

Borough of
Norwood

Bergen County, New Jersey

MASTER PLAN RE-EXAMINATION REPORT

September 2008



Heyer, Gruel & Associates

**BOROUGH OF NORWOOD
BERGEN COUNTY, NEW JERSEY**

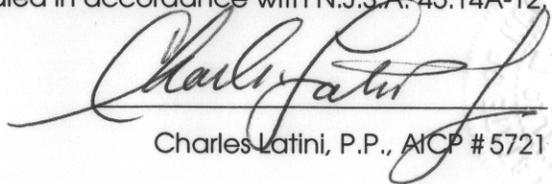
MASTER PLAN RE-EXAMINATION REPORT

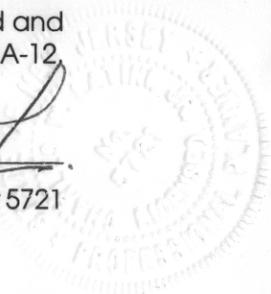
SEPTEMBER 2008

Prepared by

Heyer, Gruel & Associates
Community Planning Consultants
63 Church Street, 2nd Floor
New Brunswick, New Jersey 08901
732-828-2200

The original of this report was signed and
sealed in accordance with N.J.S.A. 45:14A-12.


Charles Latini, P.P., AICP # 5721



Acknowledgements

Mayor

James P. Barsa

Planning Board

Edward Gallagher, Chairman

Craig Jacobs, Vice-Chairman

Joseph Ascolese, Secretary

Helen Guercio

Allen Rapaport, Council Liaison

Joseph L. Ascolese

Carl Buscher

John Comer

Dan Kelly, Alternate #1

Joseph Rodriguez, Alternate #2

Board Attorney

Robert T. Regan, Esq.

Board Engineer

Matt Neuls

Neglia Engineering Associates

Board Clerk

Linda Grove

Staff Credits

Charles Latini, Jr., Project Manager

Aditi Mantrawadi, Associate Planner

Table of Contents

Introduction 1

Periodic Reexamination 2

A. Major problems and objectives related to land development in the Borough of Norwood at the time of the adoption of the last master plan..... 3

B. The extent to which problems and objectives have been reduced or have increased

- Land Use Plan Element Progress Report 6
- Housing Plan Element Progress Report 10
- Recreation Plan Element Progress Report 11
- Conservation Plan Element Progress Report 13
- Recycling Plan Element Progress Report 17

C. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations

- Population, Housing, Employment, Land Use - Conditions and Trends 18
- State Development and Redevelopment Plan 21
- Council on Affordable Housing (COAH) 22

D. The specific changes recommended for the master plan or development regulations 23

E. The recommendations of the planning board concerning incorporation of redevelopment plans 29

INTRODUCTION

The Borough of Norwood is located in northern Bergen County, New Jersey, in the state's northeastern corner. According to the United States Census Bureau, the Borough has a total area of about 2.8 square miles. The Borough lies very close to the border of Bergen County and New York State and is bounded by the Boroughs of Alpine, Northvale, Rockleigh, Old Tappan, Harrington Park and Closter. The Borough of Norwood was formed on March 14, 1905. Norwood was referred to as the "Village of Norwood" from the 1860's until it became a Borough in 1905.

This report constitutes the Master Plan Reexamination Report for the Borough of Norwood as defined by the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-89). The purpose of the Reexamination Report is to review and evaluate the local Master Plan and Development Regulations on a periodic basis in order to determine the need for update and revisions. The Municipal Land Use Law (MLUL) requires that this review be conducted at least every six years and requires that it be conducted by the Planning Board.

The Borough of Norwood adopted its last Comprehensive Master Plan in 1988. The Borough reexamined the Master Plan in 1995 and 2002. The last Reexamination Report was adopted in July 2002. Subsequent to the Planning Board's adoption of the 2002 Master Plan Reexamination Report, the Borough has undertaken the following planning activities:

- The Borough adopted a Master Plan Housing Element and Fair Share Plan in November 2005.
- The Borough passed an ordinance in April 2006 authorizing transfer of development rights of Central Woods to The Meadowlands Conservation Trust, to protect the land as open space in perpetuity. The conservation easement was finalized September 6, 2006.
- Development of the Norwood Community Open Space Visioning Plan in 2006, funded through the 2005 ANJEC Smart Growth Assistance Grant Project.

This report has been prepared in order to satisfy the 6-year review requirement of N.J.S.A. 40:55D-89. Section A of this report identifies the goals and objectives which were established in the 1988 Master Plan, the 1995 Reexamination Report, the 2002 Housing Element and Fair Share Plan, and the 2002 Reexamination Report. Sections B and C describe what changes have occurred in the Borough and the State since the adoption of these plans. Finally, Sections D and E discuss recommended actions to be addressed by the Borough in the future.

PERIODIC REEXAMINATION

The Municipal Land Use Law establishes the legal framework for municipal planning, land development and zoning functions throughout the State and provides that local zoning regulations be consistent with an adopted land use element. This statute recognizes the importance of planning as an ongoing, continuing function of local government by mandating the periodic reexamination of municipal master plans and development regulations. The MLUL requires that reexamination reports address the following five criteria set forth in N.J.S.A 40:55D-89:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land 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.
- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- e. The recommendations 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.

A. MAJOR PROBLEMS AND OBJECTIVES RELATED TO LAND DEVELOPMENT IN THE BOROUGH OF NORWOOD AT THE TIME OF THE ADOPTION OF THE LAST MASTER PLAN.

The 1988 Master Plan, the 1995 Reexamination Report, and the 2002 Reexamination Report of Norwood Borough identified the following objectives which form the basis for the Plan's policy, statement and proposals of the Master Plan. Revisions to these objectives are discussed in Section D of this Reexamination Report.

General Planning Objectives of the 1988 Master Plan, and the 1995 and 2002 Reexamination Reports:

1. To preserve the existing residential character of the Borough while permitting and encouraging the development of a variety of housing types for households of all ages and socioeconomic stations.
2. To preserve the environmentally sensitive areas within the Borough by discouraging development of floodplain areas and wetland areas by encouraging land form preservation through the use of special zoning provisions allowed in the Borough ordinances.
3. To provide for economic development that will result in a fully diverse economic base by encouraging commercial and high quality office/research development patterns which will optimize the cost/benefit and cost/revenue impacts to the Borough.
4. To identify the active and passive recreational areas within the Borough and to determine the needed improvements and/or necessary expansion for the present and future population.
5. To develop an efficient, cost effective recycling program that minimally meets the State requirements.
6. To develop a master plan that is consistent with the proposed New Jersey State Master Plan.

Land Use Plan Element

1. To preserve the existing residential character of the Borough while providing a variety of housing types to meet State mandated low- and moderate-income housing requirements and the changing needs of the Borough's residents.
2. To maintain the quality of Kennedy Park, the Borough's only active recreational complex.

3. To preserve environmentally sensitive lands located in the central and northwest portions of the Borough.
4. To continue to encourage light industrial development in the central portion of the Borough with an emphasis on redevelopment of small residences and businesses located between the railroad right-of-way and Walnut Street, north of Broadway.
5. To encourage the development of appropriate commercial, industrial, employment and recreational facilities to serve the needs of all Borough residents and to help maintain the Borough's stable tax base.
6. To properly guide development so as to assist in the provision of essential facilities and services.
7. To facilitate realistic growth phasing in conjunction with the provision of housing, community facilities and services, and proper community management.

Recreation Plan Element

1. To maintain a high level of recreational services for Borough residents.
2. To provide a complete range of recreational facilities and services.
3. To provide adequate recreational facilities for Borough organized sports.
4. To expand and enhance the use potential of all Borough recreation facilities by the addition of night lighting facilities.

Conservation Plan Element

1. To preserve ecologically sensitive areas from development through appropriate measures.
2. To limit development in the floodplain.
3. To protect and preserve stream corridors.
4. To preserve the remaining large expanses of environmentally sensitive lands located in the central portion of the Borough as open space.
5. To preserve trees and woodland areas through the adoption of a tree conservation ordinance which provided protection to publicly-owned street trees and large specimen trees as well as protection for smaller trees and tracts of woodlands.

6. To provide the framework for functional land use design and control mechanisms which will augment the basic land use controls of the zoning ordinance and administrative implementing devices contained within the Borough's site plan and subdivision ordinances.

Recycling Plan

1. To develop a mandatory municipal recycling ordinance that is consistent with the New Jersey Statewide Mandatory Source Separation and Recycling Act, P.L. 1987, c. 102, the New Jersey Recycling Act, P.L. 1981, c. 278, the Mandate of the Bergen County Utilities Authority and the Bergen County Long-Term Solid Waste Management Plan Amendment.
2. To develop and expand industrial and commercial recycling.
3. To develop public education programs explaining and encouraging the recycling program.

B. THE EXTENT TO WHICH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED

The Borough has gone through significant changes in both land use and demographics since the 1988 Master Plan was prepared. Both the 1995 and 2002 Master Plan Reexaminations have recognized that these changes have occurred both within the Borough and outside.

Norwood is primarily residential in character with a small-town feel and large tracts of open space. However, the Borough also continues to face development pressures due to its location in proximity of the dense, urban and rapidly growing New York - New Jersey metropolitan area.

Land Use Plan Element Progress Report

The 1995 and 2002 Reexamination Reports provided an analysis and update of the 1988 Master Plan Land Use Element. The 2002 Report indicated that the goals identified in the 1995 Master Plan Reexamination remained valid in 2002, since very little change had occurred in the Borough, and included the maintenance of the Borough's generally stable development patterns. The 2002 Report also noted that the Borough has addressed a number of the issues and recommendations in the 1995 Reexamination Report as well as responded to state regulations. These included development of affordable housing, preservation of open space, land development control in environmentally constrained areas, etc.

The Borough has undertaken a number of steps to maintain the Borough's existing character, upgrade and enhance the various segments of the community and address issues of compatibility between commercial and residential uses. There remains an increasing emphasis on the preservation of the Borough's existing residential neighborhoods and the Borough continues in its efforts to preserve its large expanses of open space. The "basic" planning challenges facing the Borough today generally fall within the following general categories:

- (1) Maintenance of the Borough's stable development patterns as well as the preservation and upgrade of the character of the Borough's residential and commercial area;
- (2) Continuance of the Borough's efforts to preserve environmentally sensitive land and open space;
- (3) Promotion and enhancement of the Commercial district in order to strengthen the Borough's ratable base; and
- (4) Provision of quality and adequate community services.

Residential Land Use

The 2002 Reexamination Report indicated that the frequency of residential development was expected to slow down since the Borough's share of fair housing obligation had been met and that the supply of vacant developable land was exhausted.

All previous planning documents have recognized the large vacant area in the central portion of the Borough known as the Central Woods open space. This land consisted of a premature subdivision located in an environmentally sensitive area with freshwater wetlands and the 100-year floodplain. The 1988 Master Plan and the 2002 Master Plan Reexamination recommended providing large lot zoning for single-family development in this area. The land is now owned by the Borough and was placed, along with other Borough-owned property, in a land conservation easement with the Meadowlands Conservation Trust in 2006.

According to the Bergen County Department of Planning and Economic Development data, as indicated in the 2002 Reexamination Report, it was estimated that between 1990 and 2010 there would be an addition of approximately 20 housing units per year. Since the adoption of the Housing Plan Element in 2005, for the years 2005 and 2006, a total of 26 residential building permits were issued or an average of 13 building permits per year. All the residential permits were issued for 1- and 2-family new construction. This is in continuation of the trend of the years 2002-2004 where 41 building permits or an average of 14 building permits per year was issued. This trend is not expected to change.

At the time of the 2002 Master Plan Reexamination, the approved residential development consisted of 33 single-family units in Sherwood Estates, Rio Vista and other scattered sites. Apart from this new development, any other future was expected to result mainly from infill development and redevelopment within the already established neighborhoods.

Multi-family residential development began in the Borough in order to meet the Borough's Mount Laurel obligation. Changing and varying needs of the residents have resulted in the addition of multi-family projects including:

- Northwoods at Norwood: 176-unit townhouse development
- Park Place: 18-unit patio home development
- The Buckingham at Norwood: 160-bed nursing home, 60-room assisted living facility for senior citizens
- Rosemount Assisted Living Facility: 65-resident nursing home facility

1 inch equals 1,500 feet
 0 750 1,500 Feet

Data Source: NJDEP Digital Database, Norwood Borough GIS Database and MODIV (Last updated 8/25/2008)



Borough of Alpine

Borough of Rockleigh

Borough of Northvale

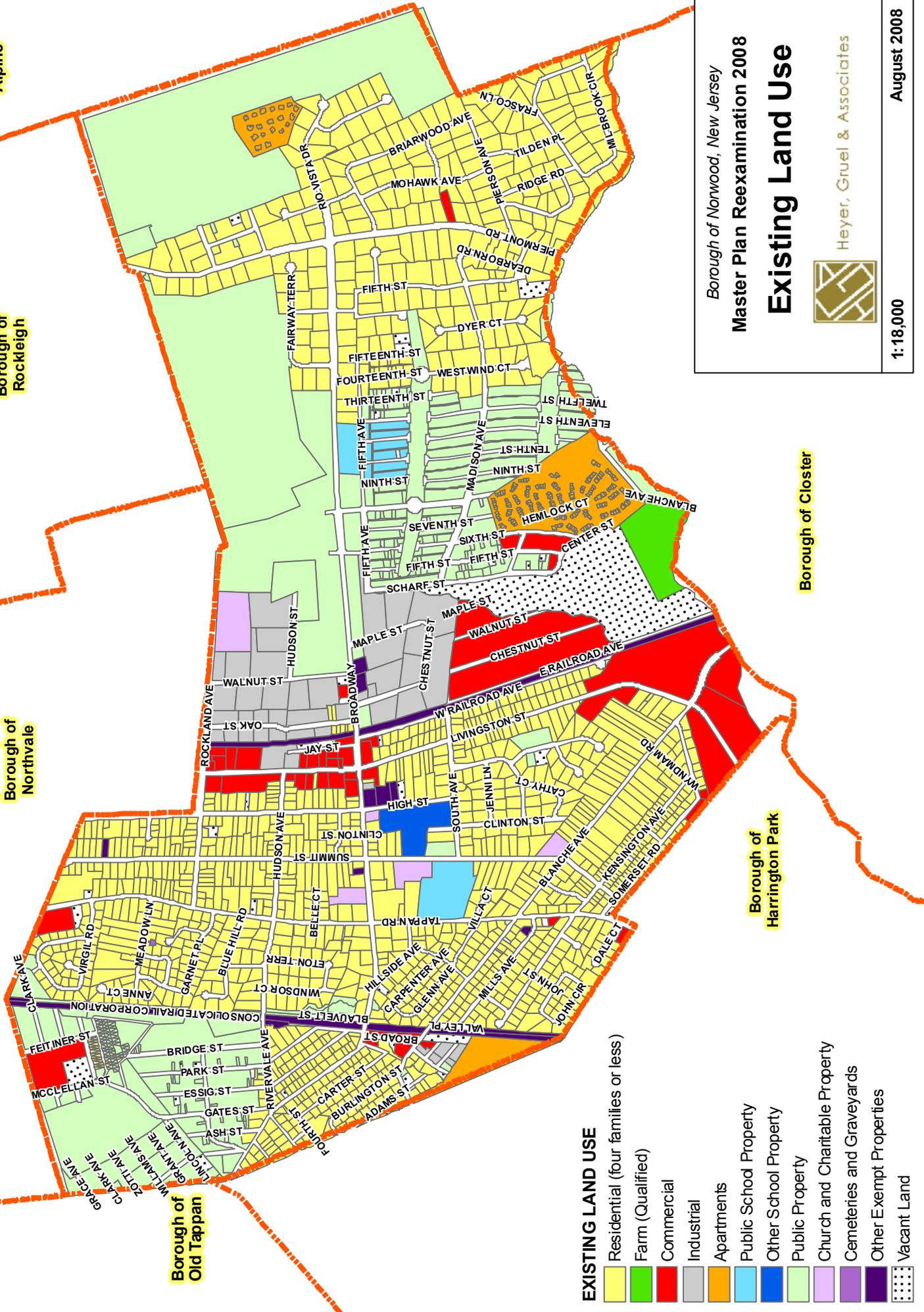
Borough of Old Tappan

Borough of Harrington Park

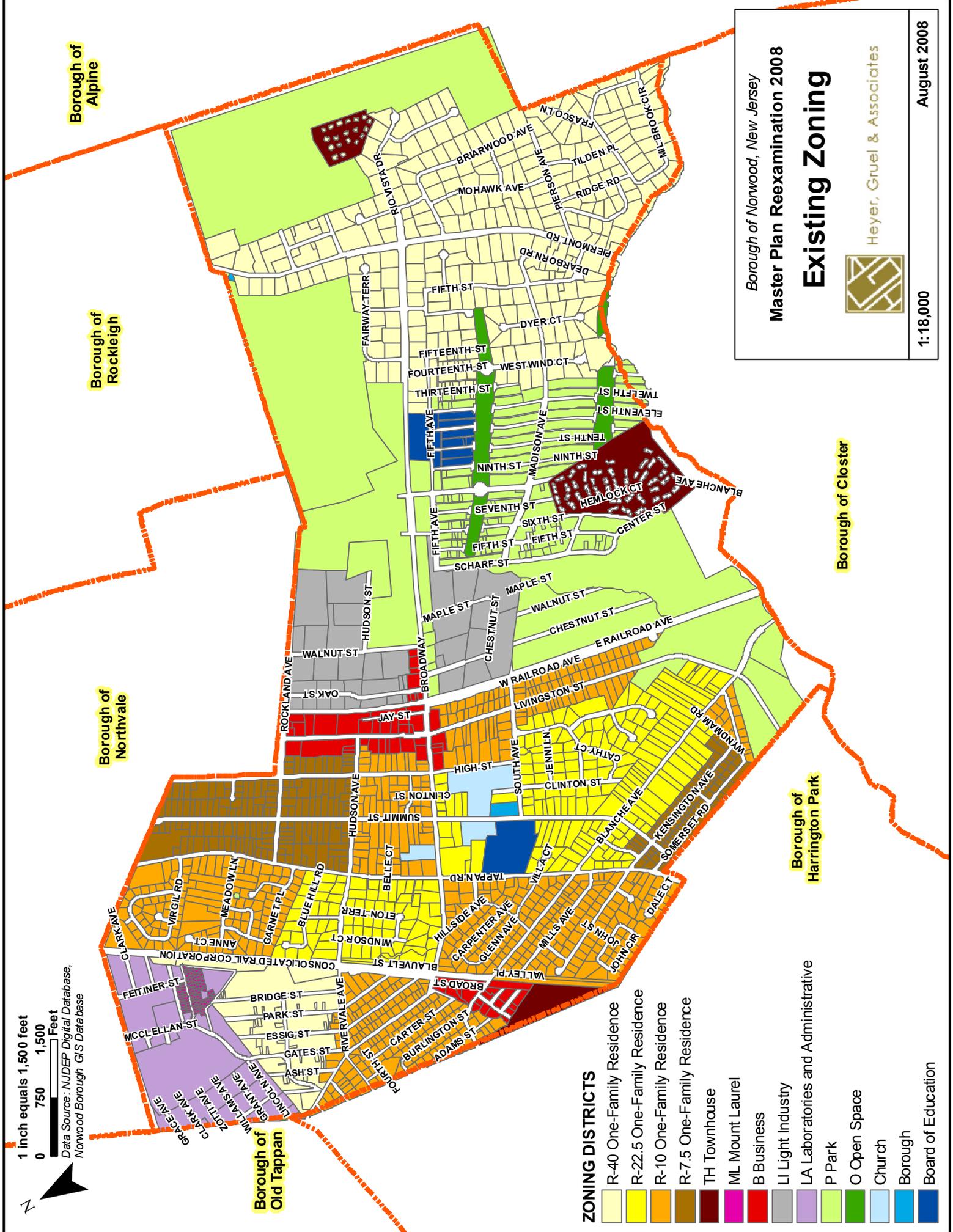
Borough of Closter

Borough of Norwood, New Jersey
Master Plan Reexamination 2008
Existing Land Use
 Heyer, Gruel & Associates

 1:18,000
 August 2008



- EXISTING LAND USE**
- Residential (four families or less)
 - Farm (Qualified)
 - Commercial
 - Industrial
 - Apartments
 - Public School Property
 - Other School Property
 - Public Property
 - Church and Charitable Property
 - Cemeteries and Graveyards
 - Other Exempt Properties
 - Vacant Land



Borough of Norwood, New Jersey

Master Plan Reexamination 2008

Existing Zoning

Heyer, Gruel & Associates

1:18,000

August 2008

- ZONING DISTRICTS**
- R-40 One-Family Residence
 - R-22.5 One-Family Residence
 - R-10 One-Family Residence
 - R-7.5 One-Family Residence
 - TH Townhouse
 - ML Mount Laurel
 - B Business
 - LI Light Industry
 - LA Laboratories and Administrative
 - P Park
 - O Open Space
 - Church
 - Borough
 - Board of Education

- Sutton Place: 150-unit garden apartments, including 16 low-/moderate-income units
- Norwood Gardens: 24-unit low-/moderate-income townhouse development
- Spectrum for Living: 6-bedroom group home living facility

At the time of the 2002 Master Plan Reexamination, the approved multi-family development consisted of approximately 200 units in Northwoods and Norwood Gardens, as well as nursing home facilities at Heritage and Rosemount. The 2002 Reexamination Report noted that the mix of residential opportunities in the Borough lacked in senior housing, and that the area south of Norwood Gardens has been designated to accommodate up to 40 senior housing units.

It is clear that maintaining the existing pattern and character of development within the Borough's residential neighborhoods while providing for a fair mix of housing opportunities remains an important land use objective in the Borough.

Commercial Land Use

The Borough's commercial center is located on Livingston Street (north-south) and Broadway (east-west) between Broadway to the south and Northvale Borough boundary to the north. A smaller commercial area also exists in the southwestern portion of the Borough in the vicinity of Blanche Avenue. The land uses in these areas consist mainly of neighborhood-scale goods and services for local/essential needs. The majority of the commercial land use within the Borough has existed prior to the 1995 Master Plan Reexamination, and in a lot-by-lot piece-meal manner. Since then, most of the development has been improvements to existing structures and minor redevelopment applications.

The 2002 Reexamination Report recommended the following for the main commercial area located along Livingston Street:

- A detailed study of the 'downtown' area to be conducted.
- Designation of the Livingston Street commercial areas as a downtown revitalization district. Preparation and implementation of a streetscape and storefront improvement plan.
- Implementation of architectural design/rehabilitation criteria measures within the zoning ordinance for a cohesive future development and redevelopment of the area as a focal commercial/business center.

The 2002 Master Plan Reexamination recommended a minor expansion of the business area around Blanche Avenue to provide entrepreneurs with additional sites for commercial uses.

Industrial Land Use

A majority of the industrial uses within the Borough are located in the vicinity of Borough Hall. This land use occupies the least land in the Borough and the redevelopment and investment within the Industrial Zoning District has been relatively slow. The industrial zoning district is located in the central part of the Borough to the east of the railroad. These industrial uses have been established prior to the 1995 Master Plan Reexamination and the report proposed to enlarge the industrial zone into Oak and Walnut Streets for future redevelopment. The 2002 Master Plan Reexamination also reiterated the recommendation to change the zoning along Oak and Walnut Streets from commercial to industrial.

Public and Quasi-Public Land Use

The schools, churches, playgrounds, recreation fields, clubs, municipal service facilities and Borough-owned property comprise this land use, which occupies approximately 152 acres within the Borough. Since the last Master Plan Reexamination Report in 2002, there has been no change in this land use category.

Open Space Land Use

This is the largest land use category within the Borough occupying approximately a little less than a third of the total land area. The largest pieces of open space within the Borough are the Central Woods (320 acres, which is about 18% of the Borough), the East Hill (Bergen County open space, 122 acres), the Rockleigh Golf Course (private open space, approximately 89 acres located within Norwood) and the Fox Hill Woods (108 acres, about 6% of the total land area in the Borough). There are also other scattered sites throughout the Borough. The open space land use, as well as other land uses located within environmentally constrained lands, within the Borough has been actively preserved and conserved through various zoning ordinance provisions that are discussed in detail in the following sections.

The recommendation in the 2002 Reexamination Report to conserve the Fox Hill Woods open space has been implemented and was studied in the 2006 Open Space Visioning Plan. The report also recognized the central United Water Resources property as conservation area. This area, known as Central Woods, was placed in a conservation easement with the Meadowlands Conservation Trust in 2006.

During the preparation of the Open Space Visioning Plan, the following goals and objectives for the preservation of open space within the Borough were formed:

1. To maintain the character of the Borough
2. To preserve the Borough's remaining high priority open space areas as conservation lands
3. To actively acquire or more protectively zone any parcel of these undeveloped Open Space lands, owned by the Borough, Bergen County, corporations or private owners, where needed and feasible
4. To monitor and protect areas of remaining critical resources, including:
 - Wetlands
 - Flood plains
 - Steep slopes
 - Wildlife Habitat and Corridors
5. To monitor and protect the Borough's water, air, soil and indigenous plant and wildlife resources
6. To educate citizens about existing and future Open Space resources, and continue efforts to increase support for and awareness of these activities
7. To provide green spaces for public enjoyment in Norwood
8. To preserve and augment existing greenways
9. To protect important view sheds throughout the Borough
10. To ensure protection of the Borough's historic and cultural resources
11. To improve the quality of life of Borough residents
12. To achieve consistency in Borough management, designation and regulation of open space lands

Housing Plan Element Progress Report

The Borough of Norwood adopted a new "Third Round" Housing Element and Fair Share Plan in December 2005 and subsequently filed it with COAH. The Borough was in the process of submitting supplementary information in order to receive substantive certification from COAH.

The Housing Plan notes that the Borough has addressed its 93-unit prior round obligation (1987-1999) through its Interim Round 2 Certified Plan, a portion of which was addressed through a combination a vacant land adjustment and a regional contribution agreement with the City of Passaic. The Borough has also fulfilled its Growth Share obligation of 2 units through a one-unit Passaic RCA and Spectrum for Living Group Home, an alternate living arrangement. In addition, the Borough also has low- and moderate-income units in Sutton Place Apartments (16 units),

Spectrum for Living Group Home (5 units) and Norwood Gardens (24 units). According to the Housing Element and Fair Share Plan, based upon existing credits, the Borough has 45 low- and moderate-income units in excess of its obligation, which would be used to address any future obligation.

While the Borough's strategy worked at the time it submitted for substantive certification in 2005, COAH rules have been subject to Appellate Court decisions and have since amended its rules. Parts of the rule amendments have rendered RCAs no longer acceptable. This rule change, and others, will require a substantial revision to the Borough's Housing strategy and as such, a Housing Element and Fair Share Plan amendment.

Recreation Plan Element Progress Report

At the time of the 2002 Reexamination report, there was approximately 261 acres of Borough-owned parkland, which was in excess of the 10 acres per 1,000 residents' national standard.

Existing Open Space

In April 2006, the Borough of Norwood passed an ordinance authorizing transfer of development rights for 125 acres of Borough-owned property in the Central Woods to the Meadowlands Conservation Trust in order to restrict future development on that property. The easement was finalized in September 2006 and was granted in a conservation easement to the Meadowlands Conservation Trust through Ordinance No. 05:23. The Central Woods are low-lying forested wetlands and a pristine habitat for local flora and fauna species. The land will be preserved as a natural area that could be used for hiking trails and other passive recreation.

The Fox Hill Woods open space is 108 acres in size, which is about 6% of the total land area in the Borough. On the Borough Master Plan, this area is included in a Conservation overlay, a designation supported by the Planning Board Open Space Committee and the Environmental Commission. A search committee is currently looking at the upland area in the vicinity of Rivervale Road and Broadway as a possible location for approximately 40-50 units of senior or restricted age unit housing and 2 additional ball fields. One potential alternate location is the west side of Hemlock Ct., near the Northwoods residential community in the vicinity of Central Woods. A Feasibility Study is being considered by the Borough to narrow the potential locations for these activities.

Active Recreation

The Borough has approximately 50 acres of municipally-owned active recreational land and is currently served by Kennedy Field recreation complex that provides active organized recreational programs with four baseball diamonds, the Trackside soccer field, the school fields at Norwood Public School and Holy Family School, and recreation facilities at Cho Dae Church. An 89-acre portion of the Rockleigh Bergen County Golf Course lies within the Borough along its northern border with Rockleigh and provides additional active recreational facilities. The nearby high school fields at Northern Valley-Old Tappan are also available for use on a limited basis. The recreation areas are heavily used during active recreation seasons in the evenings and weekends.

According to the information provided by the Environmental Commission during the Open Space Visioning process, two loop trails have been planned for the Central Woods. These trails have been designed to avoid sensitive areas while maximizing scenic views. When these trails are constructed, hikers could park at the Community Center, the Borough Hall or Kennedy Field. Public bathrooms are located near the Kennedy Field complex and the Community Center. Planned improvements to the two existing trails in Central Woods (Madison and Blanch), which are part of the grant provided by the Bergen County Open Space Trust Fund, include benches, an informational sign on the historic significance of Blanch Ave and native plantings to restore disturbed areas. The hiking trails in Fox Hill Woods are not serviced by restrooms or parking. Besides the plans to blaze, map and restore the existing trails, there are no current plans to provide amenities for these trails.

Volunteering and Community Outreach

The Environmental Commission has sponsored Borough cleanups, hikes and educational workshops and will continue these programs. The Boy Scouts and Girl Scouts have been active in volunteering for environmental projects and the Shade Tree Committee has sponsored tree planting events and seedling giveaways for residents. Press releases and special meetings will continue in order to let the Borough residents know about important environmental and open space issues in town.

Surrounding and Adjacent Open Space

The Rockleigh Bergen County Golf Course, the Oradell Reservoir, the Rockleigh Woods Sanctuary, the Lamont Reserve/ Alpine Reserve North, the Palisades Interstate Park and Ruckman Park Renaissance are open space resources located adjacent to the Borough. Other nearby open space resources includes the Closter Nature Center, the Demarest Nature Center,

and the Tallman Park in New York State. According to the information provided by the Environmental Commission during the Open Space Visioning process, talks are underway between Norwood, Closter, Demarest, Alpine and possibly Tenafly to create a greenway between the towns with the help of the Meadowlands Conservation Trust to facilitate the process. The Boroughs of Closter and Demarest have already completed trail connections between their two towns.

Conservation Plan Element Progress Report

The Environmental Commission adopted the Norwood Open Space Visioning Plan in 2007. The Visioning Plan included detailed Environmental Resources Inventories (ERIs) for the Central Woods and Fox Hill open spaces located in the central and northwestern portions of the Borough respectively.

During the preparation of the Open Space Visioning Plan, goals for the conservation of natural and historic resources within the Borough were formed. While the Visioning Plan will serve as a base to work from, the Borough has yet to adopt an Open Space Element.

Given the various environmental constraints within the Borough, the steps taken by the Borough to ensure compatible development are discussed below:

Floodplains

The Borough of Norwood contains areas within the 100-year floodplain along the Norwood Brook and Tappan Run based on FEMA maps, required for property flood insurance. The 2002 Reexamination Report recommended that development within the floodplain areas can be limited using the following methods:

- Designating the flood hazard areas as open space in the land use plan, and purchase of these lands by the Borough for preservation as they become available for sale.
- Preparation and adoption of a Stream Corridor Maintenance Ordinance that would require buffer areas along the Borough's water courses to protect water quality.
- Use open space resulting from any cluster development to protect flood hazard areas, with floodplains as priority areas for proposed open space in cluster development.

The Flood Prevention Modification ordinance of the Borough, within Section 233-9, regulates the setbacks for any proposed development within flood hazard areas and floodways, lots with detention/retention basins and wetland areas. Within the flood hazard areas and floodways, the

ordinance specifically limits the construction/enlargement of a permanent structure; limits filling, grading, dredging or other development in accordance with Chapter 131, Flood Damage Prevention; and amends the applicable required rear or side yard setbacks to be 50 feet from the floodway or 25 feet from the flood hazard area, whichever is greater.

Flood Damage Prevention was adopted by Ord. No. 0-95-23 in 1995, within Chapter 131 of the General Legislation Code of the Borough, in order to provide the framework for development and jurisdictional review for all projects located in areas of special flood hazard as identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study of Bergen County, New Jersey, with accompanying Flood Insurance Rate Map Panels 113, 114, 201, 202, and 206 of 332 dated September 30, 2005". The procedures, permits, variances and standards contained within the chapter apply to all new residential, non-residential and manufactured homes construction.

The Borough has adopted a Floodplain Management Ordinance.

Wetlands

The freshwater wetlands within the Borough are regulated by the New Jersey Wetland Act of 1988. The required transitional buffer area for exceptional resource value wetlands is 150 feet and for intermediate resource value is 50 feet. The 2002 Reexamination Report recommended delineation of wetlands on the Master Plan Map to ensure marking of the environmentally sensitive areas for protection.

Steep Slopes

The zoning ordinance of the Borough contains Slope Modification Provisions (Amended 2-25-2004 by Ord. No. 04:01) to address the potential negative impacts of development on steep slopes scattered throughout the Borough. These provisions, within Section 233-8, are in form of development controls that include the minimum lot area, minimum front/rear yard, minimum side yards, minimum lot depth, minimum lot frontage, maximum lot coverage, maximum improved lot coverage and maximum disturbed land area requirements. The Borough defines steep slopes as land surface gradients of 15% or greater and these standards are established within the zoning ordinance as 'Schedule of Area, Yard and Bulk Regulation in Areas of Steep Sloping Land' for topographic slope ranges of 15% to 20%, 20% to 35%, 35% to 50%, 50% to 65%, 65% to 80%, and 80% or more. These provisions help eliminate, or substantially reduce, the erosion, siltation, excessive removal of vegetation and soil, flooding, soil slippage, and water

runoff and other negative impacts often associated with development within areas of steep slopes.

Soil Removing

The provisions of the Borough's Soil Moving Ordinance, within Chapter 194: Soil Removal, prevent the unregulated and uncontrolled re-grading of properties through excavation, filling and/or removal of soil. The application for any major grade change is reviewed by the Mayor and Council considering: soil erosion by water and wind, drainage, soil fertility, lateral support slopes and grades of abutting streets and land as well as land values and uses. However, the Soil Moving Ordinance does not regulate relocation of soil within the property, provided that this does not involve any substantial grade change; and the excavation of soil in connection with the construction or alteration of the basement foundation of a building.

Stormwater

Stormwater within the Borough is regulated by Chapter 199: Stormwater Control ordinance adopted by Ord. No. 06:04 in March 2006. The primary purpose of the Stormwater Control Ordinance is to establish minimum stormwater management requirements and controls for major developments i.e. any development that provides for ultimately disturbing one or more acres of land and includes activities such as the placement of impervious surface or exposure and/or movement of soil or bedrock or clearing, cutting, or removing of vegetation. The chapter regulates all site plans and subdivisions that require preliminary or final site plan or subdivision review including non-residential major developments, portions of residential major developments that are not preempted by the RSIS, as well as all major developments undertaken by the Borough of Norwood.

The design and performance standards require that the erosion control, groundwater recharge, stormwater runoff quantity, and stormwater runoff quality standards be met by nonstructural stormwater management strategies, and structural stormwater management measures if necessary. However, the standards apply only to new major development and are intended to minimize the impact of stormwater runoff on water quality and water quantity in receiving water bodies and maintain groundwater recharge. The standards do not apply to new major development to the extent that alternative design and performance standards are applicable under a regional stormwater management plan or water quality management plan adopted in accordance with Department rules.

The Stormwater Management ordinance was adopted by Ord. no. 05-22 in August 2005 in order to regulate the impact on stormwater runoffs and drains of the following: pet waste, litter control, wildlife feeding (excluding contained wildlife), yard waste collection and location of containerized yard water from a storm drain, as well as improper disposal waste (excluding residential water runoff, uncontaminated groundwater, etc.) and illicit collections to the municipal separate storm sewer system operated by the Borough of Norwood any domestic sewage, non-contact cooling water, process wastewater, or other industrial waste (other than stormwater).

Other Conservation Measures and Protective Ordinances

The Bergen County Soil Conservation District also regulates the soil erosion and sediment control to prevent the loss of topsoil during construction and protects against sedimentation runoff into streams and riverbeds. The District, after reviewing proposed soil erosion and sediment control plans, issues permits that enforce adequate methods of preventing erosion during the construction of the project.

The 2002 Master Plan Reexamination Report recommended the following additional ordinances/regulations:

- A Conservation Plan Map should be prepared in order to identify and locate various environmentally sensitive areas and elements including steep slopes, floodplains, critical habitats for endangered species, etc. The information available on such a map would allow reviewing authorities to determine the environmental impact of any development proposal. The Borough has not prepared the map.
- An Environmental Constraint Ordinance, which coupled with the existing slope ordinance, would give the Borough greater control to limit the development on a site to its capacity.
- A comprehensive Environmental Impact Statement Ordinance requiring a developer to prepare such a report to assess the impact of a proposed development, which would give the reviewing authorities adequate information necessary to grant or deny an application.
- A Tree Conservation Ordinance to further guard against the indiscriminate removal of both large specimen trees and areas of woodlands. The Borough currently regulates the street trees through a Shade Trees ordinance adopted by Ord. No. 96-0-25 contained in Section 202-10 of Chapter 202: Streets and Sidewalks.

In addition to the existing ordinances, the Environmental Commission has been working with the Planning Board, Shade Tree Committee and the governing body to explore ordinances that could offer further protection to Borough open spaces and critical environmental resources.

Recycling Plan Element Progress Report

The New Jersey statute makes mandatory that all municipalities adopt a recycling ordinance that requires the separation of leaves, glass, paper and metal from the municipal solid waste stream at the source. The 2002 Reexamination Report noted that the Borough had adopted a recycling ordinance in June 1994. The requirements are contained in Sections 198-9 through 198-19 of Chapter 198-Solid Waste.

The Borough's recycling ordinance provides for curbside collection of recyclables for single-unit buildings such as single-family residences and businesses, as well as collection of recyclables from a designated place for all tenants of multiple-unit buildings such as apartments and office buildings. The ordinance also makes it mandatory for all persons and property owners to separate and recycle aluminum cans, glass containers, leaves/grass, newspaper/magazines, ferrous scrap, plastic bottles, tin cans, and white goods. Commercial businesses and properties are further required to recycle corrugated cardboard, food waste, high grade office paper, mixed paper, construction and demolition debris, and aluminum in addition to the items listed above. Automotive waste oil is also recognized as a recyclable material that shall be recycled on a voluntary basis.

C. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES, AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OF NATURAL RESOURCES, ENERGY CONSERVATION, COLLECTION, DISPOSAL, AND RECYCLING OF DESIGNATED RECYCLABLE MATERIAL AND CHANGES IN STATE, COUNTY, AND MUNICIPAL POLICIES AND OBJECTIVES.

Population, Housing, Employment, Land Use - Conditions and Trends

The general characterization of the Borough in the 1995 and 2002 Reexamination Reports as a substantially developed community with minimal expected increases in population remains valid today. The 2002 Reexamination Report cited a 2000 US Census population of 5,751 (compared to 4,858 in 1990). Norwood's year 2005 estimated population of 6,070; 2010 estimated population of 6,100; and 2015 estimated population of 6,150 (according to the North Jersey Transportation Planning Authority) demonstrate that the Borough's population is expected to remain stable. No significant changes in the density and distribution of population and land uses have occurred since the last reexamination. The Housing Element and Fair Share Plan adopted in 2005 similarly projects relatively minor increases in both population and employment over the next 10 years. These projections are supported by the North Jersey Transportation Planning Authority estimates.

*Borough of Norwood Population Change – Historic and Projected
Change*

<i>Year</i>	<i>Population</i>	<i>Number</i>	<i>Percent</i>
1900	400		
1910	564	164	41.00%
1920	820	256	45.39%
1930	1,358	538	65.61%
1940	1,512	154	11.34%
1950	1,792	280	18.52%
1960	2,852	1060	59.15%
1970	4,398	1546	54.21%
1980	4,413	15	0.34%
1990	4,858	445	10.08%
2000	5,750	892	18.36%
2010	6,100	350	6.09%
2020	6,200	100	1.64%
2030	6,200		

Source: US Census 2000 and NJTPA-Approved Demographic and Employment Forecasts

Over the next seven years in particular, NJTPA estimates that the population in Norwood will increase to 6,150 by the year 2015, compared to NJTPA's estimated year 2005 Borough population of 6,070. This is an overall increase of 80 (1.32%) residents.

A vast majority of the Borough's land area - approximately 515 acres- is located within its single-family residential zoning districts, surpassed only by the large expanses of environmentally sensitive land and open spaces. Most of this residential development within the Borough has occurred in the 1930s and 60s, as shown by the steep increases in resident populations. The vast majority of these zoning districts have been subdivided and developed. In addition to there being few remaining vacant lots, there are relatively few over-sized and subdividable lots within these zoning districts. As a result, it is anticipated that relatively little additional development will occur over the next 10 years within the Borough's residential zones.

In case of single-family residential development, low-density development is located in the eastern and central part of the Borough with medium- and high-density single-family development mainly in the western part of the Borough. Multi-family housing is in form of garden apartments (Sutton Place), town homes (Northwoods Townhomes), a nursing home complex (Heritage at Norwood) located in the northwestern part of the Borough, a group home (Spectrum for Living) and an affordable housing complex (Norwood Gardens). All of this construction had occurred prior to 2000 (as seen from the New Jersey Department of Community Affairs' Building and Construction Permit Data) and very little residential development has occurred in the past six years.

The Borough adopted its Housing Element and Fair Share Plan in November 2005, which included a detailed analysis of projected future growth using the methodology (third round regulations) required by the Council on Affordable Housing. Based upon historical trends as well as actual approved and anticipated development projects, the Housing Plan analysis projected an overall net residential growth of 9 units between the years 2004 and 2014. The NJTPA's projections for 2015 indicate an increase of approximately 190 households.

The North Jersey Transportation Planning Authority (NJTPA) estimates that employment (total payroll employment) within Norwood will increase from 2,710 to 2,760 - a projected increase of 50 jobs (or 1.85%) between the years 2005 and 2015. This rate is substantially lower than the projected employment growth in the County as a whole during the same time period (i.e., 5%). Based upon actual approved and anticipated development projects, the analysis in the Housing Plan projected an overall net increase of 17.32 jobs for 2005-2006.

<i>North Jersey Transportation Planning Authority Borough of Norwood - Employment Projections</i>						
					<i>Change</i>	
	<i>Years</i>				<i>Number</i>	<i>Percent</i>
	2000	2005	2010	2015	2005-2015	2005-2015
Jobs	2,680	2,710	2,730	2,760	50	1.85%

The Borough's commercial and industrial districts, located along Livingston Street and Broadway, are predominately developed. There exists very little, if any, undeveloped or substantially under-developed land existing within the Borough. It is anticipated that non-residential development will occur through redevelopment of the existing uses, and continue at the rates already experienced over the past several years within the Borough.

As indicated in the table below, the vast majority of the Borough is developed. In fact, less than 3% (or 59 acres) of the Borough land area consists of vacant land, a majority (about 45 acres) of which is owned by the United Water of New Jersey. However, the vast majority of the Borough's land area is committed to some kind of public use including open space and recreational lands. This includes the large expanses of open space in Central Woods and Fox Hills, and the County-owned East Hill open space and Rockleigh Golf Course. Residential land uses occupy approximately 766 acres within the Borough (about 33%), with the vast majority (758 acres or 32%) being occupied by single-family residential development. Commercial, office and industrial development occupies approximately 330 acres within the Borough (about 14%), with the majority of such development being located along the Livingston Street and Broadway corridors, as well as Chestnut and Walnut streets. Public and quasi-public uses (consisting of schools, places of worship and quasi-public institutions) occupy approximately 65 acres within the Borough (about 2.5%) and are generally scattered throughout the Borough.

<i>Land Use Trends</i>				
	<i>1990</i>		<i>2008</i>	
<i>Land Use</i>	<i>Acres</i>	<i>Percent</i>	<i>Acres</i>	<i>Percent</i>
Residential	515	28	599	32.3
Apartments/ Townhouses			7	0.4
Farm(Qualified) - Lupardi Farm (2008)			11	0.6
Commercial	27	1	85	4.6
Office and Industrial (Industrial only - 2008)	69	4	176	9.5
Utility and Streets	313	17		
School Property (Public School only- 2008)			20	1.1
(Other School - 2008)			6	0.3

<i>Land Use Trends</i>				
	<i>1990</i>		<i>2008</i>	
<i>Land Use</i>	<i>Acres</i>	<i>Percent</i>	<i>Acres</i>	<i>Percent</i>
Public Parks and Recreation (Open Space) (Public Property - 2008)	683	37	881	47.5
Public/Quasi-Public Organization (church, cemetery, other exempt - 2008)	152	8	25	1.3
Vacant	97	5	47	2.5
Totals	1,856	100	1,856	100.0

Data Source: 1990 figures from 2002 Reexamination Report/1993 Planner's Data Book for Bergen County, 2008 figures from Norwood GIS Database/MODIV Data (Last updated 6/25/2008).

State Development and Redevelopment Plan

The State Development and Redevelopment Plan (SDRP) adopted March 1, 2001 designates the Borough of Norwood as part of three Planning Areas:

- Metropolitan Planning Area (PA1) - located in the western and southeastern part of the Borough.
- Environmentally Sensitive Planning Areas (PA5) - Located in the central portion of the Borough and covers the Central Woods open space area.
- Open Space-Local Parks/Green Acres (PA6) - Located in the eastern and northeastern portions of the Borough and includes Rockleigh Golf Course and the East Hill open space.
- Water (PA11) - According to the NJDEP GIS Database, a portion of the Oradell Reservoir is located in the southern most portion of the Borough.

According to the SDRP, most of the communities within the Metropolitan Planning Area are fully developed or almost fully developed with much of the new growth occurring through redevelopment. The objectives for Planning Area 1 are consistent with those of the Borough of Norwood. The focus of both the State Development and Redevelopment Plan and the Borough Master Plan is to revitalize existing “centers” such as the Livingston Avenue and Broadway commercial areas as well as and preserve the established residential neighborhoods. Specifically, the State Plan encourages infill development of mature settled communities to promote economic development. Borough planning efforts have involved public participation and seek to make an economically and socially-diverse community.

The Borough has actively pursued the preservation of the Central Woods open space located within the Environmentally Sensitive Planning Area that has led to a perpetual land conservation

easement with the Meadowlands Conservation Trust. The Borough participated in the latest round of Cross Acceptance, including submittal of a questionnaire to Bergen County which was included in Bergen County's Cross Acceptance Report submitted to the Office of Smart Growth.

Council on Affordable Housing (COAH)

Unlike the previous two rounds, COAH's Third Round methodology determines a municipality's affordable housing obligation principally upon the net development growth within the municipality. The need for affordable housing in a municipality is currently calculated through the sum of the Rehabilitation Share, the Remaining Prior Round (1987 – 1999) Obligation and the municipality's Growth Share Obligation. The Borough of Norwood filed a Housing Element and Fair Share Plan with COAH in December 2005 addressing their Third Round affordable housing obligation. The Borough is in the process of submitting supplementary information in order to receive substantive certification from COAH.

We recommend that the Borough re-evaluate the Housing Element and Fair Share Plan in view of the proposed amendments to COAH's Third Round rules and regulations as published in the New Jersey Register on June 16, 2008. According to the new rules, the need for affordable housing in a municipality would be calculated through the sum of the following:

- Rehabilitation Share - Deficient housing units occupied by low- and moderate-income households, referred to as the "rehabilitation share." This figure is provided by COAH.
- Remaining Prior Round (1987 – 1999) Obligation – Assigned to a municipality by COAH or the court for the period 1987 through 1999.
- Growth Share Obligation - The municipality's need for affordable housing resulting from net growth in the amount of residential and non-residential development between the years 2004 to 2014. These figures are not provided by COAH; instead the municipality must calculate its "growth share obligation" based upon reasonable assumptions as to the amount and type of net growth in residential and non-residential development within the 10-year period. The growth share obligation is calculated by applying a ratio of one affordable unit for every five (5) new market-rate residential units projected, plus one affordable unit for every sixteen (16) newly created jobs as measured by new or expanded non-residential construction projected in the municipality. The growth share projections are converted into actual growth share obligation when market-rate units and newly constructed and expanded non-residential developments receive permanent certificates of occupancy.

D. THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES, STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED.

Comprehensive Master Plan

As indicated above, the Borough adopted its last Comprehensive Master Plan in 1988. Since that time, a number of revisions and supplements to the Master Plan have been adopted, consisting of: adoption of Master Plan Reexamination Reports in 1995 and 2002; adoption of several stand-alone components i.e., the Historic Element, the Stormwater Management Plan, and the Housing Element and Fair Share Plan.

In addition, the Borough has prepared the Norwood Open Space Visioning Plan that includes the Environmental Resource Inventory of the Borough's large open space areas as well as the issues, strategies and recommendations for their preservation/conservation. Although not part of the Master Plan, and more analysis is necessary, the Borough intends to consider utilizing the Open Space Visioning Plan as a basis for the work necessary to create an actual Open Space and Recreation Plan Element should one prove necessary in addition to the plan elements currently in place.

The current Master Plan also lacks a Circulation Plan Element, Community Facilities Plan Element, and Utility Service Plan Element. These three elements may prove to be an important part of a comprehensive planning effort that could assist direct the Borough's capital investments in roads and transit; schools, library, community centers and playgrounds; as well as the water, sewer and stormwater systems.

Although not part of the current Master Plan, the Borough intends to consider these optional elements should it locate the funds necessary to proceed with a new, comprehensive Master Plan effort.

Recommended Master Plan Goals and Objectives

The overall Borough planning objectives (shown in Section A, above) need to be updated. These objectives have remained unchanged since the 1988 Master Plan despite the fact that the Borough has adopted the numerous revisions and supplements described herein.

The objectives of the 1988 Master Plan need to be updated for the following key reasons:

- Many of the objectives are out-of-date (e.g., most of the action-related objectives have been implemented such as preservation of open space within the central portion of the Borough has been achieved through a conservation easement with the Meadowlands Conservation Trust). New objectives of the Master Plan will recognize these achievements and outline further steps in the development/preservation of land within the Borough.
- There is a need for consistency amongst the various documents comprising the Master Plan. Almost all of the Master Plan documents adopted subsequent to the 1988 Master Plan contain their own set of objectives that were analyzed and adopted at different times in the Borough's history. As a result, each of these sets of objectives reflects the priorities and regulations of that time, and has at times resulted in the adoption of various zoning ordinances and amendments. To create a comprehensive Master Plan, incorporating all the interrelated planning issues and goals, a new set of objectives will be pursued.
- As mentioned above, the Borough has adopted several ordinances and amendments to the current zoning in order to effectively regulate proposed development. The updated zoning is not effectively reflected in the existing zoning map.
- The zoning ordinance aims to preserve open space within the Borough and discourages intense new development on environmentally sensitive lands. Such areas should be shown on a comprehensive conservation plan map as preserved lands or lands targeted for preservation, with categories ranging from existing active/passive recreation, open space for conservation, environmentally constrained private lands, as well as areas identified by the NJDEP as natural flora and fauna habitats.

Some goals worth consideration will include:

General Planning Goals

1. To protect the Borough's stable, diverse and attractive residential neighborhoods.
2. To maintain the established, primarily residential, character of the Borough.
3. To conserve and enhance the community's parklands and environmental resources.
4. To guide future development and/or redevelopment of land within the Borough so as to incorporate new construction without undue disruption of the established character of the Borough.
5. To preserve and continue the promotion of a balanced variety of residential, commercial, public, recreation and conservation land uses.
6. To provide a superior system of community services and facilities.

7. To safeguard and broaden the Borough's existing tax base by preserving economic balance and providing for continuing sources of employment and new ratables through appropriate utilization of land resources.

Land Use Plan

1. To protect and preserve the character, vitality and value of existing neighborhoods in Norwood.
2. To provide for the continued vitality and upgrading of established commercial districts.
3. To provide an economically viable commercial center that provides a full range of community business and service activities.
4. To provide additional retail uses and services for residents.
5. To provide commercial space suitable for present and future market demands.
6. To improve the compatibility of adjacent land uses.
7. To comprehensively revitalize the Borough's Central Business District as a viable and attractive commercial center.

Zoning Ordinance and Map

1. Show golf course as a separate zone - either as active open space or a Golf Course zone.
2. Show conservation map areas (Environmental lands) as a collective overlay on the zoning map. This need not be as detailed as the conservation map
3. Prepare a comprehensive environmental constraint ordinance requiring and EIS for all projects within the conservation overlay, and major subdivisions and site plans everywhere else.
4. To the degree that the Borough's Land Development Ordinance has not been revised to be consistent with New Jersey Residential Site Improvement Standards (RSIS), it should be so revised. Similarly, the Land Development Ordinance should be reviewed for consistency with the Municipal Land Use Law.

Housing Plan

1. To maintain and improve the existing quality of housing.
2. To preserve the character and stability of established residential neighborhoods.
3. To meet the Borough's affordable housing obligation in a manner that is compatible with the Borough's other planning objectives.

Stormwater Management Plan

1. To reduce flood damage, including damage to life and property.
2. To minimize, to the extent practical, any increase in stormwater runoff and soil erosion from any new development.
3. To maintain groundwater recharge.
4. To maintain the integrity of stream channels for their biological functions, as well as for drainage.
5. To minimize pollutants in stormwater runoff from new and existing development to restore, enhance, and maintain the chemical, physical, and biological integrity of the water of the state, to protect public health, to safeguard fish and aquatic life and scenic and ecological values, and to enhance the domestic, municipal, recreational, industrial and other uses of water.
6. To protect public safety through the proper design and operation of stormwater basins.

Open Space and Recreation Plan

1. To provide Norwood residents with outstanding active and passive recreation programs and facilities throughout the year.
2. To satisfy the need for more fields for recreational activities.
3. To efficiently utilize and connect existing parks.
4. To improve non-motorized access to parks.
5. To improve opportunities to use parks and natural areas for passive activities like birding, hiking, picnicking and quiet contemplation, and improving the beauty, quality, and habitat of the Central Woods, and Fox Hill Woods open spaces.
6. To develop a greenway zone and bikeway/walkway along the Dwarskill in the southern part of the Borough.

Conservation Plan

1. To preserve the environmental resources of the Borough of Norwood.
2. To preserve and enhance natural resources and habitat within the Borough.

Additional Recommendations

Circulation Plan Element

The Borough finds it important to integrate Land Use decisions with Circulation issues as both the Land Use and Circulation Elements affect one another. A Circulation Plan Element that addresses roadway congestion issues, as well as parking, pedestrian, bicycle circulation and mass transit is critical toward making solid land use decisions that can improve the quality of life for residents and businesses alike.

Enhancement of the Commercial District

The Borough is currently working with Bergen County and is implementing a streetscape program along Livingston Street. This effort includes on-street parking and landscaping improvements that work toward aesthetic improvements that will undoubtedly enhance the pedestrian circulation system. While the streetscape program will have a positive impact on the commercial district, the improvements will positively impact the rest of the community as it enhances connections to surrounding neighborhoods as well. The Borough intends to supplement this effort with additional planning analysis that seeks to solve the issues experienced with site planning within the commercial district. To alleviate some of the issues of pedestrian conflict, ingress/egress, and aesthetics such as screening and placement of parking, consideration will be given toward innovative land use and circulation strategies. Such an undertaking will only be considered in-concert with a Circulation Plan Element.

The Borough intends to investigate innovative planning strategies that work to enhance its ability to facilitate the public and private partnerships necessary to implement improvements in the business district. It is the Borough's intention that the Planning and Zoning Board will require cross-access easements and deed-restrictions be required to be placed on-file prior to issuance of Certificate of Occupancy. However, improving both the functionality of the roadway and pedestrian network alike may also require use of site planning tools provided through the Local Redevelopment and Housing Law; such as Area in Need of Rehabilitation. In addition, the Borough intends to investigate other innovative strategies such as creating a Business Improvement District to assist in this effort.

Laboratory and Administrative Zone

The Borough is considering the rezoning of the Laboratory and Administrative Zone (LA) to better reflect the residential character of the area and proximity to open space. Careful consideration

will be given toward density allowances and bulk regulations to ensure the protection of the character and scale of adjacent land uses.

Light Industrial Zone

Given the state of the Country's industrial complex, increasing pressures mount for communities as these uses dry up. The Borough is considering an expansion of the uses permitted in this zone. Such uses could include hotels, medical arts, and office incubator space for startup businesses. The intensity of such uses should reflect the Borough's character and be lower in scale.

Flag Lots

The Borough intends to review its residential zoning standards to control the subdivision of larger parcels with residential neighborhoods into flag lots that affect the character of the neighborhood itself. Such controls will work to tighten the ordinance as it pertains to bulk and yard area requirements, such as but not limited to, lot width and driveway proximity requirements.

Transit Oriented Development

The 2002 Reexamination Report stated that the Borough though a rail commuter station was inappropriate. Given the positive impacts that rail service, particularly light rail, could have on investment within the Livingston Street Commercial District and the positive impacts it could have on the Light Industrial area, and the Borough in general, the Borough is willing to continue conversation with NJ Transit should such an ambitious initiative take place. Such an endeavor will be considered in-concert with a Circulation Plan that enhances the ability for access thus improving the effects that such a service could have on the Borough's ratable base.

E. THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING INCORPORATION OF REDEVELOPMENT PLANS ADOPTED PURSUANT TO THE "LOCAL REDEVELOPMENT AND HOUSING LAW," P.L.1992, C. 79 (C.40A:12A-1 ET SEQ.) 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.

While the Borough of Norwood currently does not have any redevelopment studies or plans under the Local Redevelopment and Housing Law, the benefits of the tools afforded under the law may be able to assist revitalize portions of the Borough in the future. However, the Borough has no intention to utilize the LRHL at this time.