

BOROUGH OF WANAQUE
MASTER PLAN REVISION

Prepared for:

Borough of Wanaque
Planning Board
579 Ringwood Avenue
Wanaque, New Jersey 07465

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INTRODUCTION

Chapter 291, Laws of New Jersey 1975 entitled the Municipal Land Use Law, empowers the local planning boards with substantial power in the planning and regulation of land use.

"The planning board may prepare and, after public hearing adopt or amend a master plan, or component parts thereof, to guide the use of lands within the municipality in a manner which protects public health and safety and promotes general welfare."

Laws of NJ 1975 - Chapter 291C, 40:55D-28

Following the adoption of a master plan, the governing body of every community must provide for a reexamination of the master plan as least every six years. The Borough's current Master Plan was prepared in 1985 by Michael F. Kauker Associates. In accordance with the Municipal Land Use Law, this report comprises the Revision of the Master Plan of the Borough which is to be adopted by the Planning Board. The Revised Master Plan shall:

1. Present revised background data focusing on significant changes in assumptions, policies and objectives forming the basis for the Master Plan with particular regard to the

density and distribution of population and land uses, housing conditions, circulation and changes in State, county and municipal policies and objectives.

2. State specific recommended changes to the Master Plan including objectives, policies and standards.

MASTER PLAN REVISION CONTENTS

The 1992 Master Plan will utilize relevant elements of prior Master Plan reports, analyze land use, population and economic trends since 1980 and incorporate recommendations for revision which are productively responsive to events which have resulted in changed conditions both within the Borough and the surrounding region. Many basic assumptions, objectives and policies have changed within the Borough as Wanque has evolved as an upcounty regional thoroughfare. As a result, the Revised Master Plan in many aspects will replace the 1985 Master Plan.

As stated in the Municipal Land Use Law, the Master Plan will consist of a report containing a statement of objectives, principals, assumptions, policies and

standards upon which the constituent proposals for the physical, economic and social development of the municipality are based and the following elements:

1. Land Use Plan
2. Housing Plan
3. Circulation Plan

Finally, the Revised Master Plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality as developed in the master plan to the master plans of contiguous municipalities and the Interim State Development and Redevelopment Plan adopted pursuant to the "State Planning Act.

BASIC STUDIES

INTRODUCTION

Since the preparation and passage of the 1983 Master Plan, several key events have occurred that will shape the Borough Land Use and Economic future. In 1990, the New Jersey Department of Transportation issued a site selection decision for the location of the I-287 interchange within the Borough of Wanaque. The Borough requested to locate the interchange at the end of Highland Avenue. This request was rejected and the State, in its written decision, chose to located the interchange at its original siting of Ringwood Avenue and Union Avenue in the southerly end of the Borough.

In 1983 the New Jersey Supreme Court rendered the now famous Mount Laurel II decision which led to the adoption of the Fair Housing Act. The Fair Housing Act requires that each municipality provide within its Master Plan and Zoning Ordinance a realistic opportunity for the construction of low and moderate income housing. This 1992 Master Plan document will incorporate the already adopted housing element which provides a planning and zoning program for compliance with the requirements of the Fair Housing Act.

In 1987 the Wanaque Valley Regional Sewerage Treatment Facility was completed. This facility was designed to serve the needs of residences, business and industries located within the Borough. A major expansion to this facility was completed in 1991. The expanded capacity of the facility will serve to accommodate short term growth demands created by recent residential and commercial development. Currently, a second expansion program is underway at the plant. The anticipated completion date is for 1993.

The decade of the 1980's was a period of rapid expansion in the development of both residential and commercial land uses in the County. Due to limitations in regional accessibility and infrastructure, the Borough of Wanaque did not experience these pressures for expansion and development. The prospective advent of improved regional access coupled with improved infrastructure will result in a modest increase in development within the Borough. It is the proper function of the Master Plan's Land Use Plan Element to channel such development into land use classifications and locations that are both environmentally acceptable and economically productive.

POPULATION CHARACTERISTICS

A major factor governing the needs of a community is population. The growth in population shapes the demand for residential, commercial and industrial land uses, along with the resulting need for municipal services such as schools, water, sewer, recreational facilities, and garbage and related services. Changes in the Borough's population since the 1983 Master Plan Revision can be documented by examining detailed figures from the 1990 U.S. Census. This statistical information provides insight into local changes with definite planning implications, is a reflection of larger trends at the national level and provides a strong basis for Master Plan recommendations.

Between 1950 and 1960 the population of Wanaque increased from 4,222 to 7,126. This was a 68.8% increase in population and represents the most substantial growth in population experienced by the Borough. Table 1 shows the historical population trends experienced by Wanaque. As can be seen, the population of Wanaque has leveled over the last ten years with a 3.1% decline in actual numbers. This pattern is consistent with regional growth patterns.

TABLE 1

Population Growth Trends
Borough of Wanaque

<u>Year</u>	<u>Total Population</u>	<u>Percent Increase</u>
1950	4,222	-----
1960	7,126	68.8%
1970	8,636	21.2%
1980	10,025	16.1%
1990	9,771	- 3.1%

Source: U.S. Census

Population

The population of Wanaque has declined in real numbers over the last decade. With a decrease of 314 individuals, only the 30-49 age group and the 64+ have experienced any growth. All other age groups have experienced a dramatic decline in numbers.

The age characteristics based on the 1990 U.S. Census are shown in Table 2.

TABLE 2

Age Characteristics, 1980 - 1990
Borough of Wanaque

<u>Age Category</u>	<u>1980 Total Population</u>	<u>1990 Total Population</u>	<u>Population Change</u>
<u>Preschool</u> 0 - 4	785	685	-100
<u>Grade School</u> 5 - 13	1,542	1,120	-422
<u>High School</u> 14 - 18	912	691	-221
<u>Young Single/ Married</u> 19 - 21	417	372	- 99
22 - 29	1,298	1,187	-111
<u>Homeowner/ Child Raising</u> 30 - 49	2,665	3,223	558
<u>Post-Child Raising</u> 50 - 64	1,411	1,221	-190
<u>Senior Citizen</u>	<u>941</u>	<u>1,212</u>	<u>271</u>
TOTAL	10,025	9,711	-314

Source: U.S. Census

From a planning perspective, several age groups are significant in their potential impact on local community and support facilities.

The population for all preschool, grade school and high

school age groups declined by 743 individuals from 1980 to 1990 comprising 26% of the total 1990 population as opposed to the 32% it experienced in 1980. This decline in school age children has been a continuing trend for many years. The most recent trend in what appears to be an increased birth rate can easily be absorbed into the existing school system.

A significant trend within the Borough is the increase in the 30-49 age group. Commonly referred to as the home owner/child raising segment of the population, this group comprises 33% of the Borough's population or 3,223 individuals. This trend helps account for the low average household size.

Another trend of import within the Borough is the decline of young single/married couples by 200 individuals to 1,559. This is consistent with regional and national trends toward an older population.

Finally, the last group of note is the senior citizen group (64+). Increasingly, the senior citizen is becoming important as a consideration in planning alternatives. Housing and community service needs must address the requirements of the senior citizen.

Consistent with the trends experienced in 1980, the Borough's senior population increased to 1,221 by 1990.

Household Size

During the 1980's, the population and household size within the Borough decreased, while the number of households increased. This is illustrated in Table 3.

Table 3

PERSONS PER DWELLING UNIT, 1990 BOROUGH OF WANAQUE

	<u>1980</u>	<u>1990</u>	<u>% Change</u>
Population	10,025	9,711	-3.1
Dwelling Units	3,064	3,259	5.9
Persons/Dwelling	3.4	2.97	----

Source: U.S. Census

This is consistent with the increase in the homeowner/child raising portion of the population (30-49) and the decrease in the child population (0-18).

INCOME CHARACTERISTICS

The 1989 median income for households in Wanaque was \$48,173 and for families was \$51,401. Per capita income was \$16,493. Table 4 gives the breakdown of income distribution in the Borough of Wanaque for 1989.

Table 4

INCOME IN 1989
BOROUGH OF WANAQUE

<u>Income</u>	<u>Number of Households</u>
Less than \$5,000	95
\$5,000 to \$9,999	76
\$10,000 to \$14,999	88
\$15,000 to \$24,999	292
\$25,000 to \$34,999	361
\$35,000 to \$49,999	713
\$50,000 to \$74,999	859
\$75,000 to \$99,999	486
\$100,000 to \$149,999	144
\$150,000 or more	<u>6</u>
TOTAL	3,120

Source: U.S. 1990 Census

The 1990 U.S. Census found that 4.2% of all persons eighteen and over were below the poverty level. Additionally, 3.9% of all families were below the poverty level and 20% of all female householder families.

HOUSING CHARACTERISTICS

The general housing characteristic of the Borough is that of the single family residential unit. The 1990 U. S. Census indicates that 3,259 dwelling units were in existence within the Borough. Of these units 2,566 or 79% of the structures were single family units and 635 units or 21% were multi-family units. Most of these housing units were owner occupied, as detailed

below:

Owner Occupied	2,465 units	75.6%
Renter Occupied	668 units	20.5%
Vacant	126	3.9%

Table 5 breaks down the construction of the Borough's housing stock by year. Approximately 66% of the residences within Wanaque were built prior to 1960 and 28% between 1960-1979. Only 6% of the Borough's current housing stock was built during the last decade.

Table 5

HOUSING STRUCTURE BY YEAR BUILT
BOROUGH OF WANAQUE

<u>Year Housing Was Built</u>	<u>Number of Housing Units</u>	<u>Percentage</u>
1939 or Earlier	839	26
1940-1959	1,279	40
1960-1969	348	11
1970-1979	599	17
1980-1989	<u>195</u>	<u>6</u>
TOTAL	3,259	100

Source: 1990 U. S. Census

Both older and newer housing units are generally well maintained and periodically renovated. Thus, with a low vacancy rate, a well maintained older housing stock, a secure single family, owner occupied residential presence, Wanaque exhibits all the characteristics of a very stable community.

Housing Values and Rental Characteristics

The average value of an owner occupied housing unit in 1990 was \$164,800. Table 6 breaks down owner occupied housing units. The average rental fee was \$639. Table 7 breaks down contract rents for renter occupied units.

Table 6

VALUE OF OWNER OCCUPIED HOUSING UNITS, 1990
BOROUGH OF WANAQUE

<u>Value Range</u>	<u>Number of Owner Occupied Housing Units</u>	<u>Percent</u>
Less than \$50,000	17	0.7
\$50,000-\$99,999	47	2.2
\$100,000-\$149,999	706	32.3
\$150,000-\$199,999	918	42.0
\$200,000-\$299,999	469	21.5
\$300,000-or More	28	1.3
TOTAL	2,190	100.0

Source: 1990 U.S. Census

Table 7

CONTRACT RENT FOR RENTER OCCUPIED HOUSING UNITS, 1990
BOROUGH OF WANAQUE

<u>Contract Rent</u>	<u>Number of Renter Occupied Housing Units</u>	<u>Percent</u>
Less Than \$250	15	2.3
\$250-\$449	78	11.8
\$450-\$649	243	36.7
\$650-\$749	118	17.9
\$750 or More	178	26.9
No Cash	30	4.5
TOTAL	662	100.0

Source: 1990 U.S. Census

LAND USE PLAN ELEMENT

INTRODUCTION

Relying on a variety of basic data, changes in land use categories are identified and recommendations made. Since the 1983 Master Plan, the Borough of Wanaque has experienced a slight decline in population, increased intercommunity traffic congestion, continued deterioration of its economic base, and the construction of I-287. The recommendations of this Master Plan will respond to the changing needs of Wanaque to help create new economic opportunities at strategic locations and to provide sites for complying with the Borough's Mt. Laurel obligation. These recommendations come from the objectives identified in the plan and based upon past trends, present conditions and future assumptions. The Master Plan map presented at the end of the text is illustrative of the land use categories presented in the plan.

OBJECTIVES

To encourage residential densities that will allow housing for a variety of income ranges.

To encourage the development of appropriate commercial, industrial, employment and recreational facilities to

serve the needs of all Borough residents and help maintain a stable tax base.

To provide for specific regional commercial sites that will encourage regional commercial development without adversely impacting the surrounding neighborhood communities.

To provide for specific mixed use redevelopment sites in the Haskell section of the Borough to revitalize the neighborhood and strengthen its economic base.

RESIDENTIAL LAND USE

Since the 1983 Master Plan adoption, a dramatic reversal has occurred within the housing market both within the Borough and the surrounding region. This reversal has been due in part to an overproduction of multiple family housing flooding the market well beyond the capacity of the current and near future population of northern New Jersey to absorb same. This condition has been further exacerbated by an economic recession and the tightening of financial resources necessary to build housing.

Single Family Residential Land Use

This type of housing remains the dominant form of housing within the Borough. The present Master Plan examination does not recommend any changes to the single family residential zones within the municipality. The Master Plan does however, recognize that subtle changes in districting has taken place over the last nine years and proposes changes on the Land Use map to reflect these differences.

Multiple Family Residential Land Use

Recognizing the need for alternative types of housing and Borough's obligation to provide Mount Laurel housing, a number of sites have been proposed for multi-family housing.

Moderate density at approximately 6-8 units per acre is proposed for a relatively narrow site adjacent to Back Beach Park. Known as the Powder Hollow site, it has environmental constraints that make moderate density transitional residential use desirable between the park and the single family homes along its western boundary.

Similarly, the multi-family designated sites along the I-287 right-of-way will serve as appropriate

transitional uses between the interstate highway and single family residential neighborhoods. These sites have areas of steep slopes and other environmental constraints. Moderate densities are also recommended for these sites. Additionally, the 26 acre site identified as Block 479.01, Lot 2 has been designated for Mount Laurel housing in the Borough's Housing Element.

Finally, the remaining multi-family residential site is proposed as the second Mount Laurel site and will provide approximately 54 low and moderate income housing necessary to comply with the mandate of the Council on Affordable Housing. The Plan proposes a density range of 6-8 units per acre for this site.

COMMERCIAL LAND USE

The Master Plan recognizes a number of unique features within Wanaque with respect to commercial development. With the construction of I-287 and the location of a major interchange at the intersection of Ringwood and Union Avenues, the Borough has an opportunity to plan for future local and regional commercial growth with a certainty not previously available.

The Master Plan identifies three distinctly different commercial land use areas that require separate planning and zoning considerations.

Haskell Redevelopment Commercial Center

The Haskell Redevelopment Commercial Center is located along the west side of Ringwood Avenue on either side of Doty Road and consists of 42 acres. This section of Haskell consists of many structures that are in a blighted condition. The overall character of the neighborhood is one of disutility. Ringwood Avenue presently forms the major north-south regional access route for upcounty residents. It is anticipated that with the construction of I-287, the pressure on Ringwood Avenue as a north-south corridor will only increase. Further, the Passaic County Board of Chosen Freeholders is studying the potential for the creation of a corridor by-pass route utilizing the abandoned railroad right-of-way along Greenwood Avenue, just west of Ringwood Avenue.

The concept and designation of this section of Wanaque for redevelopment is the initial step toward the comprehensive redevelopment of the Haskell commercial area.

While both sides of Ringwood Avenue are zoned for commercial use, physical factor as well as established commercial and residential concerns make the type of redevelopment proposed on the Master Plan feasible only for the west side of Ringwood Avenue. It is anticipated that over time some degree of redevelopment will occur on the eastern side of Ringwood Avenue. (See Existing Land Use Map)

Physically, much of the redevelopment site consists of structures that are in poor physical condition. (See Existing Property Conditions Map) Access and parking remain a serious problem in downtown Haskell, with the prevailing form of parking in the form of parallel parking along Ringwood Avenue and its adjacent side streets. With limited parking provided and a steady stream of traffic, shopping in Haskell is difficult and nerve racking. As a result, many commercial activities here have become marginally profitable.

The long term conceptual comprehensive plan for this redevelopment site consists of a 55,000 square foot local commercial strip mall development with off-street parking south of Doty Road and 52 apartments in separate structures. Additional redeveloped commercial

activity is proposed for the west side of Ringwood Avenue north of Doty Road as well. (See Redevelopment Plan Map) All commercial retail uses are oriented toward Ringwood Avenue and the residential uses are set back and oriented toward Doty Road. Access to the commercial uses will be via Ringwood Avenue and from Doty Road for the residential uses.

The main challenge for this redevelopment plan is its implementation. By its very nature, it will take several years and much effort at the local level to bring such a concept to fruition. The first step for this redevelopment concept's realization is the revision to the Borough's Master Plan followed by appropriate revisions to the Zoning Ordinance. This legitimizes the redevelopment concept and provides a basis from which a number of state and local programs can be utilized, namely the Capital Improvement Program, Community Development Block Grant Program and the State Economic Development Programs. Just as important is community involvement, as any comprehensive redevelopment of this community business district will profoundly impact the character of Haskell and thus, Wanaque.

Neighborhood Commercial Land Use

The Master Plan Revision program examined the neighborhood commercial zone along Ringwood Avenue and proposes a number of modifications that reflect development patterns experienced in this corridor over the last several years. The program examined locations along the corridor that might benefit from inclusion within and exclusion from the neighborhood commercial zone.

Generally, the refinements identified in this Revised Master Plan are located in the Midvale section of the Borough reduce the number of commercial sites replacing them with the residential land use presently in existence.

Regional Commercial Land Use

A 38 acre parcel located on the north side of Union Avenue, having Bloomingdale as its western boundary, is currently a vacant undeveloped parcel. This site has over 600 feet of frontage along Union Avenue. Since the 1983 Master Plan, I-287 construction and associated interchange facilities have changed the character of this section of Haskell. The Ringwood Avenue/Union Avenue interchange to I-287 will attract great numbers

of regional commuters and travelers. Additionally, the Passaic County Board of Chosen Freeholders has recently completed a Ringwood Avenue Bypass Feasibility Study which contemplates the use of the abandoned railroad right-of-way located approximately 1,350 linear feet east of this site.

As a response to these particular improvements, this Master Plan proposed to designate this site for regional commercial development. Its location within close proximity to I-287 and its associated interchange, coupled with its peripheral location in Wanaque can result in large scale commercial development that will not adversely impact the Haskell community or exacerbate the ever increasing traffic problem along Ringwood Avenue.

LIGHT INDUSTRIAL USES

Recognizing the developed character of the Borough and the fact that isolated sites for light industrial development within Wanaque are difficult to market and undesirable as well, a number of these sites have been eliminated and proposed for rezoning to townhouse/multi-family development.

Conversely, the 600 acre tract known as Powder Hollow is proposed for redesignation to light industrial use. The creation of a large industrial park development on this large centrally located tract of land makes good marketing and planning sense.

HEALTH CARE USE

This is an established and developed zone located in the southern tip of the Borough. The existing convalescent center encompasses the entire zone and no change to it is contemplated.

BOROUGH PARK

While most of the parks within the Borough remain as they were with the 1983 Master Plan, Back Beach Park has experienced an enormous improvement. Since the Plan's adoption, the Borough, through a Green Acres loan, has acquired additional land contiguous to Back Beach Park enlarging the park to 41.3 acres. Additionally, the Borough received a substantial development loan from Green Acres to develop the park site.

The Back Beach Park development program to date is nearing its Green Acres completion with the

construction of one lighted multipurpose field designed to accommodate regulation football, soccer and baseball, one soccer field, two lighted tennis courts, a biking/jogging path, a centralized parking area, a picnic area and landscaping. Further, the Borough is developing plans to build an indoor recreational facility to accommodate basketball and a variety of other activities. It is the intention of the Borough to make Back Beach Park the central recreational complex of the community.

STATE PARK

With the construction of I-287 a small amount of State parkland, located in the extreme southeastern section of the Borough, was taken by the State Department of Transportation. State parkland is anticipated to remain unchanged.

WATERSHED CONSERVATION LAND USE

The watershed around the Wanaque Reservoir has been established for many years. This area is owned and controlled by the North Jersey District Water Supply Company. There are no plans contemplated in the Master Plan for any changes to the development status of this conservation plan.

HOUSING ELEMENT

INTRODUCTION

The Supreme Court of New Jersey in its Mount Laurel II decision of January, 1983, mandated that every municipality must provide a realistic opportunity for the construction of housing units affordable to lower income households. Lower income households are defined as households whose annual income are 80 percent or less than the average income for the region. The determination of the extent to which a municipality is obligated to provide "affordable housing" begins with the State Development Guide Plan.

The Plan divides the State into Growth Areas, Limited Growth Areas, Agricultural Areas and Conservation Areas. Those municipalities located outside the Growth Areas must provide for present lower income indigenous housing needs; whereas, those municipalities located wholly or partially in the Growth Areas must provide for their present lower income indigenous housing needs and their fair share of the surplus of present lower income housing needs in the region. In addition, a Growth Area municipality must also provide for its fair share of the projected future regional need for lower income housing.

The enactment of the P.L. 1985, Chapter 222 (Fair Housing Act) on July 2, 1985 established a Council on Affordable Housing which has been given primary jurisdiction for the administration of housing obligations throughout the State. The nine member Council's mandate, as set forth by the Fair Housing Act, is to determine housing regions of the State, estimate present and prospective need for low and moderate income housing in the State and at the regional levels, provide population and housing projections for the State and housing regions and adopt criteria and guidelines for municipal determination of its present and prospective fair share of the housing need in a given region, including adjustment factors.

According to the Act, a municipality desiring to participate must adopt a resolution of participation indicating that the municipality will prepare a fair share plan and housing element in accordance with the Act. The housing element shall be based on the Council's criteria and guidelines.

In accordance with the procedures established by the Council on Affordable Housing the Borough of Wanaque has issued a Letter of Intent of participation with the

Council dated October 23, 1986 indicating its plan to submit a formal Housing Element and Fair Share Plan to the Council. A Resolution has been adopted by the Mayor and Council reaffirming the Borough's intent to participate with the Council.

The Borough's current Master Plan was prepared in 1983 by Michael F. Kauker Associates. In accordance with both the Municipal Land Use Law criteria and guidelines and the Council on Affordable Housing criteria and guidelines, the herein report comprises the Master Plan Housing Plan Element Revision and is made part of this Master Plan Revision.

Fair Share Housing Criteria and Guidelines (NJAC 5:92) incorporates the Municipal Land Use Law requirements and sets forth the minimum components a municipal housing element must contain and defines housing regions. The components of the Borough's responsibility in preparing its housing element are as follows:

1. An inventory of the Borough's housing stock by age, condition purchase/rental value, occupancy and type, including the number of

units affordable to low and moderate income households and substandard housing capable of being rehabilitated.

2. A projection of the Borough's housing stock, including the probable future construction of low and moderate income housing, for the next six years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands.
3. An analysis of the Borough's demographic characteristics, including, but not limited to, household size, income level and age.
4. An analysis of the existing and probable future employment characteristics of the Borough.
5. A determination of the Borough's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective

housing needs, including its fair share for low and moderate income housing.

6. A consideration of the lands that are most appropriate for construction of low and moderate income housing and for the existing structures appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.
7. The location and capacity of existing and proposed water and sewer lines and facilities relevant to the designated sites.
8. Copies of necessary applications for sewer service and water quality management plans submitted pursuant to Section 201 and 208 of the Federal Clean Water Act, 33 U.S.C. Article 1251, et.seq.
9. A copy of the most recently adopted Borough Master Plan and the immediately preceding,

adopted Master Plan.

10. A copy of appropriate National Wetlands Inventory maps provided by U.S. Fish and Wildlife Service for designated sites.
11. A copy of appropriate USGS Topographic Quadrangles for designated site.
12. Any other documentation as may be required by the Council.

The following report has been prepared in accordance with Municipal Land Use Law requirements and the Fair Housing Council's Regulations and is presented in the following sections:

Housing, Population and Employment Characteristics

Housing, Population and Employment Projections

Determination of the Borough's Present and Prospective Fair Share Number for Low and Moderate Income Housing

Analysis of Municipal Development Capacity and
Implementation of Borough of Wanage's Housing
Plan

HOUSING, POPULATION AND EMPLOYMENT CHARACTERISTICS

Inventory of Housing Stock

The Borough of Wanaque has developed generally as a single family residential community. Of the 3,087 housing units constructed by 1980, 2,476 or 80% were single family homes; while 601 or 20% were two or more units. Although the character of the Borough remains single family residential, a growing percentage of housing units are multifamily. Of a total of 3,087 housing units in 1980, 2,345 or 78% units were owner-occupied and 662 or 22% were renter-occupied.

There are a number of ways to determine housing unit condition. The predominant methods include, U.S. Census data on units lacking plumbing for exclusive use and surveys. Census data for Wanaque indicate that 94 units in the Borough were substandard and in need of rehabilitation in 1980. Since the 1980 Census, based on the Council on Affordable Housing's estimate 34 housing units have been spontaneously rehabilitated, thus reducing the number of low and moderate income housing units in need of rehabilitation to 60. Rehabilitation of existing substandard units is highly desirable. Housing condition within the Borough is generally good.

A brief look at the history of the Borough's housing shows that most construction occurred prior to 1970 with the largest amount of construction occurring between 1940-1950. Table 1 shows the residential development trend present in the Borough.

Table 1

DEVELOPMENT TRENDS

<u>Year</u>	<u>Dwelling Units Constructed</u>	<u>Percentage</u>
1939 or earlier	838	26
1940 - 1959	1,279	39
1960 - 1969	348	11
1970 - 1979	578	18
1980 - 1986	203	6
TOTAL	3,246	100

Source: U.S. Census Bureau
 NJ Dept. of Labor, Residential Building
 Permits - Summary 1980-1986

The average sale price for a single family residential unit in Wanaque in 1980 was \$58,900, with most of the houses in the \$50,000 to \$79,999 range. The average rent was \$268 per month.

Population Characteristics

Wanaque's population grew steadily from 1950-1980. The decade between 1950-1960 saw the largest growth of the Borough's population. Table 2 illustrates this growth pattern.

Table 2

POPULATION CHARACTERISTICS

<u>Year</u>	<u>Population</u>	<u>Change</u>
1950	4,222	-----
1960	7,126	2,904
1970	8,636	1,510
1980	10,025	1,389
1986	10,571*	546

* Estimate using NJ Dept. of Labor Building
Permit Summaries 1981-1986

Source: U.S. Bureau of Census

Trends in age group distribution within the Borough have changed over the last decade, but the Borough's population continues to grow. Table 3 illustrates the most recent Census for population by age.

Table 3

POPULATION BY AGE

Age	1970	1980	Population
<u>Category</u>	<u>Population</u>	<u>Population</u>	<u>Change</u>
0-4	821	785	- 36
5-10	948	839	-109
10-14	975	892	- 56
15-19	799	882	83
20-29	1,232	1,610	378
30-44	1,534	2,207	673
45-54	1,084	937	-147
55-64	631	932	301
65+	<u>612</u>	<u>941</u>	<u>329</u>
TOTALS	8,636	10,025	1,389

Source: U.S. Bureau of Census

The population concentration shifts experienced by Wanaque from 1970-1980 are indicative of similar trends experienced by many municipalities. The population group under age 5 decreased by 36 persons between 1970 and 1980; indicating that birth rates have declined in the Borough. This is in spite of the fact that the number of persons in prime childbearing years has

increased. Persons in this 20-44 age group increased by 874. This also indicates that an influx of new residents occurred during this period indicating that development may have continued in Wanaque at a rate above that for other locales in the surrounding area.

The 5-24 age group showed a net increase of 28 persons over the 1970-1980 decade. This is significant for educational planners as it appears that growth of persons in school age groups has leveled off and their numbers should decrease over time, given the trend in the under 5 age group.

The population between 20 and 64 comprises the general work force of 5,686 or 57% of the total population.

Of prime importance are the population trends in persons age 55 and over. Increasingly, the senior citizen is becoming an important segment of the municipal population. As of 1980 there were 630 Borough residents 55 and over and 329 residents 65 and over.

The number of persons per household in Wanaque has declined from 3.50 in 1970 to 3.25 in 1980.

The average income in Wanaque in 1980 for an owner occupied unit was \$56,579, while for a renter-occupied it was \$23,591. Per capita income was \$15,624. Wanaque ranked tenth out of sixteen in the County for highest average income and thirteenth for per capita income. Of the 3,002 households in the Borough, 1,190 or 40% of the households were classified as low/moderate income (424 as low and 766 as moderate). Table 4 shows the Borough's income distribution by poverty status.

Table 4

HOUSEHOLD INCOME DISTRIBUTION - 1980

<u>Income</u>	<u>Status</u>	<u>Households</u>
Less than 10,000	Low	424
\$10,000-\$19,999	Moderate	766
\$20,000-\$34,999	Middle	1,255
\$35,000-\$49,999	Upper	420
\$50,000+	Upper	137

Source: 1980 U.S. Census

The low and moderate income household limits are set forth by the Council on Affordable Housing. COAH specifies low and moderate income households as those

whose income falls below 50% and 80%, respectively, of the area's median income.

The most recent COAH income limits for the Borough of Wanaque are given in Table 5. The affordability criteria currently used are 30% gross income for renter-occupied units and 28% gross income for owner-occupied units.

Table 5

SECTION 8 INCOME LIMITS FOR LOW/MODERATE INCOME
HOUSEHOLDS IN PASSAIC COUNTY

<u>Household</u>	<u>Low Income</u>	<u>Moderate Income</u>
<u>Size</u>	<u>Level</u>	<u>Level</u>
1	\$15,505	\$24,808
2	17,720	28,352
3	19,935	31,806
4	22,150	35,440
5	23,535	37,656
6	24,920	39,872
7	26,305	42,088
8	27,688	44,000

Source: Council on Affordable Housing,
February 21, 1989

Employment Characteristics

Of a total labor force in the Borough of 4,703 in 1980 only 219 or 4.7% were unemployed. This was well below Passaic County's unemployment rate of 11%. The unemployment rate for the County tends to be skewed due to the very high unemployment rates for the cities of Passaic, Paterson and Clifton. However, despite employment gains over the last six years, unemployment within Passaic County will remain a very serious problem due to the loss of thousands of manufacturing jobs. Local joblessness is expected to continue to exceed statewide rate and remain concentrated in the cities of Paterson and Passaic. As indicated in Table 6, approximately 66% of all persons employed have traditional white collar jobs, while the remaining 34% are employed in traditional blue collar occupations.

Table 6

EMPLOYED PERSONS BY OCCUPATION - 1980

<u>Occupation</u>	<u>Number of Persons Employed</u>
Managerial/Professional	956
Technicians	171
Sales	410
Administrative	978
Service	458
Farming	5
Precision Production	726
Operators/Fabricators/Laborers	780

Source: U.S. Bureau of Census

HOUSING, POPULATION AND EMPLOYMENT PROJECTIONS

Projection of Housing Stock

As an integral part of the municipal housing element, the Fair Housing Act requires a projection of the Borough's housing stock to be made. This projection includes the probable future construction of low and moderate income housing for the next six years taking into account, but not limited to construction permits issued, approvals for development and probable development of lands.

Expansion of the Borough's housing stock under market conditions would be governed by the Borough's different residential district which include low density single family residential development, medium density single family residential development, high density single family residential development, townhouse development, apartment development over stores and garden apartment development.

The pattern of residential construction within the Borough for the period of 1980-1986 saw the approval of 151 single family residential building permits, 52 multifamily residential building permits. This resulted in a gain of 203 residential dwelling units or 34 dwelling units per year (25 single family units per year and 9 multiple family units per year). Assuming this average is maintained, the Borough can expect the construction of an additional 151 single family residential dwelling units and 52 multifamily dwelling units by the year 1993.

The above scenario does not take into consideration the new townhouse ordinance which the Borough recently adopted. This ordinance permits the construction of both townhouses and garden apartments on contiguous

land areas of 20 acres or more at a maximum density of 8 units per acre. The ordinance further provides for the construction of low and moderate income housing units in the designated Growth Area in accordance with the Council on Affordable Housing requirements.

Total projected new single family and multi-family residential dwelling units for the year 1993 is estimated to be 509.¹

The Council on Affordable Housing (COAH) has calculated the fair share housing obligation of all municipalities in the State. The final fair share housing obligation is referred to as the Pre-Credited Need. The computation of Wanque's Pre-Credited Need results in a figure of 139 low and moderate income housing units of which 60 units comprise the Borough's rehabilitation number and 79 its inclusionary or new development number. The Borough has rezoned for inclusionary development, through its townhouse ordinance, to

1. Estimate calculation: 52 multiple units of market housing; 151 single family housing units; and 306 multiple units with Mt. Laurel obligation

provide for its fair share of the low and moderate income housing units. The developer, as a result of the townhouse ordinance density allowance, would be required to set aside 20% of his residential project for low and moderate income housing. The 1993 total housing number would reach 3,807. The proportion of new multiple family housing units would alter the established single family residential dwelling unit and multifamily dwelling unit ratio in Wanaque creating a 27% multifamily residential character to a 73% single family residential character.

Projection of Population

The average household size in Wanaque in 1980 was 3.25 a decrease from 3.50 in 1970. However, overall population within the Borough increased from 8,636 in 1970 to 10,025 in 1980, a 16.1% increase in population. While much of the County and surrounding communities experienced little or no growth Wanaque saw a significant amount of growth. This increase in population was the result of new residential development and in-migration of new residents.

If expansion of the Borough's housing stock were to proceed under market conditions, low density, medium

density and high density single family residential dwellings, as well as, townhouses and apartments would continue to be constructed by the year 1993. Using a household size of 3.25 persons per household for single family residential projection purposes, an additional 491 persons could be expected to become residents of Wanaque. Typically, the average household size of multifamily units is less than single family units. For projection purposes a figure of 2.1 persons per household is used for multifamily dwellings.² Thus, an additional 752 persons could expect to become residents of Wanaque resulting in a 1993 estimated population of 11,268.

Projection of Employment

Construction of an additional 526,000 square feet of office space is projected for the designated district within the Borough. This will result in approximately 2,100 employee positions. Total development will take from 5 to 10 years. Once completed, however, little,

2. Average assuming 50% 1 Bedroom and 50% 2 Bedroom,
The New Practitioner's Guide to Fiscal Impact Analysis, Burchell, Listokin and Dolphin (1985)

if any, new office/industrial development can be accommodated. Thus, future employment within the Borough of Wanaque shows approximately 5,333 jobs will ultimately be available.

DETERMINATION OF THE BOROUGH'S PRESENT AND PROSPECTIVE
FAIR SHARE FOR LOW AND MODERATE INCOME HOUSING

Municipal present and prospective need is calculated by summing municipal indigenous need and municipal share of the appropriate housing region's reallocated present and prospective need including credits for lower income housing as a result of conversions, rehabilitation and filtering and additional units needed to compensate for demolitions. The result of this process is the determination of municipal pre-credited need.

In the Council on Affordable Housing's determination of the Borough of Wanaque's present and prospective fair share number for low and moderate income housing units criteria as set forth in the Substantive Rules of the New Jersey Council on Affordable Housing N.J.A.C. 5:92 was used. Included in this calculation is the determination of the Borough's indigenous need. The indigenous need number is intended to measure the number of low and moderate income household living in

substandard housing as of January 1, 1987. The indigenous need number for Wanaque is determined to be 60. The gross, aggregate and unadjusted fair share calculation estimate of Wanaque's low and moderate income housing need (including indigenous need) for July 1, 1987 present need, to July 1, 1993 prospective need is 139.

The Borough of Wanaque is located in the Northeast designated region of the State. This region consists of Bergen, Hudson and Passaic Counties. The Borough is located in both the Growth Area of the State and the Conservation Area of the State as defined in the State Development Guide Plan. Therefore, Wanaque must provide not only for its present lower income indigenous housing needs, but also for a proportionate share of its fair share of the present and future regional lower income housing needs. This proportion is based only on those lands located in the Growth Area.

The region's reallocated present and prospective needs are distributed to each Growth Area municipality in the region on the basis of the municipality's share of the following four factors relative to all Growth Area communities in the region:

Covered employment in the municipality in 1984 as a percentage of regional covered employment.

Regressed annual covered employment change within the municipality over the period of 1977-1984 as a percentage of regional regressed annual covered employment change for the same period.

Municipal area in the growth area as a percentage of growth area in the region as included on the Official State Department Guide Plan.

Municipal 1983-1984 aggregate per capita income.

The municipal numbers were obtained in two ways. In the first instance, they were calculated according to criteria set forth in Subchapter 5 of the Substantive Rules of the New Jersey Council on Affordable Housing N.J.A.C. 5:92. The accuracy of the COAH calculations were independently verified by directly consulting the original data sources for covered employment, per capita income and Growth Area acreage for the Borough.

ANALYSIS OF MUNICIPAL DEVELOPMENT CAPACITY AND
IMPLEMENTATION OF THE BOROUGH OF WANAQUE'S HOUSING PLAN

The Pre-Credited Need for Wanaque as established by COAH is 139 units of which 60 units are indigenous need units and 79 are fair share units. The Borough requests credit for the rehabilitation of 4 housing units after April 1, 1980, thus reducing the Borough's indigenous need number to 56 units. The Borough of Wanaque, pursuant to the Council on Affordable Housing's Substantive Rules, following the deduction of the the rehabilitated units accepts the COAH's Present Allocation and Future Need number.

The COAH Substantive Rules specify that a municipality may satisfy its municipal fair share obligation, through a rehabilitation program, the construction of new low and moderate income housing units within an inclusionary development or through a Regional Contribution Agreements with other municipalities.

A Regional Contribution Agreement involves the transfer of up to 50% of a municipality's fair share number to another municipality by means of a contractual agreement between the two municipalities.

Rehabilitation

Of the Borough's Pre-Credited Need number, as established by COAH with appropriate credits, 56 units represents the number of present indigenous housing need. The present indigenous need consists of deficient housing units occupied by low and moderate income households within the Borough.

The advantage of a rehabilitation program within the Borough is its use of existing housing stock rather than the creation of new housing units, and its upgrading of existing housing stock so that units counted in 1980 Census as, for example, lacking complete plumbing for exclusive use of the occupants or lacking adequate heating facilities (both used as indicators of dilapidation in the methodology for computing indigenous need) will not be counted as such in the 1990 Census and thereby resurface as part of the Borough's 1993-1999 housing obligation. Thus, a rehabilitation program would, if successful, solve an existing housing problem and eliminate from any future fair share analysis one of the components of the Borough's low and moderate income housing obligation.

The COAH has estimated that the average cost for

properly rehabilitating a housing unit is \$10,000. Funding for such a program can come from two sources. One is to apply for State funding, which although scarce is still available. The other is to generate the funds locally through the passage of an ordinance requiring all residential and nonresidential developers to contribute to a Housing Rehabilitation Fund to cover rehabilitation costs.

Finally, once the deficient units are identified, the Borough will have to establish a rehabilitation program and provide for its administration and funding. The ordinance will have to specify the types of improvements considered appropriate for the program; whether or not the program will involve direct grants or low-interest loans, or both and the methods by which the income of qualified households will be verified and affordability will be controlled.

Regional Contribution Agreement (RCA)

A Regional Contribution Agreement is an agreement entered into between two municipalities which results in the transfer of a number of low and moderate income housing units from one municipality, known as the sending municipality, to another municipality, known as

the receiving municipality. COAH in its Substantive Rules Chapter 11 entitled "Regional Contribution Agreement" outlines the responsibilities and obligations of both the sending and the receiving municipalities.

Principal among the requirements of COAH is that a municipality may not transfer via an RCA any of its indigenous need and may transfer only up to 50% of its fair share number to a receiving municipality within the same housing region. The RCA must run concurrent with the sending municipality's period of substantive certification, not to exceed six years and the receiving municipality does not have to have substantive certification to participate in an RCA.

Housing provided pursuant to the RCA may include new construction, rehabilitation, residential conversion of existing units, conversion of other uses to housing, creation of alternative living arrangements or a combination of these methods. All RCA's must have acceptable affordability controls and income eligibility criteria.

Given the Borough's existing vacant land; the Borough

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Given the Borough's existing vacant land; the Borough

of Wanaque's present allocation and future need for low and moderate income housing and its desire to provide low and moderate income housing units within its boundary. It is not anticipated that Wanaque will engage any municipalities in a Regional Contribution Agreement.

Inclusionary Development

Analysis of vacant land resources is an integral part of the Borough's determination of the appropriateness and capacity for it to accommodate inclusionary development which would require a 20% set aside for low and moderate income housing units. A detailed review of vacant land within the Growth Area of the Borough was conducted.

Existing vacant, developable land resources within Wanaque have been analyzed. Based upon COAH's rules and regulations regarding site suitability, four characteristics were reviewed for housing sites. They are listed and defined as follows:

"Approvable Site" is a site that may be developed for low and moderate income housing in a manner consistent with the regulations of all agencies with jurisdiction over the site.

"Available Site" is a site with clear title, free of encumbrances which preclude development of low

and moderate income housing.

"Developable Site" is a site that has access to appropriate water and sewer infrastructure, and has received water consistency approvals from the new Jersey Department of Environmental Protection and Energy or its designated agent authorized by law to issue such approvals.

"Suitable Site" is a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in subchapter 8, Municipal Adjustments.

Vacant land as defined by COAH Substantive Rules is "residential areas with lot sizes in excess of two acres where environmental factors permit higher densities".

The Borough of Wanaque, as part of its obligation to provide for its fair share of the present and prospective need for low and moderate income housing, has adopted Ordinance Number 1-0-86 entitled, "An Ordinance to Amend the Zoning Ordinance of the Borough of Wanaque, Section 114-121 (3) to provide for the re-establishment of Planned Unit Development Multiple Family Housing as a Conditional Use in and for the Borough of Wanaque, County of Passaic, State of New Jersey." This zone permits as a conditional use high density multiple family housing, in the designated Growth Area, on any vacant parcel of 20 acres or more.

The Ordinance states as its purpose "to provide for the comprehensive, coordinated development of contiguous tracts of land for multiple family townhouse and apartment dwelling in the Growth Area of the Borough as delineated on the zoning map of the said Borough; to provide for the realistic opportunity for the construction of lower income housing in the Growth Area of the Borough as delineated on the State Development Guide Plan map." Under present COAH Rules and Regulations, Ordinance #1-0-86 does not meet the requirements for providing low and moderate housing units to fulfill the Borough's present and prospective need obligation. Specifically, the ordinance that provides for the Borough's fair share obligation cannot be an overlay zone, but must identify specific sites and rezone them accordingly. Additionally, specific administrative requirements and language pertaining to the construction of units, marketing of units, sales of units and resale of units must be included.

The Borough of Wanaque has identified two sites located wholly in the Growth Area that have been the subject of ongoing development proposals that it feels can realistically provide the magnitude of development necessary to construct sufficient numbers of low and

moderate income housing units through inclusionary development to help the Borough meet its fair share number as determined by the Council on Affordable Housing. These are shown on the Proposed Mt. Laurel Map.

Site #1 (Block 400, Lot 9) is a 54 acre parcel located in the Growth Area designation of the Borough. Given the limitations of this site, due to areas of environmental sensitivity (steep slopes) it is anticipated that an overall density of 5 units per acre can be achieved on this site with localized densities of up to 8 units per acre. As a result of this site's topography 216 market units can be accommodated on this site and 54 low and moderate income housing units built. Thus, a total of 270 multi-family housing units can be built on this site (216 market units, 54 low and moderate income units).

Site #2 (Block 479.01, Lot 2) is a 26+ acre site located wholly in the Growth Area in the southeastern section of the Borough. Presently the site is vacant and wooded. Slopes in excess of 15% can be found throughout the site. For this reason development of the parcel is recommended at 5 units per acre with

localized densities to reach 8 units per acre. This corresponds to the present development proposal before the Borough. Thus, a total of 130 multiple family units can be developed with 104 market units and 26 low and moderate income housing units.

These two sites can provide a total of 80 low and moderate income housing units, thus meeting the Borough obligation for its present and prospective fair share units.

Summary of Low and Moderate Income Housing Plan

The Borough of Wanaque is physically capable of providing a realistic opportunity for the construction, through inclusionary development of 79 low and moderate income housing units and for the rehabilitation of 54 (this includes the credit requested for six low and moderate income units that have been rehabilitated through the Passaic County Rehabilitation Program) low and moderate income housing units.

Presently, two sites have come before the Borough with ongoing preliminary development proposals. As part of the Borough's Fair Share Plan, a rehabilitation program will be created to provide the necessary funds for

qualified property owners who meet the standards for low and moderate income household, as established by COAH. Accordingly, the Borough of Wanaque over the next six years will be able to satisfy its allocation of present and prospective need of Mount Laurel housing as determined by the Council on Affordable Housing.

CIRCULATION PLAN ELEMENT

INTRODUCTION

The purpose of any circulation plan is to establish a coordinated system of existing and proposed roadways that compliment the land use plan and adequately and safely carry future traffic volumes. The plan should thus, provide for new roadways, establish appropriate alignments and widths and provide for intersection and other necessary traffic improvements.

OBJECTIVES

To alleviate the severe traffic congestion experienced by the Borough.

To develop an alternate north-south transportation corridor to alleviate the traffic congestion along Ringwood Avenue.

To actively lobby with the County of Passaic, Board of Chosen Freeholders to implement alternative three of its Ringwood Avenue Feasibility Study prepared by Richard A. Alaimo Engineering Associates, dated December 1991.

To coordinate traffic circulation associated with Route

I-287.

To protect residential neighborhoods from adverse affects of traffic, noise and air pollution.

CIRCULATION PLAN

Route I-287

The proposed extension of I-287 provides a direct connection between areas north of New Jersey and areas west and southwest of the State. From the south, the project will connect with the already built section of I-287, which in turn connects to the New Jersey Turnpike and other major arterials serving traffic in a north-south direction. The proposed extension will be bounded by I-287 to the south and west, the New York State Thruway to the north and the Tappan Zee Bridge (Hudson River crossings) to the east.

There are 9 proposed interchanges. The extension of I-287 will allow for most vehicular north-south movements through the area on high speed, high capacity facilities. Traffic would not only be diverted from existing streets in the area, but also be attracted from routes outside the primary area namely the Garden State Parkway and Route I-80.

One interchange is proposed to be located in the Borough of Wanaque at the intersection of Union and Ringwood Avenues. This will undoubtedly result in the further exacerbation of the existing traffic congestion experienced along Ringwood Avenue during morning and evening rush hours. It is anticipated that this interchange will attract traffic from Pompton Lakes, Bloomingdale, Wanaque, Ringwood, West Milford and other communities north of Wanaque.

Ringwood Avenue Corridor

The Borough's circulation plan is primarily concerned with traffic congestion experienced by the municipality along Ringwood Avenue and the impact I-287 will have on traffic patterns throughout the community.

Ringwood Avenue is the main north-south arterial used by people in northern Passaic County to reach the employment centers and more populated areas in central and southern portions of the County. 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 delays and congestion on Ringwood Avenue.

The concept of a Ringwood Avenue Bypass Corridor has been discussed at the local level for many years. However, the construction of I-287 and the ever increasing traffic congestion problems associated with Ringwood Avenue prompted Passaic County Board of Chosen Freeholders to prepare the Ringwood Avenue Feasibility Study. While the study prepared by Richard A. Alaimo Engineering Associates identified three possible alternate bypass corridor routes, alternate three has the most potential for providing the necessary traffic alleviation without disrupting the Borough's existing land use pattern along Ringwood Avenue. This alternative is also the most fiscally responsible. An analysis of the traffic volumes and patterns indicates that the Ringwood Avenue corridor needs a total of four traffic lanes with two lanes for each direction of travel.

Alternate three of the Feasibility Study proposes the splitting of traffic at Union Avenue such that two lanes of traffic would be constructed in the existing Ringwood Avenue alignment and two lanes of traffic in

the abandoned railroad right-of-way between Union Avenue and Conklintown Road, four lanes of traffic between Conklintown Road and West Brook Road in the existing Ringwood Avenue alignment and the remainder of the Ringwood Avenue corridor staying at two lanes.

Several advantages are associated with the Study's Alternate Three plan. They are summarized below:

1. The combination route does not require the condemnation of buildings except at specific intersection improvement locations. Once the roadway is constructed, the resulting roadway width will be equal to or less than the existing roadway width. Thus, land uses along Ringwood Avenue would only be physically impacted by intersection improvements.
2. Constructing a two lane roadway in the abandoned railroad right-of-way would make it easier to construct the road with the proper alignment necessary to avoid the few encroachments and physical obstacles which exist in the right-of-way. As a result, it would make the proposed construction more salable to the present owners of the right-of-way.
3. The proposal provides a second north-south route in the Borough in that either of the one directional two lane roadways could be used in an emergency for two way traffic.
4. It is also possible to utilize these two roadways as (2) two-way streets with center left turn lanes.

This proposed north-south corridor is dependent on several intersection improvements and the coordinated

operation of the traffic signals.

The Borough has long believed in and endorsed a Ringwood Avenue corridor development that utilizes the existing Ringwood Avenue alignment and the railroad right-of-way. It is anticipated that the impact of a one-way corridor system on residential traffic and residential streets will be minimal. The use of a two-way cross street system is functional for commercial purposes because the one-way north-south elements are closely parallel to one another. The impact of this one-way system on commercial establishments will be more significant however, because shoppers looking for a particular store are inconvenienced when forced to circle. This is alleviated by the cross street system.

BOROUGH OF WANAQUE'S REVISED MASTER PLAN COMPATIBILITY
WITH THE INTERIM STATE DEVELOPMENT AND REDEVELOPMENT
PLAN AND ADJACENT MUNICIPALITIES AND SURROUNDING
MUNICIPALITIES AND THEIR MASTER PLANS

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The Interim State Development and Redevelopment Plan for the State of New Jersey has identified the Borough of Wanaque as a Town. Towns are described as existing places that are traditional centers of commerce or government throughout the State and reflect a higher level of investment in public facilities and services than their surrounding environs. The criteria for identifying a Town is as follows:

1. It has a traditional, compact, mixed-use core of development, with infrastructure serving the core (e.g., the central business district) and surrounding neighborhoods;
2. It has an existing population of more than 1,000 persons and less than 10,000 within the Community Development Boundary;
3. It has a density of more than 1,000 persons per square mile, excluding water bodies; and
4. It is served by an arterial highway.

This designation is consistent with the Borough's land use pattern, population densities, commercial development and proposed redevelopment provisions of

the Revised Master Plan.

Planning Areas in the State Plan account for the unique qualities and conditions that exist in the different areas of the State. These Planning Areas serve as organizing mechanisms for growth and development planning throughout the State. The Interim Plan has identified three different planning Areas within the Borough of Wanaque consisting of the Metropolitan Planning Area (PA1), the Suburban Planning Area (PA2) and the Environmentally Sensitive Planning Area (PA5).

The Metropolitan Planning Area (PA1) consists of mature settlement patterns resulting in a diminished supply of vacant land; infrastructure systems that generally are beyond their reasonable life expectancy; recognition that redevelopment is, or will be in the not-to-distant future, the predominant form of growth; and a growing realization of the need to regionalize an increasing number of services and systems in light of growing fiscal constraints.

The Suburban Planning Area (PA2) is generally located adjacent to the more densely developed PA1. This Area is designated for growth in municipal master plans. It

contains exurban lands that will be converted to suburban subdivisions, office campuses or shopping centers. It is the intention of the Interim Plan for the PA2 to provide sufficient land area to accommodate much of the demand for future growth and development in the State.

The Land Use Plan and the Circulation Plan of the Borough's Revised Master Plan recognize the unique character of the Ringwood Avenue corridor and existing and proposed development patterns. These land uses and development patterns are consistent with the Borough's designation as a Town and the identified areas along the corridor as PA1 and PA2.

Finally, the Interim Plan has designated the watershed property and the eastern mountain area contiguous to the State parkland as Environmentally Sensitive Planning Area (PA5). The PA5 consists of large contiguous land areas with valuable ecosystems and wildlife habitats. They are characterized by watersheds of pristine waters, trout streams and drinking water supply reservoirs; recharge areas for potable water aquifers; habitats of endangered or threatened plant or animal species; coastal and

freshwater wetlands; prime forest areas; scenic natural landscapes; and other significant topographical, geological or ecological features. This is consistent with the Borough's Revised Master Plan designation of watershed conservation, State Park and low density single family residential land uses.

SURROUNDING MUNICIPALITIES AND THEIR MASTER PLANS

The Borough of Wanaque is surrounded by four (4) municipalities. The Borough of Oakland is located in Bergen County while the remaining three (3) municipalities: Pompton Lakes, Ringwood and Bloomingdale are located in Passaic County.

Borough of Oakland

The Borough of Oakland is located along Wanaque's eastern boundary. Oakland's Master Plan was last prepared and adopted in 1988 by Michael F. Kauker Associates. Both municipalities designate the areas surrounding their common border for parkland. Oakland contains state and county parkland and Wanaque contains state parkland.

Borough of Ringwood

The Borough of Ringwood is located along the entire

length of Wanaque's northern boundary. Ringwood's Master Plan was last prepared and adopted in 1991 by Malcolm Kasler and Associates. The land uses along the Wanaque border vary, but are consistent and correspond to the existing proposed uses in Wanaque.

Borough of Bloomingdale

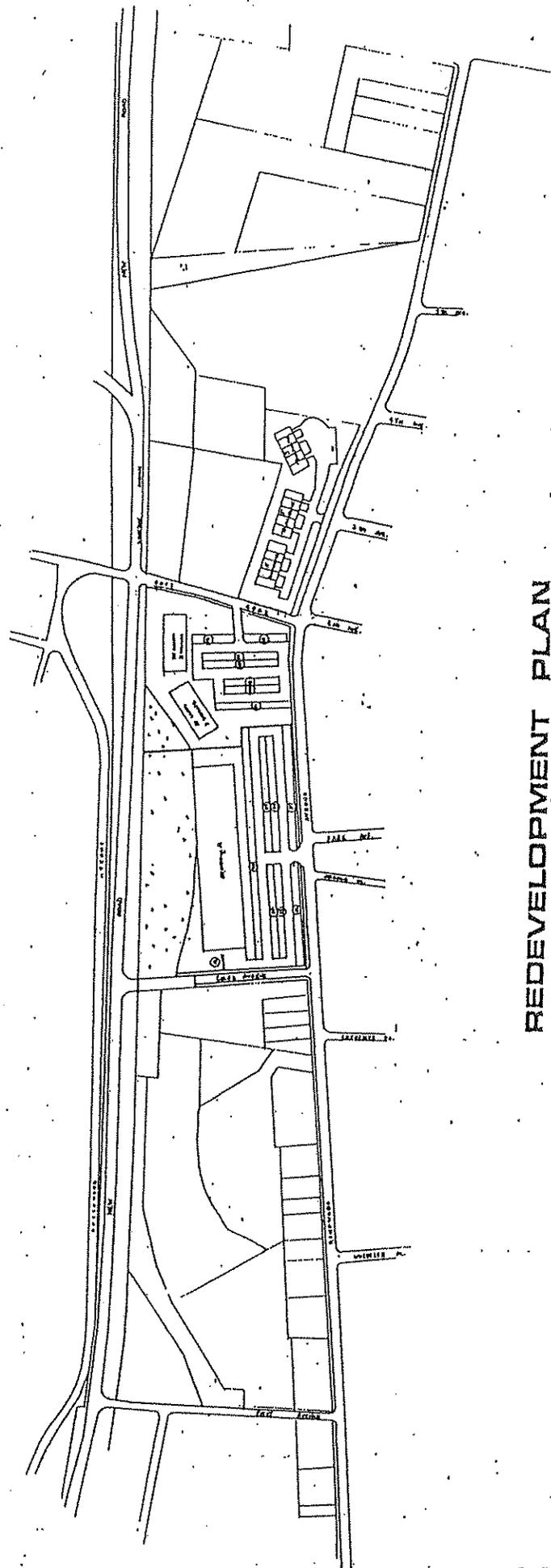
The Borough of Bloomingdale is located along the entire western boundary of Wanaque. Bloomingdale's Master Plan was last prepared and adopted in 1982 by Boorman and Dorram, Inc. A Housing Element to the Master Plan was prepared on 1987 by George M. Raymond.

Most of the western portion of Wanaque is designated water resource conservation district, and in fact is part of the Wanaque Reservoir. Bloomingdale's Master Plan designates corresponding sites for state forest and reservoir. Further south along the boundary residential and office uses in Bloomingdale correspond to Wanaque's residential and commercial designations.

Borough of Pompton Lakes

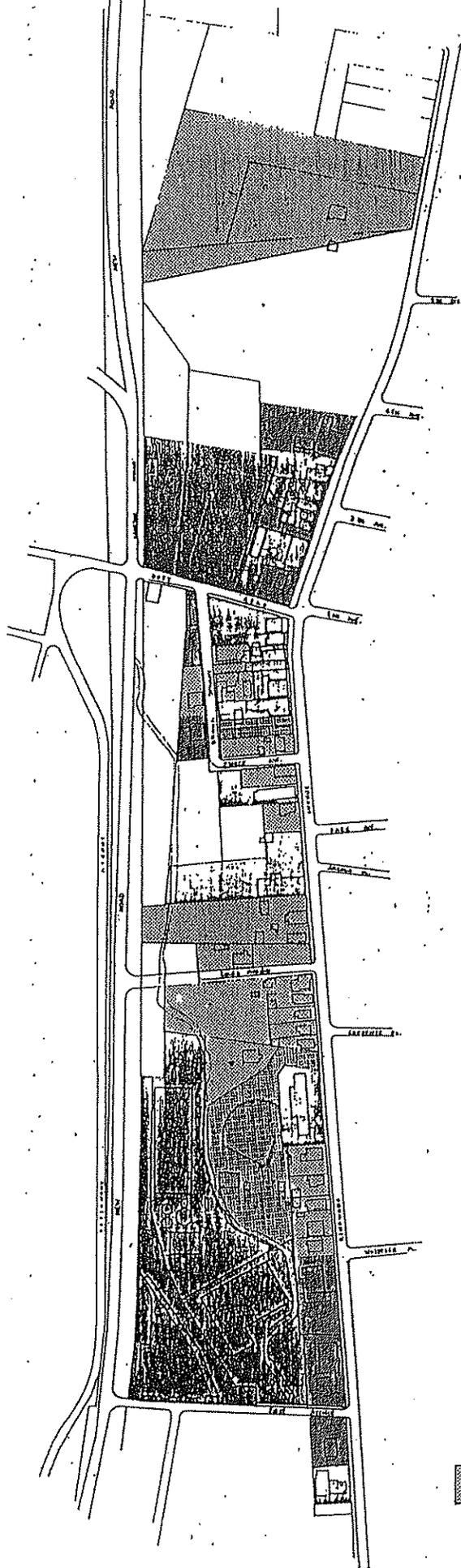
The Borough of Pompton Lakes is located along Wanaque's southern boundary. Pompton Lakes' Master Plan was last prepared and adopted in 1977 by Fredrick W. Ehlers. A

Housing Deeds document was prepared in 1982 by Dorram Associates Inc. Generally, the existing zoning pattern today mirrors the 1977 Master Plan recommendations and is compatible with the Borough of Wanaque's Master Plan.

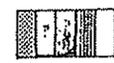


REDEVELOPMENT PLAN MAP

PLANNING AND REDEVELOPMENT
DEPARTMENT
CITY OF MEMPHIS

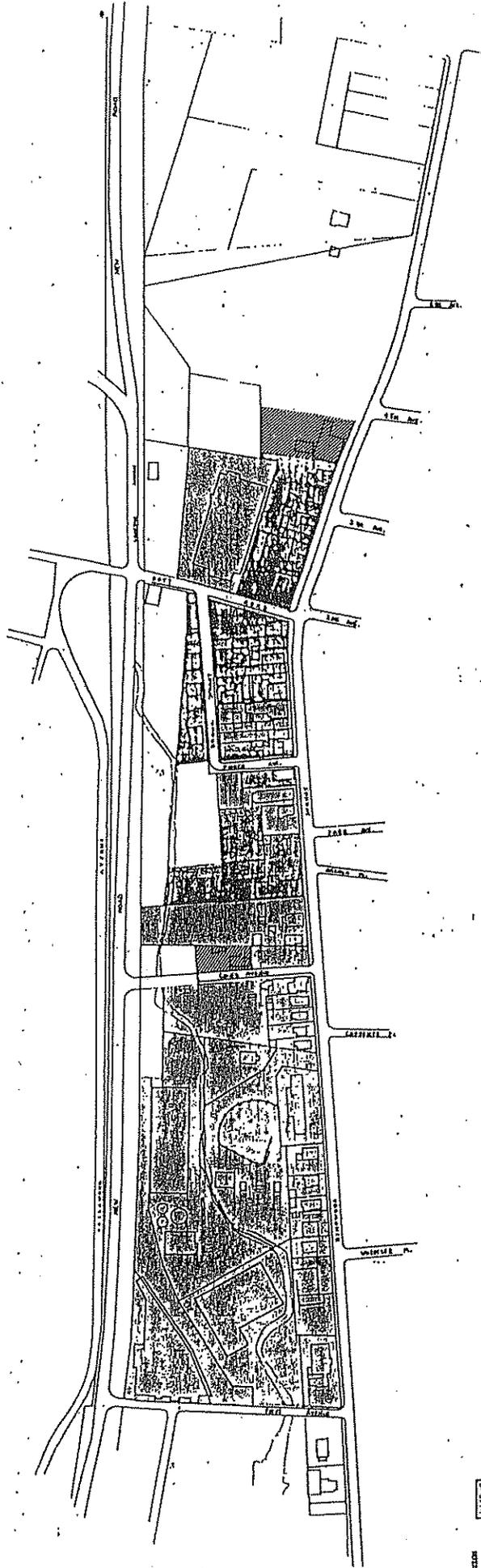


EXISTING LAND USE



RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL
 PUBLIC

PREPARED BY
 ENGINEERING AND ARCHITECTURE
 CONSULTANTS
 1000 WEST 10TH AVENUE
 DENVER, COLORADO 80202



EXISTING PROPERTY CONDITION



EXISTING PROPERTY CONDITION
 GOOD
 FAIR
 POOR

60
 HERRICK, S. HALL
 ARCHITECTS
 100 N. W. 10th St.
 MIAMI, FLA.