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January 18, 2002

Ms. Geri Morratto
Borough of Wanaque
579 Ringwood Avenue
Wanaque, New Jersey 07465

Re: Reexamination Report

Dear Geri:

Enclosed please find the original Reexamination Report with all the proposed changes requested by the Board. If you have any questions, please do not hesitate to call me.

Yours truly,



Jill A. Hartmann, PP, AICP

Wanaque0201



***BOROUGH
OF
WANAQUE***

***MASTER PLAN
REEXAMINATION REPORT***

Prepared for:

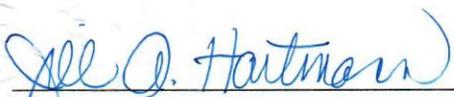
*Borough of Wanaque Planning Board
579 Ringwood Avenue
Wanaque, New Jersey 07465*

Prepared by:

*Jill A. Hartmann, PP, AICP
21 Sparrowbush Road
Mahwah, New Jersey 07430*

*January 10, 2002
Revised January 18, 2002*

The original document was appropriately signed and sealed on January 10, 2002 in accordance with Chapter 41 of the State Board of Professional Planners.



Jill A. Hartmann, PP, AICP
Professional Planner #4088

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INTRODUCTION

The Borough of Wanaque Planning Board has prepared this Reexamination Report to be presented to the Borough Council and the residents of Wanaque to fulfill the requirements of the Municipal Land Use Law which contains the enabling legislation governing planning and zoning in New Jersey municipalities. The law provides for the periodic reexamination of a municipality's master plan and development regulations at least every six years pursuant to the provisions of N.J.S.A. 40-55D-89.

This report constitutes the Reexamination Report of the Planning Board's on-going review and reexamination of the Borough's land use designations and regulations. The law requires that each municipality's Planning Board prepare a report covering the following five elements:

- **The major problems and objectives relating to land development in the municipality at the time of the adopting of the last reexamination report.**
- **The extent to which such problems and objectives have been reduced or have increased subsequent to such date.**
- **The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last reviewed with particular regard to density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.**
- **The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.**
- **The recommendations of the Planning Board concerning the incorporation of redevelopment plans pursuant to the "*Local Redevelopment and Housing Law*," P.L. 1992, C. 79(C.40A: 12A- I et al.) into the land use plan element of the municipal master plan, and recommended changes if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.**

REEXAMINATION REPORT

The Reexamination Report requirements are addressed, as follows:

The Major Problems and Objectives relating to Land Development in the Borough at the Time of the Adoption of the last Reexamination Report.

Consistent with the Planning Board's dedicated and on-going commitment to providing the Borough with comprehensive planning, the last Borough Master Plan Reexamination Report was prepared and adopted by the Wanaque Planning Board on January 10, 2000. This was the first formal Reexamination Report prepared and adopted by the Borough. The 1992 Master Plan provided comprehensive planning through its inclusion of a land use plan element, housing element and circulation plan element.

The 1992 Master Plan Revision provided specific goals and objectives for land use development and circulation in the Borough. These goals and objectives were enumerated as follows:

1. To encourage residential densities that will allow housing for a variety of income ranges.
2. 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.
3. To provide for specific regional commercial sites that will encourage regional commercial development without adversely impacting the surrounding neighborhood communities.
4. To provide for specific mixed use redevelopment sites in the Haskell section of the Borough to revitalize the neighborhood and strengthen its economic base.
5. To alleviate the severe traffic congestion experienced by the Borough.
6. To develop an alternate north-south transportation corridor to alleviate the traffic congestion along Ringwood Avenue.

7. 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.
8. To coordinate traffic circulation associated with Route I-287.
9. To protect residential neighborhoods from adverse affects of traffic, noise and air pollution.

Extent to which such problems and objectives have been reduced or have increase.

A number of the goals and objectives, as well as the planning problems highlighted in the 1992 Master Plan and the 2000 Reexamination Report have been addressed, while others remain unchanged.

It is important to note that some issues have been partially addressed, while others remain issues that must be addressed, as follows:

1. The Reexamination Report of 2000 noted as a goal/objective the development of an alternate north-south transportation corridor to alleviate the traffic congestion along Ringwood Avenue and to lobby with the Board of Chosen Freeholders for same. Circulation throughout the Borough, especially during peak hours of operation, remains difficult. The completion of I-287, in the southern most portion of the Borough, has added to the heavy volumes of traffic the Borough experiences. Through the Center designation process, proposed Ringwood Avenue improvements, and the zoning for non-residential development in area of I-287, the Borough is working toward alleviating this traffic problem. The first step, to provide signalized access to Ringwood Avenue, in Haskell, has been accomplished with the purchase and demolition of the building on the northwest corner of Doty Road. The second step, the alignment of Doty Road with Second Avenue will facilitate the installation of a traffic light at this intersection with Ringwood Avenue and provide much needed gap intervals for vehicles to access Ringwood Avenue.

Since the 2000 Reexamination Report, the County has determined that the proposed alternate north-south transportation corridor is not feasible. Therefore, any north-south traffic corridor congestion improvements will focus on Ringwood Avenue. Traffic congestion remains an on-going condition and concern. It is anticipated that the realignment of Doty Road with Second Avenue and the signalization of Ringwood Avenue at Doty Road and Second Avenue will be accomplished within the next 12-18 months.

2. The Borough currently contains a wide variety of housing types which is suited to the needs of various income levels, age groups and family sizes. Further, a recent land use change will provide an additional housing option for adults 55 and older.

A 379 acre site, commonly known as the Powder Hollow Tract, has received preliminary and final site plan approval for the development of 1,180 adult housing units. This development will also include the creation of a 9 hole golf course.

3. The Planning Board's adoption of a new housing plans addresses the Borough's cumulative 1987-199 lower income housing needs. The Housing Element and Fair Share Plan have been submitted to COAH for substantive certification. Certification by COAH will affirm that the municipality has addressed its low and moderate income housing obligation.

On October 3, 2001 the Borough received substantive certification of its Housing Element and Fair Share Plan. The required zoning ordinance changes have been prepared and adopted by the Borough Council. Presently, COAH is reviewing them for compliance with its certification requirements.

4. The Borough has begun efforts to upgrade and evaluate its business community, specifically in the Haskell section of the Borough. A design for the streetscape in Haskell has been undertaken and includes improvements to the sidewalks, landscaping, brick pavers, architecturally attractive lighting. Through the State Small Cities Program, the Borough has received funding for a portion of the proposed streetscape. The revitalization of the Haskell Commercial Center can only be accomplished with existing and future local consumer support. Recognizing this, the Borough, through recommendations proposed within this Reexamination Report and existing Redevelopment Plans is promoting this revitalization effort through the rezoning of properties both within the Center and to its immediate south.

The public parking lot and gazebo, located on the northwestern corner of Doty Road and Ringwood Avenue have both been completed. A new brick facade retail building has been constructed on the southeastern corner of Second Avenue and Ringwood Avenue. In addition, the Borough is in the process of replacing the existing Sign Ordinance. The new Ordinance will restrict multiple signs in the Business District, encourage awning signs and encourage wood carved signs. All this is consistent with the design for the Haskell Commercial Center.

Redevelopment in the southern section of the Borough has begun with the construction the Burger King on the south side on Union Avenue.

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

Within the last few years, and specifically within the last two years, several changes in assumptions, policies and objectives have taken place at the State and local level. This has caused the Planning Board to continue the Master Plan Reexamination process. The specific changes are noted below:

1. As a result of a Cross-acceptance process, on March 1, 2001 the New Jersey State Development and Redevelopment Plan (SDRP) was adopted. In the Borough's efforts to ensure its lands uses are consistent with the SDRD an isolated section of the Borough, located along Townsend Road, has been rezoned with a two acre minimum lot size (R-87). This is consistent with SDRD Plan's Planning Area designation as environmentally sensitive (PA-5).
2. Significant changes have occurred in both housing type and distribution. Recent multi-family residential development includes the recently completed 125 unit multi-family residential development in Haskell and the 47 unit multi family development, currently under construction, located off Conklintown Road. In 2000, the Borough approved a 1,180 unit age restricted active adult housing development.

The 1990 Census indicated a total of 3,259 housing units in the Borough of which 2,387 or 73% were single family residences and 872 or 23% were multi-family units. As result of recent approvals/developments total housing units, over the next 10 years, will increase to over 4,700 units. It is anticipated that housing type and distribution, based on present zoning and recent approvals/developments, will change significantly to 51% single family residential units and 49% multi-family units.

3. The Planning Board, over the past few years, has identified areas in the Zoning Ordinance that it has recommended for review and enhancement. Specifically, the Board has provided guidance and input into changes regarding permitted lot area in environmentally sensitive areas and residential density. In addition, the Board has discussed the economic viability of the Haskell section of the Borough. In fact, a a Redevelopment Plan for the lower Haskell section (Union Avenue/Ringwood Avenue/R-287/Greenwood Avenue) was adopted in 1997.

The Specific Changes Recommended for the Master Plan or Development Regulations, if any, including Underlying Objectives, Policies and Standards or whether New Plan or Regulations should be prepared.

1. Rezone zone the existing R-30 Medium Density Residential District located in the southwestern corner of the Borough to R-87 Low Density Residential District. (See Attachment A). This site is bounded by the WRC-Water Resource Conservation District along its entire northern boundary, the Borough of Bloomingdale boundary along its western and southern boundary and an existing lake community along its eastern boundary.

This R-30 District is located in The New Jersey State Development and Redevelopment Planning Area 5-Environmentally Sensitive. Consistent with the SDRD PA-5 designation, this area consists of large lots that are environmentally sensitive containing significant wetlands and steep slopes. Access to this area is via an underdeveloped and winding road known as Doty Road. This established roadway winds through the adjacent existing lake community with homes located in close proximity to the paved way. Improvements to this roadway, in the form of widening, are not practical.

In addition, this area does not contain sanitary sewers or municipal water nor is it part of the Borough sewer service area plan. On March 20, 2001 the new Water Quality Management Planning Rules, Subchapter 8 - "Septic Rules," became operative. These new septic discharge rules require that new development using septic systems must undergo the same environmental assessments as proposed new sewer service areas. This rule applies to residential developments of six or more units and commercial development discharging 2,000 gallons of wastewater or more per day into the ground. New development will be severely restricted by these new septic rules.

Rezoning of this District to R-87 is consistent with the SDRD and recognizes the environmental sensitivity of the area, the sewer/septic development realities and the realities of the constrained access to this District.

2. Only one, non-COAH, multi-family zone, remains undeveloped, without any development approval. This townhouse (TH) designated area consists of Block 457, Lot 1 and Block 479, Lots 1, 2 and 2.01. The vast majority of the site is privately owned and consists of Block 457, Lot 1 and Block 479, Lots 1 and 2 for a total of 24.86 acres. The remaining Block 279, Lot 2.01 is owned by the Borough and contains a water tower and access drive.

Recently approved, developed and zoned for multi-family residential construction has significantly changed the balance between total single family and multi-family residential units. It is the Board's position that the appropriate balance between single family and multi-family residential development has been achieved through existing, approved and zoned for residential land uses and that this TH District is no longer appropriately zoned. The form and type of multi-family residential communities approved, developed and zoned, exclusive of this TH area, meet the Master Plan objective of providing a variety of housing types for a variety of income ranges.

In addition, this TH District area is vacant, wooded and highly constrained with environmentally sensitive lands, namely steep slopes. Over 73% of the zone contains slopes of 15% or greater with over 14% having slopes ranging from 10%-15% and only 13% having slopes ranging from 0-9.99%. This area is surrounded by vacant, wooded land to the north, I-287 to the east and south and a single family residential neighborhood to the west.

As a result of both the environmental constraints and the land use implications, it is recommended that the TH District consisting of Block 457, Lot 1 and Block 479, Lots 1, 2 and 2.01 be incorporated into the adjacent R-40 District. (See Attachment B). The R-40 District permits single family residential development on lots having a minimum area of 40,000 square feet. In addition, the Borough's Environmental Protection Standards Ordinance would provide adequate safeguards for the area's environmentally sensitive areas. By incorporating this TH District area into the R-40, the Borough will maintain the existing balance between total single family and multi-family residences as well as the environmental integrity of the area through appropriate development techniques.

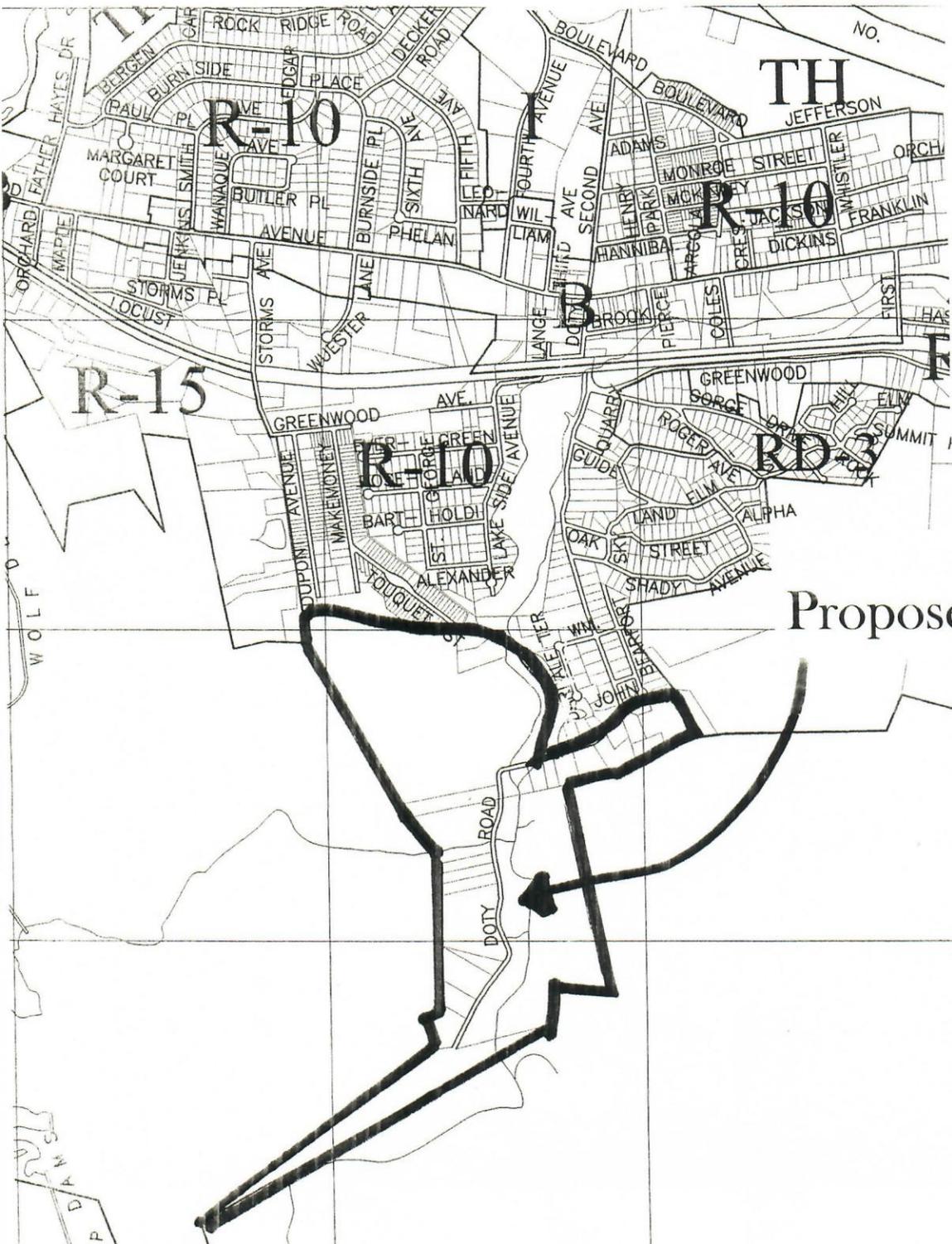
3. Relocate the Borough's Environmental Protection Standards Ordinance from the Subdivision and Land Development Ordinance to the Zoning Ordinance thereby requiring both site plan and subdivision applications to adhere to the ordinance requirements.

The Recommendation of the Planning Board concerning the Incorporation of Redevelopment Plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c. 79 (C. 40A:12A-1 et al.) into the Land Use Plan Element of the Municipal Master Plan and Recommended Changes, if any, in the Local Development Regulations necessary to effectuate the Redevelopment Plans of the Municipality.

This does not apply to the Borough of Wanaque at this time.

WanaqueReExam2002

ATTACHMENT A



Proposed R-87 Zone

ATTACHMENT B

R-40

Proposed R-40 Zone

