	Fire trucks	Townwide	\$625,000	N/A

Table 7: SUMMARY OF GRANTS AND CAPITAL PROJECTS

State Program Name	Project Name	State Agency	Brief Description	Geographic area covered	Total Project amount (\$)	State Grant amount (\$)
2000						
Special Legislative Grant	Ringwood Ave Water Main Replacement	Legislative grant	Water replacement main	Center	\$925,000	\$150,000
N/A	Road Resurfacing -	N/A	Henry Place, Decker Rd,	Center	\$205,000	N/A
			Bean Court, Meadowbrook Ave, Crescent Rd	Environs		
DOT	Bergen Ave Road Reconstruction	DOT	Road reconstruction	Center	\$150,000	\$310,000
2001						
N/A	Lake Washington Dam Engineering	N/A	Dam engineering study	Center	\$150,000	N/A
N/A	Road Resurfacing	N/A	Hannibal Place, Monroe Street, Jefferson Street, Greenwood Street, Rock Ridge Rd	Center	\$150,000	N/A
			Cross Street, Grove Street	Environs		
Special Legislative Grant	Ringwood Ave Reconstruction Phase I	Legislative Grant	Road reconstruction	Center	\$400,000	\$400,000
DOT	Frederick Street Reconstruction	DOT	Road reconstruction	Environs	\$114,000	\$150,000
CDBG grant	Library replacement	DCA	Replacement of library elevator	Townwide	\$168,000	\$100,000
2002						
Special Legislative Grant	Conklintown Rd Traffic Signal	Legislative Grant	Traffic signal	Environs	\$244,000	\$150,000
N/A	Road Resurfacing	N/A	Makemoney Ave, Adams Street, Fourth Ave part, Hannibal Place part	Center	\$150,000	N/A
			Cannonball Rd	Environs		

Table 7: SUMMARY OF GRANTS AND CAPITAL PROJECTS - CONTINUED

State Program Name	Project Name	State Agency	Brief Description	Geographic area covered	Total Project amount (\$)	State Grant amount (\$)
2003						
Green Acres	Wanaque Manor Tract	Green Acres	Purchase of 25 acre steeply sloped, wooded lot at risk of development	Center	\$1,500,000	\$750,000 (\$250,000 from Passaic County Open Space)
DOT	Ringwood Ave Phase II	DOT	Road improvements	Center	\$950,00	\$150,000
N/A	Ringwood Ave Phase II sidewalks	N/A	Assessment	Center	\$375,000	N/A
N/A	Purchase of 1075 Ringwood Ave	N/A	Redevelopment	Center	\$500,000	N/A
2004						
DOT	Road Reconstruction-Fourth Ave & Decker Rd	DOT	Road reconstruction	Center	\$609,000	\$300,000
N/A	Water Replacement Main	N/A	Fourth Ave part & Decker Rd	Center	\$251,000	N/A
N/A	Haskell Firehouse Expansion	N/A	Acquisition of Land	Center	\$167,500	N/A
N/A	First Aid Squad Roof Replacement	N/A	Roof Replacement	Environs	\$200,000	N/A
2005						
N/A	Road Reconstruction	N/A	Fourth Ave and Decker Rd Supplemental	Center	\$125,000	N/A
N/A	Water Replacement Main	N/A	Fourth Ave and Decker Rd Supplemental	Center	\$25,000	N/A
DOT	Bergen Ave Road Reconstruction Phase II	DOT	Road reconstruction	Center	\$370,000	\$250,000
N/A	Water Replacement Main	N/A	Bergen Ave Phase II	Center	\$185,000	N/A
DOT	Whistler Place Reconstruction	DOT	Road reconstruction	Center	\$436,000	\$250,000
N/A	Radio Communication Upgrade	N/A	Borough wide	Center & Environs	\$690,000	N/A

Table 7: SUMMARY OF GRANTS AND CAPITAL PROJECTS - CONTINUED

State Program Name	Project Name	State Agency	Brief Description	Geographic area covered	Total Project amount (\$)	State Grant amount (\$)
2006						
N/A	Bergen Ave Reconstruction Additional	N/A	Additional reconstruction	Center	\$95,000	N/A
N/A	Road Reconstruction	N/A	Greenwood Ave Red Mine Rd, Belmont Ave, Gary Place, Conklintown Rd (part)	Center Environs	\$360,000	N/A
N/A	Rainbow Lake Dam Repair	N/A	Dam Repair	C	\$1,500,000	N/A
N/A	Purchase of 1085 Ringwood Ave	N/A	Purchase	C	\$600,000	N/A
2008						
	Laura Ave Phase I (George to Furnace)	DOT	Road Construction	environs		\$250,000
	Laura Ave Phase II (Furnace to Belmont)	DOT	Road Construction	environs		\$257,000

Table 7: SUMMARY OF GRANTS AND CAPITAL PROJECTS - CONTINUED

INTERNAL CONSISTENCY IN LOCAL PLANNING

The regular reexaminations of the Wanaque Master Plan have ensured consistency with the Master Plan, zoning, new development, and redevelopment. The redevelopment plans are supportive of the Town Center designation's goals and objectives.

However, all documents will need to be reviewed for consistency with the final Highlands Master Plan as well as the Borough's revised Round III Housing Element and Fair Share Plan which should also be completed in 2008. These requisite reviews and planned document updates make it an ideal time for Wanaque to engage in the Plan Endorsement Process as well as the community visioning exercise, as each activity that the Borough undertakes will strengthen and add substance to these complementary planning activities, while ensuring cross-consistency among each documents' varying goals and objectives.

Wanaque has applied for a Smart Futures Grant to undertake a comprehensive community visioning. The goals of the Community Visioning process are described on page 14 of this report.

SUSTAINABILITY STATEMENT

Some of the ways Wanaque's planning and regulations support social, economic, and environmental sustainability are described below.

The Borough has focused on the redevelopment of two areas in the Haskell Town Center area. These initiatives help restore under utilized and dilapidated areas of the Borough while preserving undeveloped areas.

The Borough has been proactive in enforcing environmental ordinances. All development applications submitted to the Planning Board or Board of Adjustment are reviewed for compliance with the Borough's environmental standards ordinance. Other environmental violations are responded to in the appropriate manner.

One of the Borough's greatest achievements contributing to sustainability relates to the 120-acre site that was in the R-30 zone at the time of the Haskell Center Designation. The Borough rezoned the area to R-87 (two acre) in 1999. Subsequently, the Borough entered into negotiations to purchase the property using Municipal Open Space funds. Since this property abutted Norvin Green State Forest, the Borough was able to work with the Green Acres program and the property owner to have the State, through Green Acres, purchase the property. This was accomplished in 2003. As a result of the Borough's efforts, this property is now being appropriately preserved as wooded land rather developed as single family housing.

In a similar project, the Borough was able to preserve a 25-acre, steeply sloped lot near the Haskell Town Center area that had an approval for 86 townhouses dating back to the 1980s. The Borough recognized that the community would be better off if this area was preserved in its natural state. The Borough decided to entered into a contract to purchase the 25 acres for \$1.5 million. This purchase also included retaining the reserved sewage capacity for the 86 townhouse units. The Borough was then able to sell the sewer capacity to the redeveloper of the candle factory site. The net impact of these actions was the preservation of 25 acres of environmentally sensitive land and the redevelopment of a former industrial area. This entire transaction was funded by the sale of the sewerage capacity, in addition to a \$750,000 Green Acres Grant and a \$250,000 Passaic Open Space grant.

The Borough has also taken a very proactive role to ensure that public access to the significant natural resources is not impeded by the private development. For example, as discussed under the natural resources section of this report, the Borough obtained a public access easement from Pulte Home to keep trails open and accessible on over 300 acres of open space that is privately owned.

CONSISTENCY WITH STATE PLAN - GOALS, POLICIES & INDICATORS

GOAL	POLICIES	INDICATORS
<p>Goal 1: Revitalize the State's Cities and Towns</p> <p>STRATEGY: Protect, preserve and develop the valuable human and economic assets in cities, towns and other urban areas. Plan to improve their livability and sustainability by investing public resources in accordance with current plans which are consistent with the provisions of the State Plan. Leverage private investments in jobs and housing; provide comprehensive public services at lower costs and higher quality; and improve the natural and built environment. Incorporate ecological design through mechanisms such as solar access for heating and power generation. Level the playing field in such areas as financing services, infrastructure and regulation. Reduce the barriers which limit mobility and access of city residents, particularly the poor and minorities, to jobs, housing, services and open space within the region. Build on the assets of cities and towns such as their labor force, available land and buildings, strategic location and diverse populations.</p>	<p>Policy on Urban Revitalization - Prepare strategic revitalization plans, neighborhood empowerment plans and urban complex strategic revitalization plans that promote revitalization, economic development and infrastructure investments, coordinate revitalization planning among organizations and governments, support housing programs and adaptive reuse, improve access to waterfront areas, public open space and parks, and develop human resources with investments in public health, education, work force readiness and public safety in cities and towns.</p>	<p>Key Indicator 5. Progress in socioeconomic revitalization for the 68 municipalities eligible for Urban Coordinating Council assistance</p> <p>Indicator 6. Percent of jobs located in Urban Coordinating Council municipalities</p> <p>Indicator 23. Percent of building permits issued in Urban Coordinating Council municipalities</p> <p>Indicator 27. Number of Neighborhood Empowerment Plans approved by the Urban Coordinating Council</p>

Analysis

The Borough is not an Urban Coordinating Council municipality. Since the Borough is not a UCC municipality, it cannot meet the four key indicators. However, the Borough embraces, follows and pursues this goal, and almost all of the urban revitalization policies identified in the center column above. To that end, Wanaque's efforts related to economic growth, development and renewal are discussed under Goal 3, *Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey*.

GOAL	POLICIES	INDICATORS
<p>Goal 2: Conserve the State's Natural Resources and Systems</p> <p>STRATEGY: Conserve the state's natural resources and systems as capital assets of the public by promoting ecologically sound development and redevelopment in the Metropolitan and Suburban Planning Areas, accommodating environmentally designed development and redevelopment in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, and by restoring the integrity of natural systems in areas where they have been degraded or damaged. Plan, design, invest in and manage the development and redevelopment of Centers and the use of land, water, soil, plant and animal resources to maintain biodiversity and the viability of ecological systems. Maximize the ability of natural systems to control runoff and flooding, and to improve air and water quality and supply.</p>	<p>Policy on Water Resources - Protect and enhance water resources through coordinated planning efforts aimed at reducing sources of pollution and other adverse effects of development, encouraging designs in hazard-free areas that will protect the natural function of stream and wetland systems, and optimizing sustainable resource use.</p> <p>Policy on Open Lands and Natural Systems - Protect biological diversity through preservation and restoration of contiguous open spaces and connecting corridors; manage public land and provide incentives for private land management to protect scenic qualities, forests and water resources; and manage the character and nature of development for the protection of wildlife habitat, critical slope areas, water resources, and for the provision of adequate public access to a variety of recreational opportunities.</p> <p>Policy on Coastal Resources - Acknowledge the statutory treatment of the coastal area under federal and state legislation, coordinate efforts to establish a comprehensive coastal management program with local planning efforts, undertake a regional capacity analysis, protect vital ecological areas and promote recreational opportunities.</p> <p>Policy on Special Resource Areas - Recognize an area or region with unique characteristics or resources of statewide importance and establish a receptive environment for regional planning efforts. The Highlands region has been recognized as the first Special Resource Area in New Jersey.</p>	<p>Key Indicator 2. The amount of land permanently dedicated to open space and farmland preservation</p> <p>Key Indicator 3. Percent of New Jersey's streams that support aquatic life</p> <p>Indicator 11. Conversion of wetlands for development</p> <p>Indicator 26. Percent of land in New Jersey covered by adopted watershed management plans</p>

Analysis

The Borough is committed to preserving the natural resources in Wanaque. As discussed previously on page 18 in this report, 4,641 acres or 78 % of the Borough's land area is located in the Highland Preservation Area. As such, these areas will be subject to the Highland's stringent environmental protection standards. The Wanaque Reservoir, which provides drinking water to much of Northern New Jersey is located in the Borough.

This report has detailed the Borough's successful initiatives to identify and preserve environmentally sensitive property. For example, the Borough purchased and preserved environmentally sensitive land near the Candle Factory Site. This is an example of how Wanaque's pursuit of the Haskell Town Center designation has concentrated growth in the Town Center in order to preserve undeveloped land.

In addition, the Borough has worked with private developers to preserve public access to the Borough's natural resources. In the case of the Reserve by Del Webb, the Borough obtained a public access easement from the developer of the 750 unit active adult community on the Powder Hollow tract. This easement has kept trails open and accessible on over 300 acres of open space that is privately owned. The property connects the Lake Inez area with the Borough's Back Beach Park, and extends to Ramapo State Forest.

GOAL	POLICIES	INDICATORS
<p>Goal 3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey</p> <p>STRATEGY: Promote socially and ecologically beneficial economic growth, development and renewal and improve both the quality of life and the standard of living of New Jersey residents, particularly the poor and minorities, through partnerships and collaborative planning with the private sector. Capitalize on the state’s strengths—its entrepreneurship, skilled labor, cultural diversity, diversified economy and environment, strategic location and logistical excellence—and make the state more competitive through infrastructure and public services cost savings and regulatory streamlining resulting from comprehensive and coordinated planning. Retain and expand businesses, and encourage new, environmentally sustainable businesses in Centers and areas with infrastructure. Encourage economic growth in locations and ways that are both fiscally and environmentally sound. Promote the food and agricultural industry throughout New Jersey through coordinated planning, regulations, investments and incentive programs—both in Centers to retain and encourage new businesses and in the Environs to preserve large contiguous areas of farmland.</p>	<p>Policy on Economic Development - Promote beneficial economic growth and improve the quality of life and standard of living for New Jersey residents by building upon strategic economic and geographic positions, targeting areas of critical capital spending to retain and expand existing businesses, fostering modern techniques to enhance the existing economic base, encouraging the development of new enterprises, advancing the growth of green businesses, elevating work force skills, and encouraging sustainable economic growth in locations and ways that are fiscally and ecologically sound.</p> <p>Policy on Agriculture - Promote and preserve the agricultural industry and retain farmland by coordinating planning and innovative land conservation techniques to protect agricultural viability while accommodating beneficial development and economic growth necessary to enhance agricultural vitality and by educating residents on the benefits and the special needs of agriculture.</p> <p>Policy on Equity - It is the position of the State Planning Commission that the State Plan should neither be used in a manner that places an inequitable burden on any one group of citizens nor should it be used as a justification for public actions that have the effect of diminishing equity. It is also the position of the Commission that the achievement, protection and maintenance of equity be a major objective in public policy decisions as public and private sector agencies at all levels adopt plans and policies aimed at becoming consistent with the State Plan.</p>	<p>Key Indicator 1. New development, population and employment located in the Metropolitan and Suburban Planning Areas or within Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas</p> <p>Indicator 1. Average annual disposable income among New Jerseyans</p> <p>Indicator 2. Unemployment</p> <p>Indicator 3. Conversion of farmland for development</p> <p>Indicator 5. Agricultural output</p> <p>Indicator 7. Economic output per unit of energy consumed</p> <p>Indicator 21. Municipalities with median household incomes of less than \$30,000 per year (in 1990 dollars)</p> <p>Indicator 22. Number of census tracts with more than 40% of the population living under the poverty level</p>

Analysis

Wanaque has used redevelopment as a tool to foster economic growth in the Borough. Regional commercial activities including grocery stores, large restaurants, and hotels are encouraged near the Route 287 interchange. The two redevelopment areas in the Town Center around Ringwood Avenue encourage mixed use development in keeping with the Borough’s character. Several light industrial uses in Wanaque have terminated, such as the candle factory. Others are candidates for replacement by other more appropriate commercial, office and residential uses. These economic development initiatives are resulting in more compact and attractive new land uses that are revitalizing this downtown area. The residential development under construction in the former candle factory site will revitalize the former industrial area. Future initiatives, always with an emphasis on mixed use, commercial or industrial uses, and walkable, higher density residential uses, will continue to further the efforts to transform abandoned industrial and commercial properties in the Haskell Town Center area into revitalized properties creating

economic opportunities. The renewal of the Haskell Town Center designation will also further this State Goal, and the State Policy on Economic Development for the reasons stated above.

In addition, Wanaque endorses and follows the State's policy on Equity. As a COAH compliant municipality, as well as a former Small Cities housing rehabilitation program recipient, Wanaque has a designated Fair Housing officer and is always prepared to follow up on any discrimination complaints by referring complainants to the appropriate authorities.

GOAL	POLICIES	INDICATORS
<p>Goal 4: Protect the Environment, Prevent and Clean Up Pollution STRATEGY: Develop standards of performance and create incentives to prevent and reduce pollution and toxic emissions at the source, in order to conserve resources and protect public health. Promote the development of businesses that provide goods and services that eliminate pollution and toxic emissions or reduce resource depletion. Actively pursue public/private partnerships, the latest technology and strict enforcement to prevent toxic emissions and clean up polluted air, land and water without shifting pollutants from one medium to another; from one geographic location to another; or from one generation to another. Promote ecologically designed development and redevelopment in the Metropolitan and Suburban Planning Areas and accommodate ecologically designed development in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, to reduce automobile usage; land, water and energy consumption; and to minimize impacts on public health and biological systems, water and air quality. Plant and maintain trees and native vegetation. Reduce waste and reuse and recycle materials through demanufacturing and remanufacturing</p>	<p>Policy on Air Resources - Reduce air pollution by promoting development patterns that reduce both mobile and stationary sources of pollution, promoting the use of alternative modes of transportation, and supporting clean, renewable fuels and efficient transportation systems. Policy on Energy Resources - Ensure adequate energy resources through conservation, facility modernization, renewable energy and cogeneration; to continue economic growth while protecting the environment; and to modify energy consumption patterns to capitalize on renewable, domestic energy supplies rather than virgin extraction and imports. Policy Waste Management, Recycling and Brownfields- Promote recycling and source reduction through product design and materials management and by coordinating and supporting legislative, planning and facility development efforts regarding solid and hazardous waste treatment, storage and disposal. Capitalize on opportunities provided by brownfield sites through coordinated planning, strategic marketing and priority redevelopment of these sites.</p>	<p>Indicator 4. Percent of brownfield sites redeveloped Indicator 7. Economic output per unit of energy consumed Indicator 8. The generation of solid waste on a per capita and per job basis Indicator 9. Number of unhealthful days annually caused by ground-level ozone, particulate matter and carbon monoxide Indicator 10. Greenhouse gas emissions Indicator 13. Changes in toxic chemical use and waste generation (non-product output or NPO) by New Jersey's manufacturing sector Indicator 15. Vehicle miles traveled per capita</p>

Analysis

The Borough's redevelopment efforts in the Haskell Town Center have centered on redeveloping former industrial areas. To date, only one environmentally contaminated site, a former dry cleaners, has been identified as requiring environmental clean up, and environmental clean up was subsequently accomplished. However, it is anticipated that more environmental issues may be identified and then remediated as redevelopment proceeds.

The new commercial activities in Wanaque that are replacing the old light industrial uses will have a minimal impact on the environment and will not create new hazardous sites.

Redevelopment in the Haskell Town Center is mixed-use and compact and includes provisions to increase pedestrian access. This type of development reduces reliance on the automobile. For example, the Borough received technical assistance from RBA, Inc. through a grant from NJDOT to study ways to encourage students to walk to school. As a result, the Borough made infrastructure improvements to encourage students to walk to school to reduce automobile trips.

Wanaque is committed to this goal of protecting the environment and preventing and cleaning up pollution.

GOAL	POLICIES	INDICATORS
<p>Goal 5: Provide Adequate Public Facilities and Services at a Reasonable Cost</p> <p>STRATEGY: Provide infrastructure and related services more efficiently by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in supplying public infrastructure and shared services. Encourage the use of infrastructure needs assessments and life-cycle costing. Reduce demands for infrastructure investment by using public and private markets to manage peak demands, applying alternative management and financing approaches, using resource conserving technologies and information systems to provide and manage public facilities and services, and purchasing land and easements to prevent development, protect flood plains and sustain agriculture where appropriate.</p>	<p>Policy on Infrastructure Investments - Provide infrastructure and related services more efficiently by investing in infrastructure to guide growth, managing demand and supply, restoring systems in distressed areas, maintaining existing infrastructure investments, designing multi-use school facilities to serve as centers of community, creating more compact settlement patterns in appropriate locations in suburban and rural areas, and timing and sequencing the maintenance of capital facilities service levels with development throughout the state.</p> <p>Policy on Transportation - Improve transportation systems by coordinating transportation and land-use planning; integrating transportation systems; developing and enhancing alternative modes of transportation; improving management structures and techniques; and utilizing transportation as an economic development tool.</p>	<p>Key Indicator 4. Meet present and prospective needs for public infrastructure systems</p> <p>Indicator 14. The percent of all trips to work made by carpool, public transportation, bicycle, walking or working at home</p> <p>Indicator 16. Number of pedestrian fatalities in vehicular accidents on state roads</p> <p>Indicator 17. Increase in transit ridership</p> <p>Indicator 18. Percent of potable water supplies that meet all standards</p> <p>Indicator 19. Percent of development on individual septic systems</p>

Analysis

Regarding infrastructure investments, the Borough has had a long standing commitment to maintaining and improving its infrastructure. The extensive list of capital projects discussed under the *State, Federal & Non-Profit Programs, Grants and Capital Projects* section of this report (pages 21-24), illustrates the Borough’s commitment to infrastructure improvements.

Regarding transportation, the Haskell Town Center designation concentrates development in higher densities in the Town Center which helps pave the way for greater cost effectiveness of increased mass transit, paratransit, carpooling and pedestrian activities. In addition, while many of the identified key indicators require county or state initiative, the Borough will continue to support all forms of carpooling and improved public transportation to meet the needs of both Wanaque residents and non-residents that use our arterial roads.

GOAL	POLICIES	INDICATORS
<p>GOAL 6: Provide Adequate Housing at a Reasonable Cost</p> <p>STRATEGY: Provide adequate housing at a reasonable cost through public/private partnerships that create and maintain a broad choice of attractive, affordable, ecologically designed housing, particularly for those most in need. Create and maintain housing in the Metropolitan and Suburban Planning Areas and in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, at densities which support transit and reduce commuting time and costs, and at locations easily accessible, preferably on foot, to employment, retail, services, cultural, civic and recreational opportunities. Support regional and community-based housing initiatives and remove unnecessary regulatory and financial barriers to the delivery of housing at appropriate locations.</p>	<p>Policy on Housing - Preserve and expand the supply of safe, decent and reasonably priced housing by balancing land uses, housing types and housing costs and by improving access between jobs and housing. Promote low- and moderate-income and affordable housing through code enforcement, housing subsidies, community-wide housing approaches and coordinated efforts with the New Jersey Council on Affordable Housing.</p> <p>Policy on Design - Mix uses and activities as closely and as thoroughly as possible; develop, adopt and implement design guidelines; create spatially defined, visually appealing and functionally efficient places in ways that establish an identity; design circulation systems to promote connectivity; maintain an appropriate scale in the built environment; and redesign areas of sprawl.</p>	<p>Indicator 20. Percent of New Jersey households paying more than 30% of their pre-tax household income towards housing</p> <p>Indicator 24. Annual production of affordable housing units</p>

Analysis

Planned and existing affordable housing units in the Reserve by Del Webb, The Valley View at Wanaque, and the RSK site are discussed in the *Recent and Upcoming Development Activities* section of this report (page 17). In addition, the Borough submitted its Round III Housing Element and Fair Share Plan to COAH in January 2007. Since that time, new COAH rules have been developed and the Borough is in the process of drafting a new Housing Element and Fair Share Plan to satisfy the revised Round III rules. The Borough intends on continuing to comply with COAH rules, and will strive to fully address the State’s above policies on Housing and Design, whenever possible, which should have a favorable impact on both of this Goal’s key indicators.

GOAL	POLICIES	INDICATORS
<p>Goal 7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value STRATEGY: Enhance, preserve and use historic, cultural, scenic, open space and recreational assets by collaborative planning, design, investment and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the arts in contributing to community life and civic beauty.</p>	<p>Policy on Historic, Cultural and Scenic Resources - Protect, enhance, and where appropriate rehabilitate historic, cultural and scenic resources by identifying, evaluating and registering significant historic, cultural and scenic landscapes, districts, structures, buildings, objects and sites and ensuring that new growth and development is compatible with historic, cultural and scenic values</p>	<p>Key Indicator 2. The amount of land permanently dedicated to open space and farmland preservation</p> <p>Indicator 12. Conversion of land per person</p>

Analysis

Wanaque’s activities support the entirety of this State goal.

The Natural and Cultural Resources section of this report (pages 9-11) provides an inventory of the Township’s natural resources. Large tracts of open space in the Township include the 1,550 acres that are part of the Wanaque Reservoir and 1,025 acres of the Ramapo State Forest.

The Township’s open space and recreational assets are continually preserved and enhanced through their planning documents and open space trust fund. Examples of Wanaque’s innovative preservation of land has been discussed and initiatives to ensure continued access to public land as described in the sustainability section of this report (page 24).

MUNICIPAL SELF ASSESSMENT

GOAL	POLICIES	INDICATORS
<p>Goal 8: Ensure Sound, Integrated Planning and Implementation Statewide STRATEGY: Use the State Plan and the Plan Endorsement process as a guide to achieve comprehensive, coordinated, long-term planning based on capacity analysis and citizen participation; and to integrate planning with investment, program and regulatory land-use decisions at all levels of government and the private sector, in an efficient, effective and equitable manner. Ensure that all development, redevelopment, revitalization or conservation efforts support State Planning Goals and are consistent with the Statewide Policies and State Plan Policy Map of the State Plan.</p>	<p>Policy on Comprehensive Planning - Promote planning for the public's benefit, and with strong public participation, by enhancing planning capacity at all levels of government, using capacity-based planning and Plan Endorsement to guide the location and pattern of growth and promoting cooperation and coordination among counties, municipalities, state, interstate and federal agencies.</p> <p>Policy on Planning Regions Established by Statute - The State Plan acknowledges the special statutory treatment accorded the New Jersey Pinelands under the Pinelands Protection Act, and the Hackensack Meadowlands under the Hackensack Meadowlands Reclamation and Development Act. The State Planning Commission is explicitly directed to "rely on the adopted plans and regulations of these entities in developing the State Plan." In the State Plan, these areas are considered Planning Regions Established by Statute.</p> <p>Policy on Public Investment Priorities - It is the intent of the State Plan that the full amount of growth projected for the state should be accommodated. Plan Strategies recommend guiding this growth to Centers and other areas identified within Endorsed Plans where infrastructure exists or is planned and where it can be provided efficiently, either with private or public dollars. (Designated Centers are included in the category of communities with Endorsed Plans.) Public investment priorities guide the investment of public dollars to support and carry out these Plan Strategies.</p>	<p>Key Indicator 6. The degree to which local plans and state agency plans are consistent with the State Plan</p> <p>Indicator 25. Municipalities participating in comprehensive, multijurisdictional regional planning processes consistent with the State Plan</p>

Analysis

Wanaque has a history of comprehensive, coordinated long term planning. This foresight guided the initial petition for Centers Designation in 1998. The Borough will utilize the current Plan Endorsement process to continue to further its planning efforts. In addition, the Borough has applied for a Smart Futures Planning Grant to conduct community visioning which will provide the Borough the essential resources to undertake a significant visioning effort to fully, carefully, and pro-actively guide future planning, with major input from all of the stakeholders.

The Planning Coordination Section of this report (pages 18-20) details the coordination with the Highland Plan, Passaic County, as well as the neighboring municipalities of Oakland, Pompton Lakes, Ringwood, and Bloomingdale.

Both Wanaque's current and scheduled planning activities are consistent with this State goal.

CONSISTENCY WITH STATE PLAN - CENTER CRITERIA & POLICIES

Wanaque seeks to maintain the existing center designation for the Haskell Town Center. The following principles identified in the original Haskell Town Center Application continue to serve as the foundation for development and redevelopment there:

1. Design for the Human Scale – Design for the human scale and perceptions, creating a sense of neighborhood and community.
2. Ecological Responsibility- Design in harmony with nature not against it.
3. Pedestrianism – Define the primary community by walking dimensions.
4. Open Space- Provide adequate internal and peripheral open space.
5. Community focus – Design for a neighborhood or community center.
6. Streetscape – Design for streets internal to the community and highways on the periphery, incorporate complementary movement opportunities.
7. Variation – Design for buildings of smaller scale in a pattern with a variety of footprints.
8. Mix Use – Design for mixed and multiple land uses, also include a mix of housing types, incomes, and a horizontal and vertical mix of uses.
9. Design Vocabulary – Specify an architectural style or styles for the community including façade treatment, walls and fences, streetscapes, materials, and colors.
10. Maintenance – Incorporate mechanisms and materials that will facilitate and insure the maintenance of the character and quality of place achieved through this process.

Accommodate Future Population Growth

The Borough of Wanaque has been committed to the Town Center concept even before the State Plan endorsed such designations. The Haskell area, while densely developed, can absorb additional development, particularly on the fringe and through planned redevelopment activities.

Mixed-Use Development

Mixed-use development is encouraged within the Town Center. Second floor residential uses are recommended above first floor commercial uses.

Pedestrian Friendly & Transit Oriented

Recently completed redevelopment in the core center of the Haskell Center is pedestrian oriented, and future redevelopment will continue to be pedestrian friendly. The cornerstone of the commercial redevelopment on Ringwood Avenue is a gazebo, and attractive red brick style pavers (*See conceptual drawings in Appendix A*). The impact is a new pedestrian friendly commercial development in the heart of the Haskell Center. In addition to being an attractive architectural feature, the gazebo provides shelter for pedestrians. As this area further develops, additional consideration will be given to ensure there are ever increasing opportunities of safe and convenient pedestrian and bicycle access throughout the Town Center.

Mixed-use development is also planned in the redevelopment areas which will locate housing close to commercial development, further reducing dependence on the automobile.

NJ Transit provides bus service from Ringwood Avenue to New York City via the Willowbrook Mall on Route 197. The closest rail service is the Route 23 Transit Center in Wayne. There is no bus service to the transit center from Wanaque.

The Borough received technical assistance from RBA, Inc. through a grant from NJDOT to investigate how the Borough could encourage students to walk to school. The primary recommendation of the report was to replace the deteriorated sidewalks along Ringwood Avenue, which was completed.

As described earlier, traffic congestion on Ringwood remains a significant problem in Wanaque. Since a Ringwood Avenue bypass road has been determined unfeasible at this time, reducing automobile traffic through land use planning and alternate modes of transit are the primary solutions to the current congestion problem. While Wanaque is committed to improving traffic congestion through these methods, this is a regional problem that cannot be solved by Wanaque alone since much of the traffic is generated by residents living north of Wanaque.

Community Facilities

The Haskell Center is already home to many of the community facilities identified on pages 11 of this report. The Borough is also considering furthering this concentration by relocating Borough Hall to a former industrial area within the Center. A community center may also be planned at that site. The concentration of these community facilities in the Haskell Town Center would add to the mixture of land uses and create a more walkable community, with many destinations in close proximity to one another.

Design Concept

Design concepts for the heart of the downtown reinforce the traditional, small town character of Wanaque. For example, the conceptual renderings for the recently completed commercial area is included with this report in the Appendix. Design elements include pedestrian amenities.

Centers' Role in the Municipality and the Region

The regional commercial and light industrial components of this town center designation will provide higher order goods and services, as well as employment to the surrounding communities.

The Route 287 interchange in Wanaque provides connections between Haskell and West Milford and Ringwood to the north as well as Pompton Lakes to the south and Bloomingdale and Butler to the west. The Borough's Regional Commercial zone, including the supermarket complex, which anchors the southern end of the Haskell Town Center provides a destination for residents in these neighboring municipalities. Furthermore, the completion of the planned Holiday Inn at the Intersection will further add to the importance of this node in the region. This is further complemented by the Passaic County Community College branch located near the 287 interchange.

The upcoming community visioning activities will also explore a possible Town Center designation for the Midvale section of Wanaque. The Midvale section is an older residentially developed area north of the Haskell Town Center. The area is mostly built up with only minor opportunities for in-fill development. There is a small but distinct business district along

Ringwood Avenue. The mixed use area of Ringwood Avenue will continue to support small commercial ventures. The municipal building is located in this section but there are preliminary plans to relocate the municipal building to a redevelopment area within the Haskell Town Center. Any Center Designation would most likely consist of a narrow strip along Ringwood Avenue since it borders the Highlands Preservation area. The lots in this Midvale area are very narrow. Since there is no clear community vision for this area at this time, this report does not include a full analysis of this potential center.

Criteria	State Plan Criteria: Town Center	Proposed Town Center Baseline	Proposed Town Center (20 years forward)
<i>Land Use</i>			
Function	Mixed-use core and diverse housing. Identified as a result of a strategic planning effort.	Mix of commercial, housing and community uses Existing Center	Mix of commercial, housing and community uses
Land area	< 2 sq mi	2.6	2.6
Housing units ¹	500 to 4,000	1,412	2,207 ³
Housing Density ²	> 3 du/acre	.84 du/ acre	4 ³
<i>Population¹</i>			
Number of people	1,000 to 10,000	4,515	6,150 ³
Density	> 5,000 per sq mi	1,737	5,000 ³
<i>Economy</i>			
Employment ⁴	>500 to 10,000	2,131	2,400 ³
Jobs-housing ratio	1:1 to 4:1	1.5:1	1.9:1 ³
<i>Infrastructure</i>			
Capacity (general)	Sufficient existing or planned infrastructure.	There is sufficient infrastructure	Infrastructure Planning must anticipate expected growth
Transportation	Arterial highway or public transit.	Route 287 is a major arterial Highway, Ringwood Avenue	Additional public transportation will continue to be pursued to help address projected transportation needs

¹ Population and housing units data based on 2000 Census for the Block Groups 4,5,6,7, and 8 in Census Tract 2366. The 2000 data is outdated since it does not reflect the changes resulting from redevelopment in the last decade.

² One explanation for the relatively low housing and population density is low because growth since 2000 is not reflected.

³ Proposed Town Center figures is from the original Town Center's Application. These figures will be reviewed during the Community Visioning.

⁴ Employment data is for entire Borough and is from COAH's June 2008 Round III rules, Appendix 5. Almost all commercial activity in Wanaque is located in the Haskell Town Center

Table 8: HASKELL TOWN CENTER

CONSISTENCY WITH STATE PLAN – PLANNING AREA POLICY OBJECTIVES

The Borough's plans are consistent with the State Plan's policy objectives. The State Plan identifies Haskell as a Town and as part of both the Metropolitan Planning Area (PA1) and the Suburban Planning Area (PA2). Haskell is bordered by the Environmentally Sensitive Planning Area, and Park and Recreation Areas. The continued designation of Haskell as Town Center will continue to assist, through the priority given by the State in terms of capital funding, state programs, accelerated review and approvals to designated centers, in the achievement of the State policy objectives.

Land Use

The mixed-use higher density development recommended in the Haskell Town Center are consistent with the goals and objectives of Planning Areas 1 and 2. The concentration of growth in these areas will preserve and limit development in the environmentally sensitive land in the environs.

Housing

The Borough submitted its Round III Housing Element and Fair Share Plan to COAH in January 2007. Since that time, new COAH rules have been developed and the Borough is in the process of drafting a new Housing Element and Fair Share Plan to satisfy the revised Round III rules. Planned and existing affordable housing units in the Reserve by Del Webb, The Valley View at Wanaque, and the RSK site are discussed in the *Recent and Upcoming Development Activities* section of this report.

Economic Development

The Town Center designation in combination with the redevelopment areas in the Haskell Center is consistent with the economic development objectives for PA1 and PA2. New commercial activity is replacing outdated industrial uses to improve the overall economic condition of the Borough.

Transportation

Design guidelines in the Haskell Town Center emphasize personal mobility rather than vehicle mobility through the use of public transportation systems and alternative transportation management strategies. For example, the 1998 redevelopment plan for Ringwood Avenue calls for landscaped sidewalks with pedestrian scale lighting and decorative paving materials. This supports the objectives of PA1 and PA2.

New Jersey Transit bus service on Route 197 to New York City is the only mass transit in the Borough. Future mass transit alternatives for residents of Wanaque, as well as for residents of neighboring municipalities may be needed to address traffic congestion on Ringwood Avenue.

Natural Resource Conservation

The Borough is working to reclaim environmentally damaged sites and mitigate future negative impacts in the PA1 areas. In PA2 areas, the Borough is conserving open and buffer areas of critical environmental concern. In PA5 areas, located north and northwest of the Haskell Town Center, the Borough is protecting wetlands, flood plains, scenic vistas, greenways and wildlife

habitats. Development pressures within these environmentally sensitive areas are directed to planned areas that are able to accept development. Municipal planning efforts, including the Town Center Plan, Master Plan, and zoning area are the tools to implement this objective.

The Borough's efforts to preserve environmentally sensitive lands and concentrate growth in the Haskell Center are discussed fully in the Sustainability section of this report on page 26.

Agriculture

There are no significant agricultural uses in the Borough.

Recreation

Wanaque has a long history of park development through the use of State, County, and municipal funds. The Natural and Cultural Resources section of this report (pages 9-10) provides an inventory of the Township's natural resources. The Township's open space and recreational assets are continually preserved and enhanced through their planning documents and open space trust fund. This includes both active parks in the PA1 and PA 2 areas as well as large passive recreation in the environs.

Redevelopment

Wanaque is committed to redeveloping blighted, vacant and under used areas within the Haskell Town Center in order to concentrate growth in these areas. There are redevelopment plans in place for Union Avenue near Route 287 and Ringwood Avenue from Doty Road to Fourth Avenue (including two properties at the intersection of Fourth Avenue and Boulevard Avenue). In addition, the Borough completed the Redevelopment Investigation Report for Ringwood Avenue South of Doty Road in early 2008.

Historic Preservation

Historic sites and characteristics will be identified and then incorporated into redevelopment plans.

Public Facilities and Services

The Borough's water and sewage treatment plant serve the growth areas in the Borough. Numerous road and sidewalk improvements have been made in the Borough since the original Town Center designation. These are outlined in the charts on pages 21-24.

Intergovernmental Coordination

The Borough's coordination with State, regional, county, and neighboring municipalities is fully detailed in the Statement of Planning Coordination section of this report (pages 18-20).

The Borough's planning activities have been coordinated with the State Plan. The Borough's initiation of the Plan Endorsement Process and anticipated renewal of the Haskell Town Center designation is part of Wanaque's on-going efforts to coordinate its planning with the State.

The Borough has coordinated with Passaic County in several areas including several infrastructure improvement projects, open space purchases, and planning initiatives. Wanaque's planning is also coordinated with the four surrounding municipalities of Oakland, Pompton Lakes, Ringwood, and Bloomingdale. In addition, Wanaque shares services with several other municipalities including Ringwood, West Milford, and Bloomingdale.

Parks & Natural Areas

The Natural and Cultural Resources section of this report (pages 9-10) provides an inventory of the Township's natural resources. Large tracts of open space in the Township include the 1,550 acres that are part of the Wanaque Reservoir and 1,025 acres of the Ramapo State Forest.

Military Installations

There are no military installations within Wanaque

Map Changes

The Borough does not propose any boundary changes to the planning areas or Haskell Town Center at this time.

STATE AGENCY ASSISTANCE

As indicated previously, Wanaque has applied for a Smart Futures Planning grant to provide financial assistance for the Community Visioning Component of the Plan Endorsement Process. In light of the Borough's current financial duress, and recent state funding cutbacks, Wanaque cannot complete this process without this level of state assistance. The Borough will likely request additional financial and technical assistance with items identified in the Action Plan. In particular, Wanaque plans on utilizing all available non-local funding, including competitive grant applications, such as Small Cities, when these opportunities arise. The specific items are unknown at this time, as it best to pursue these limited funds after the visioning process is completed.

CONCLUSION

This Municipal Self Assessment will serve as the foundation for the Community Visioning Process. In addition, the Borough looks forwards to receiving the State Opportunities and Constraints Assessments with comments from OSG, DEP, DOT, and New Jersey Transit. It is the Borough's hope to move forward with the Plan Endorsement process and continue to concentrate growth in the Haskell Town Center and preserve the important and environmentally sensitive areas in Wanaque. The Borough will also continue to explore the feasibility of establishing another Center in the Midvale Area.