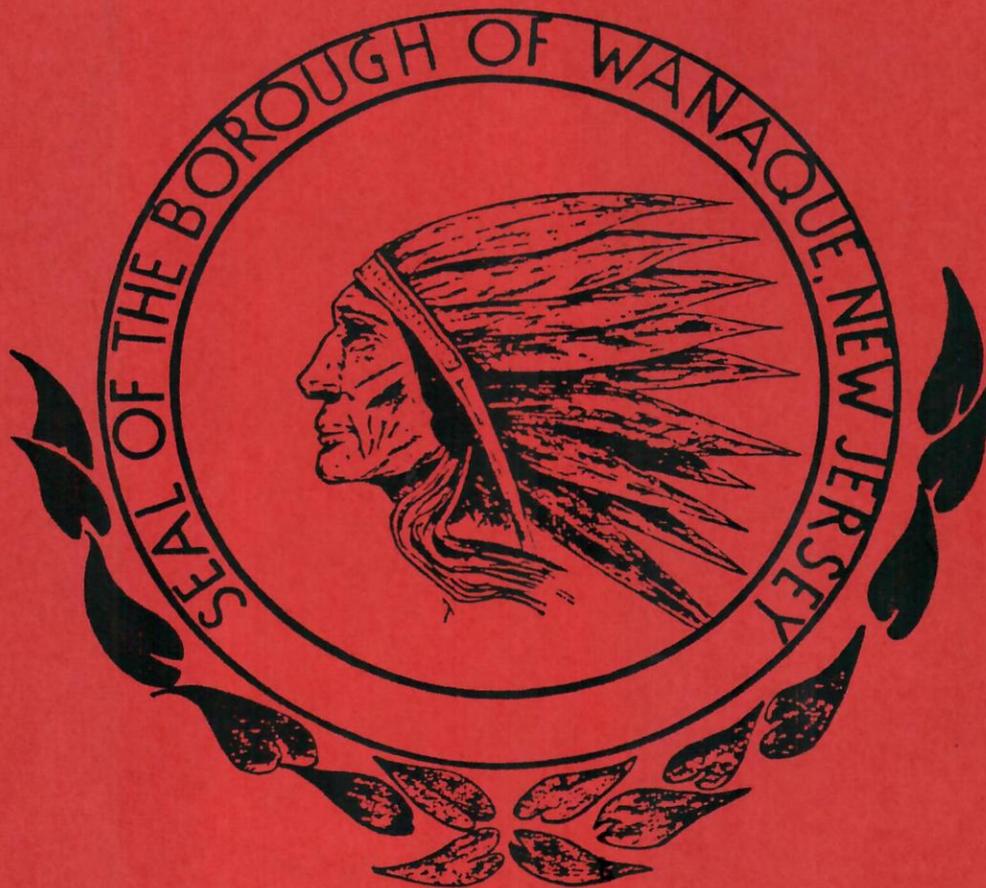


COMPREHENSIVE MASTER PLAN



BOROUGH OF WANAQUE
PASSAIC COUNTY
NEW JERSEY

MASTER PLAN REVISION

Borough of Wanaque Passaic County

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BUTLER, NEW JERSEY
JUNE 1983**

*Adopted by Mayor & Council
September 17, 1984*

This copy conforms to the original copy of this report which is stamped and signed by Michael F. Kauker, Professional Planner's License No. 993; in accordance with Title 45:14A, New Jersey Statutes regulating the practice of Professional Planning in the State of New Jersey.

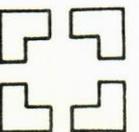
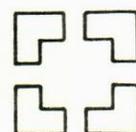


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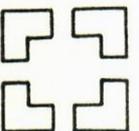
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I. INTRODUCTION

Pursuant to the Municipal Land Use Law, Chapter 291, Laws of New Jersey, 1975, revision of the Borough of Wanaque Master Plan must be undertaken every six years. The Borough's original Master Plan was prepared in 1964 by Herbert H. Smith Associates and revised in 1977 by Pandullo Quirk Associates, under the direction of Michael F. Kauker, a Licensed Professional Planner in the State of New Jersey.

Certain advantages accrue to the municipality through the requirement to regularly review the Master Plan. The Borough has an opportunity to review areas where the Plan has both succeeded and failed and, thus, make revisions accordingly. In addition, it is an opportunity for the Borough to take into account changing circumstances which have substantially altered baseline conditions, thereby rendering basic assumptions of the previous Plan obsolete. This revision of the Master Plan will present revised background data, review basic assumptions and plan objectives and recommend revised land use policies. These refinements in land use policy represent the evolutionary process which was the desired product of the Municipal Land Use Law of 1975. As this process continues to unfold, the Borough of Wanaque will strengthen its ability to provide cohesive, consistent and rational land planning decisions.



II. REVISED BACKGROUND DATA

A. Population

Changes in the Borough's population since preparation of the 1977 Master Plan revision can be documented by examining detailed figures from the 1980 U.S. Census. These statistics provide interesting insights into local changes with definite planning implications and are a reflection of larger trends at the national level. Information gained from detailed examination of this population data provides strong background for certain revised recommendations of the Master Plan.

Recent Trends

The 1977 Master Plan detailed growth for the Borough between 1950 and 1970, and projected populations for an additional thirty years into the future to the year 2000. Growth for the period 1950 - 1960 was nearly 70%. Between 1960 and 1970 this figure decreased drastically to slightly more than 21%. In projecting the 1970 - 1980 growth rate the Plan anticipated growth of almost 27%. As Table 1 indicates, growth between 1970 and 1980 was actually 16.1% from 8,636 persons in 1970 to 10,025 in 1980. Thus, the 1977 Plan overestimated growth by over 10% as evidenced by 1980 Census data. Similarly, projections to 1990 and 2000 and the ultimate population capacity of the Borough were similarly overstated.

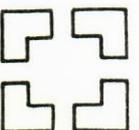
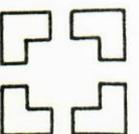


TABLE 1
POPULATION GROWTH TRENDS
BOROUGH OF WANAQUE

<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%

Estimated 1983 Population: 10,240



Age Group Trends

Examination of changes in age group and cohort data for the period 1970-1980 reveals several interesting facts about the nature of population make-up locally and in the nation. (See Table 2 for data). Age group data indicate the actual number of persons in a particular age group at a given point in time, while cohort data shows how a given group has changed in size as it moved up to the next age group. These cohort changes reflect the effects of migration and changing birth and death rates on the population.

From a planning standpoint, several age groups bear importance. The under 5 age group decreased by 36 persons, indicating that birth rates have declined slightly in the Borough over the past ten years, in spite of the fact that the number of persons in prime childbearing years has increased. Persons in this 25-44 age group increased by 874. In addition, the two cohorts in these groups gained in numbers, indicating an influx of persons in these groups over the ten year period. This indicates that development may have continued in Wanaque at a rate above that for other locales resulting in in-migration of families bearing children. This is in contrast to other areas where more sharp declines in the birth rate took place.

The 5-24 age group showed a net increase of 28 persons over the ten year period. This is significant for educational planners inasmuch as it appears that growth of persons in school age groups has leveled off and their numbers should decrease

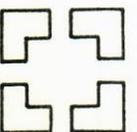


TABLE 2

POPULATION CHANGE BY AGE GROUP

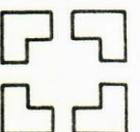
<u>AGE GROUP/CATEGORY</u>	<u>1970</u>	<u>1970</u> <u>% OF TOTAL</u>	<u>1980</u>	<u>1980</u> <u>% OF TOTAL</u>	<u>AGE GROUP</u> <u>CHANGE</u>	<u>COHORT CHANGE</u>
Under 5 Pre-school	821	9.5	785	7.8	-36	-36
5-14 School	1,923	22.3	1,731	17.3	-192	+910
15-24 Young/ Young Married	1,400	16.2	1,660	16.6	+220	-263
25-34 Homeowner/ Childbearing	1,144	13.2	1,752	17.5	+608	+352
35-44 "	1,021	11.8	1,287	12.8	+266	+143
45-54 "	1,084	12.6	937	9.3	-147	-84
55-64 Post Child- bearing	631	7.3	932	9.3	+301	-152
65 and over	612	7.1	941	9.4	+329	+310
TOTAL	8,636	100.0	10,025	100.0		

over time, given the trend in the under 5 age group. Current trends indicate a substantial cohort increase in the 5-14 age group who in ten years will be worked into and through high school age. This increase in persons in this category should be temporary given trends in the under 5 age group, and would not warrant substantial change in the physical plant required to accommodate enrollments.

Of prime importance are the population trends in persons age 55 and over. This group increased by 630 persons over 1970. While the cohort of persons 55-64 decreased over the period perhaps indicating some outmigration of persons in this group, the 65 and over cohort increased in size over its 1970 counterpart. Considerable attention was given to providing for the housing needs of senior citizens in the 1977 Master Plan and it appears that continued emphasis on those needs is fully justified by the noted increase in persons age 55 and over.

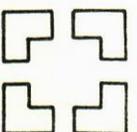
Population Estimates and Projections

Population estimates and projections prepared for the 1977 Master Plan overstated Borough populations as evidenced by 1980 Census data. The 1980 population was 10,025 persons. Since 1980, 65 units of housing have been constructed in Wanaque. Given current average household size, current 1983 population is estimated at 10,240.



Population projections prepared for this Master Plan revision have been developed using low, medium and high estimates. Using building trends established from data for the period 1960-1982, estimates of future development were generated which reflect periods of reduced activity based on generally depressed economic conditions (low growth, 25 units/year), "normal" activity based on the entire period controlled for extreme exceptions (moderate growth, 35 units/year), and a high level of activity based on the entire period including all data (high growth, 45 units/year).

The figures which result provide a range of populations which are valuable for projecting future impacts on the Borough. They are not designed to pinpoint what the population will be at a specific point in time, but rather to reflect anticipated trends given reasonable assumptions. The difficulty in projecting populations is evidenced in figures from the previous Master Plan where the estimated population for 1975 exceeds the 1980 census figure for the Borough. Therefore, it is important to be conservative when projecting populations ten and twenty years hence.

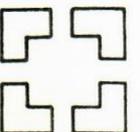


2000

TABLE 3

POPULATION PROJECTIONS

	<u>LOW</u>	<u>MODERATE</u>	<u>HIGH</u>
1990	10,795	11,105	11,410
2000	11,565	12,185	12,795
2010	12,335	13,265	13,850
	1980 Population	10,025	
	1983 Estimate	10,240	
	Maximum Population Potential	13,850	



B. Income Characteristics

Since 1970, Wanaque's median income has increased by 103% from \$11,134 to \$22,588 in 1980. In 1980, approximately 15% of all households earned less than \$10,000 while approximately 25% of all households earned between \$10,000 to \$20,000. Approximately 40% of the households earned between \$20,000 to \$35,000 in 1980. Only 4.5% of the households earned more than \$50,000.

Low and Moderate Income Households

To estimate the number of low and moderate income families in Wanaque, limits for the income ranges have been established by the Department of Housing and Urban Development Section 8. The resulting income figures for a three person family in New Jersey are:

Low income families: \$12,300/year

Moderate income families: \$12,301 to \$19,650/year.

In 1980 there were 3,002 families in Wanaque. Table 4 summarizes the findings.

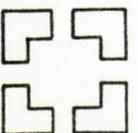
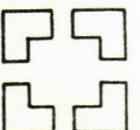


TABLE 4
INCOME DISTRIBUTION, 1980
BOROUGH OF WANAQUE

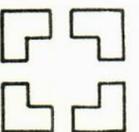
<u>Income Category</u>	<u>Number of Families</u>	<u>Percent of Total</u>
Less than \$5,000	135	4.5
\$5,000 to \$7,499	137	4.6
\$7,500 to \$9,999	152	5.1
\$10,000 to \$14,999	379	12.5
\$15,000 to \$19,999	387	12.9
\$20,000 to \$24,999	614	20.5
\$25,000 to \$34,999	641	21.4
\$35,000 to \$49,999	420	14.0
\$50,000 or more	<u>137</u>	<u>4.5</u>
Total	3,002	100.0

TABLE 5
INCOME CHARACTERISTICS

Low Income Families	613
Moderate Income Families	955
Total Low-Moderate Income Families	1,568
Percent of Total Families	52%



As of 1980, roughly 20% of the households in Wanaque had incomes less than \$12,300 and 32% had incomes between \$12,301 to \$19,650. The percentage of families earning low and moderate incomes has increased by 22% since 1970. Since 1970, the low income limit has increased from \$5,568/year to \$12,300/year and moderate income limits from \$8,567/year to \$19,650/year. As a result, the number of low and moderate income families have increased as the income units have increased. The data suggest that Wanaque has its proportionate share of the regional low moderate households.



B. Land Use Analysis

Using several data sources, it is possible to develop reasonable estimates of current land use within the Borough. Figures which compare 1982 land use with 1970 estimates are presented in Table 4.

Since 1970, Wanaque has continued to experience residential growth as housing construction filters out to more outlying suburban areas. This has resulted in 171 acres of additional land being given over to residential land use by 1982. While commercial and industrial land use has not increased significantly over 1970, considerable progress has been made in these areas through constructive rehabilitation and reuse of existing structures. Commercial revitalization has occurred, particularly along Ringwood Avenue, through the efforts of the Planning Board to require facilities to be upgraded and physically improved to remove blight and make the area more attractive to shoppers.

Changes in public acreage reflect the recent acquisition of a 26 acre parcel by Passaic County for construction of a branch facility for the vocational/technical high school. The large increase in conservation/recreation acreage reflects State land acquisitions relative to the Skylands State Park System. The new area included under the conservation category covers the Ramapo Lake area and surrounding land areas over the entire length of the Borough's eastern boundary. These changes have resulted in a significant decrease in remaining vacant land.

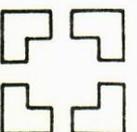
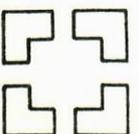


TABLE 4

LAND USE ANALYSIS

<u>USE</u>	<u>1982 ACRES</u>	<u>% OF TOTAL</u>	<u>1970 ACRES</u>	<u>% OF TOTAL</u>
Residential	785	15.0	614	11.7
Commercial	100	1.9	96	1.8
Industrial	55	1.0	51	1.0
Public	77	1.5	51	1.0
Conservation/ Recreation	2,140	40.8	1,119	21.3
Streets/Highways	185	3.5	154	2.9
Vacant	1,905	36.3	3,162	60.3
TOTAL	5,247	100.0	5,247	100.0



Land Development Characteristics

Detailed discussion was presented in the previous Master Plan revision regarding the significant level of development activity occurring in the Borough during the early 1970's. Although development has continued at a steady pace, detailed building permit statistics presented in Table 5 indicate that the tremendous growth which occurred in that period was the exception rather than the rule. This analysis would also accurately apply to the comparative impacts development in the early 1970's had on the Borough relative to recent continuing development. Some of the large subdivisions of the early 1970's with small lot sizes, did not relate well to the physical capabilities of the land for development. Recent development in the Borough has been more constructively focused in appropriate areas through increased awareness of the limitation of the landscape by both the Planning Board and developers as represented in zoning and subdivision design requirements.

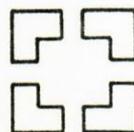
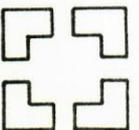


TABLE 5

RESIDENTIAL BUILDING PERMITS

<u>Period</u>	<u>Years</u>	<u>Number of Units</u>	<u>Units Per Year</u>
Entire Period	1960-1982	1,059	46
Last 10 Years	1973-1982	322	32
Last 5 Years	1978-1982	156	15



D. Housing

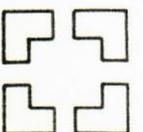
Existing Housing Supply

In 1970 there were 2,407 housing units located in the Borough. By 1980, this number had increased 28% to 3,087 housing units. Of this number 2,476 or 80% were single family in nature; 601 or 20% were of a two or more unit configuration. In Table 8, Housing Structures, Year Built, 27% of the current housing supply was built in 1939 or earlier, while 42% were constructed from 1940 to 1959, and 11% from 1960 to 1970. Construction in the last decade, 1970 to 1980 comprised 20% of the current housing supply. The 838 structures which are over 40 years old, represent a sizable proportion of the total number of structures. Many of these structures have been well kept and renovated.

TABLE 8

HOUSING STRUCTURES - YEAR BUILT

<u>Year Housing Was Built</u>	<u>Number of Housing Units</u>	<u>Percentage</u>
1939 or Earlier	838	27
1940 - 1959	1,279	42
1960 - 1969	348	11
1970 - 1974	448	15
1975 - 1978	130	4
1979 - March 1980	<u>21</u>	<u>1</u>
Total	3,064	100



Occupancy Characteristics

Of the 3,087 housing units listed as of 1980, 3,007 or 98% were occupied by 9,825 people for an average of 3.13 persons per unit. Owner occupied units totaled 2,345 or 78% while 662 or 22% of the total number of occupied units were rented. The median rent per unit was \$268.00 per month.

Housing Conditions

From census data, two measures of housing quality can be obtained. These are overcrowding and level of plumbing service. Table 9 shows that Wanaque is experiencing moderate to severe overcrowding conditions in 2.8% of its housing units. The Borough, which ranked third in the County in 1970, in terms of overcrowding, now ranks fourth. Table 10 shows that approximately 97% of the housing units have less than one person per room, which is certainly desirable.

TABLE 9
OVERCROWDING CONDITIONS

<u>Location</u>	<u>Housing Units</u>	<u>1.01 or More Persons Per Room</u>	<u>Percent</u>
Paterson	48,159	4,723	9.8
Passaic	19,857	1,835	9.2
Prospect Park	1,940	72	3.7
WANAQUE	3,087	86	2.8
Passaic County	159,585	8,028	5.0

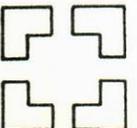


TABLE 10

OCCUPIED HOUSING UNITS BY PERSONS PER ROOM

Total	2,345
1.00 or less	2,291
1.01 to 1.50	46
1.51 or more	8
Owner Occupied	1,683
1.00 or less	1,661
1.01 to 1.50	16
1.51 or more	6
Renter Occupied	662
1.00 or less	630
1.01 to 1.50	30
1.51 or more	2

Using plumbing as another measure of housing conditions, less than 1% of Wanaque's housing units lack complete plumbing facilities.

Housing Values

In 1980, the median value of a one-family house was \$58,900 with most of the houses in the \$50,000 to \$79,999 range. Table 11 shows the breakdown of the housing values.

Rental Characteristics

There were 662 rental housing units occupied in the Borough in 1980. They comprise 22% of the total number of housing units. The median or average rent for these units was \$268.00 per unit.

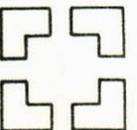
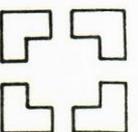


TABLE 11

VALUE OF HOMES

SPECIFIED OWNER OCCUPIED HOUSING UNITS - BY VALUE RANGE

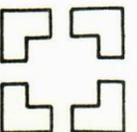
<u>Value Range</u>	<u>Number One Family Homes</u>	<u>Percent of Total</u>
Less than \$10,000	3	0.15
\$10,000 to \$14,999	7	0.34
\$15,000 to \$19,999	24	1.16
\$20,000 to \$24,999	40	1.92
\$25,000 to \$34,999	95	4.60
\$35,000 to \$49,999	438	21.11
\$50,000 to \$79,999	958	46.19
\$80,000 to \$99,999	373	17.98
\$100,000 to \$149,999	132	6.36
\$150,000 and up	<u>4</u>	<u>0.19</u>
Total	2,074	100.00
Median Value - \$58,900		



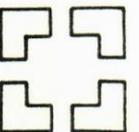
III. PROPOSED DEVELOPMENT PLAN

A. Objectives

1. To encourage future land use patterns which will provide balanced housing opportunities for present and future residents.
2. To encourage land use which properly relates to the physical characteristics and development capacities of the land.
3. To encourage land use which will strengthen and stabilize the communities financial structure.
4. To encourage land use and development patterns which reasonably relate to the provision of essential community facilities and services, and proper community management.
5. To provide a pattern of circulation within and through the Borough which affords safety, convenience, and efficiency; and to encourage safe and efficient design of circulation in new development.
6. To provide the background necessary to foster expansion and improvement of commercial and service land uses.



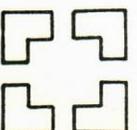
7. To provide development guidelines which encourage land form preservation during development for areas largely in their natural state and foster an optimum community scale through proper guidance of development densities.
8. To provide sufficient open space and develop recreational areas to meet the needs of current and future populations.



B. The Land Use Plan

In 1977, specific policies were outlined in the Master Plan which were designed to foster development patterns consistent with the Plan's overall objectives for land utilization. These objectives relate to such areas as balanced housing opportunity, proper relationship to land characteristics, fiscal soundness, and safe and efficient levels of community service. The Borough's success in achieving various objectives by translating policies to action through zoning ordinance changes is reflected in the need for further refinement of land use policies.

Albeit limited, these changes are embodied in an increased awareness of the need for energy efficiency and cost effectiveness in housing, combined with continued respect for limiting development to that form best suited to the area in question. The increased popularity of clustered housing, both in detached single-family units and attached townhouse-type development, requires that it be given consideration in meeting these objectives. Cluster housing is more implementable than the planned residential development concepts envisioned in the previous Master Plan revision.

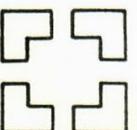


An analysis of vacant developable land within the Borough was conducted with a sensitivity toward these changing needs in housing development. The results of that analysis form the basis for revision of the land use plan. These revisions and their effect on each type of land use will be discussed in the following sections.

1. R-40 Low Density Residential with Cluster Option

The R-40 District is the lowest development density district within the Borough. Two areas are being added to this district based on their location and sensitivity to development. One encompasses an area north and east of existing development in the Hillside area. The second includes a large area surrounding Stephen's Lake, also in the Borough's northeast. Remaining vacant land in this district is restricted to a maximum density of 1.08 units per acre (minimum lot size 40,000 square feet). All housing in this district must be single family.

If a developer chooses the cluster option in this district, the specific number of dwelling units permitted is based on the total area of the development tract and the maximum gross density when computed by using the minimum lot size for this district without cluster, which is 40,000 square feet. Therefore, gross density will be the same with or without cluster, however, minimum lot size will be reduced under the cluster option. About

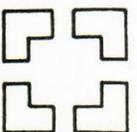


400 acres of land remain in this district. Future development potential in this category is 435 units. Low densities and the cluster option are necessary in this district to preserve the environmentally sensitive nature of these areas and respect their proximity to conservation areas.

2. R-30 Medium Density Residential with Cluster Option

Opening substantial vacant acreage to development requires particular sensitivity to densities. In addition, care must be taken to preserve areas which have a particular sensitivity to environmental impact through large scale development. For these reasons, one area has been added to the R-30 zone and another upgraded by allowing cluster development as an option within this zone. A large area encompassing parcels on both sides of Doty Road has been changed from R-15 to R-30. Development on vacant land in the Stonetown Road area would be positively impacted by cluster development. Densities would be controlled while maintaining a particular sensitivity to energy efficiency and cost-effectiveness.

Development on remaining vacant land in this district is restricted to a maximum density of 1.45 units per acre. For the cluster option, this density would remain the same, with the minimum lot size reduced from the standard minimum of 30,000 square feet. Given vacant

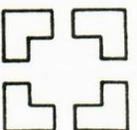


acreage in this district, future development potential totals 335 units. The only residential use permitted in this district is single family residential.

3. R-15 Medium-High Density Residential

The net effect of changes in other land use categories is a decrease in total area reserved for medium-high density residential development. While a valid place exists for densities of this type in the Borough, the realities of environmental and economic issues have resulted in reconsideration of some areas previously contained within this designation. An area between Twin Lakes and the former railroad right-of-way, south of Union Avenue has been changed to a general commercial designation in keeping with the character of the surrounding area and its proximity to the proposed right-of-way of I-287. The other revised area is in the vicinity of Doty Road and was discussed in the previous section.

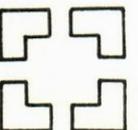
Developable land which remains in this district is restricted to maximum densities of 2.9 units per acre. This requirement is in keeping with the character of areas adjacent to and surrounding vacant



land in this district. Substantial large parcels are not in evidence in areas included in this designation, but based on remaining vacant acreage and sensitivity to development constraints, future development potential in this category is about 170 units. Single family housing units are the only residential use permitted in this district.

4. R-10 High Density Residential

Changes in high density residential land use reflect development which occurred contrary to earlier proposals of the master plan or areas which should be redesignated to reflect their current use. The area along Conklintown Road currently being developed for townhouses was designated for neighborhood commercial use under the existing plan. Based on this, the area is redesignated for high density residential. The residential area between Conklintown Road and Cannonball Road in the Borough's northeast was lumped together with surrounding areas as a medium density residential area in the previous plan. This area is currently zoned and developed as R-10 residential and this should be accurately reflected in the Master Plan.

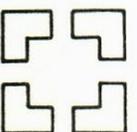


Very little vacant land remains in areas designated for high density residential use. Based on required lot sizes and environmental constraints, potential exists for about 30 additional units in this district at a density of 4.35 units per acre. This is the only residential designation which allows other than single family usage. Two family dwellings are permitted within this district as a conditional use, provided that there is sufficient lot area (20,000 square feet minimum).

5. B General Commercial

One area has been added to the land designated for commercial use and one area has been deleted, as discussed in the previous section. The area deleted is currently developed in residential use. The area added was previously designated for residential use but more appropriately belongs in the commercial designation. This area south of Union Avenue, adjacent to Twin Lakes, has been changed from medium high density residential to commercial to reflect its proximity to I-287 and surrounding commercial uses.

Commercial land use in Wanaque is restricted to long standing development along Ringwood Avenue.

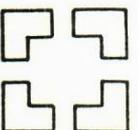


The greatest boon to strengthening the commercial base of the Borough lies not in designating more and varied areas for such use, but in continuing the current policy of requiring rehabilitation, and upgrading of existing commercial areas when parcels or structures are designated for reuse.

6. IR, RO Industrial

In the previous master plan, two types of industrial districts were established. One was designated general industrial and the other planned industrial. Practically, these have both been covered under one designation in the zoning ordinance, namely the IR-Industrial/Research district. Much of what is currently designated IR in the zoning ordinance should retain this designation in the current master plan revision as the most rational use of those areas. The only change in this area results from land being redesignated for acquisition as part of the ongoing Back Beach Park improvement project.

By designating the proposed alignment of I-287 through Wanaque, the State has given cause to revised thinking regarding the most appropriate use of several areas adjacent to the right-of-way and the proposed interchange and connector road. Land surrounding

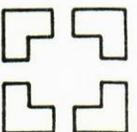


the proposed interchange and encompassing both sides of the connector road, which includes the area between the Wanaque River and Lake Inez, and the conservation area would be appropriately designated for Research Office use. This type of district would allow corporate offices and research facilities, but would not allow other industrial uses as currently permitted in the Industrial/Research areas.

One area has been added to the IR designation to reflect current usage of the land which presently is inappropriately designated for residential use in the Master Plan. The area is located north of Doty Road and west of Ringwood Avenue and includes several lots currently supporting industrial uses.

7. WRC Water Resource Conservation

The previous Master Plan revision identified only the areas encompassing the Wanaque Reservoir and various streams in the Borough for conservation. Since that Plan was written, virtually the entire area along Wanaque's eastern boundary has been dedicated to conservation use. It is important that the Master Plan emphasize the importance of that designation. This area includes roughly 500 acres



of the Vervaet Tract purchased by the State with Green Acres funds as part of the Skylands State Park System. By dedicating these critical watershed areas to conservation, lands under that designation within the Borough are nearly doubled.

C. Community Facilities and Services

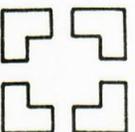
The Borough has made considerable progress in several areas in an effort to implement capital improvements since the drafting of the last Master Plan revision. Continued efforts are necessary in certain areas, while changing circumstances warrant elimination of other items from consideration. A brief discussion follows the key elements for consideration in a continuing program to improve community facilities and services.

Schools

In the previous Master Plan revision, substantial emphasis was placed on the probability that expanded school facilities would be required during the 1980's. The earlier discussion of population trends for the Borough indicates that long-term enrollments will level off and not require additional investment in expanded school facilities, as previously indicated.

Parks and Recreational Facilities

Substantial gains have been made in the acquiring and improving parks in the Borough. Reconstruction of Memorial Park



has been completed using Green Acres funding assistance. Expansion of Back Beach Park has also been initiated. The proposed improvements, to be accomplished with Green Acres funding, include acquisition of an additional 27 acres and construction of new community park facilities. In addition, development of Meadowbrook Park is also continuing. It is important that these activities which are in progress be carried to fruition.

Senior Citizen Housing

While the responsibility to provide senior citizen housing does not lie solely with the Borough, it is incumbent upon the Borough to initiate efforts to bring such housing into reality. Population trends clearly indicate that this need becomes more and more important. The first step which the Borough should undertake would be formation of a Senior Citizen Advisory Council to investigate possible options and identify potential sites for such projects.

