

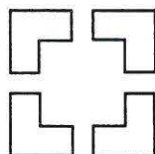
# 2002 MASTER PLAN BOROUGH OF GLEN ROCK, NEW JERSEY



*Prepared for*

**The Borough of Glen Rock Planning Board**

*Prepared by*



**MICHAEL F. KAUKER ASSOCIATES**

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356 Franklin Avenue  
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April 8, 2002



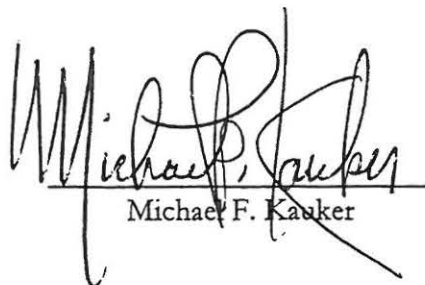
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This copy conforms to the original copy of this report which is stamped and signed by Michael F. Kauker, Professional Planner's License Number 993; in accordance with *N.J.S.A.* 45:14A regulating the practice of Professional Planning in the State of New Jersey.



Michael F. Kauker



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## PREFACE

### Relationship of Proposed Comprehensive Master Plan to the 1996 Periodic Reexamination Report and Periodic Reexamination Requirements of the MLUL

The Comprehensive Master Plan contained herein will replace the Comprehensive Master Plan of 1976 and subsequent Reexamination Reports prepared in 1982, 1988, and 1996 as adopted March 7, 1996, by Burgis Associates Inc.

This 2002 Comprehensive Master Plan is prepared in lieu of conducting a specific periodic reexamination as provided for in Article II C.40:55D-89d, which reads "The specific changes recommended for the Master Plan or development regulations, if any, underlying objectives, policies and standards, or whether a new comprehensive master plan or regulations should be prepared. This Comprehensive Master Plan fully complies with the land use law requirement to provide once every six years either a reexamination report or a comprehensive master plan document. This Comprehensive Master Plan report incorporates the following specific components required for a periodic reexamination report.

- a. **Requirement:** The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.

**Response:** Major problems and objectives are provided throughout the Basic Studies chapter of the Comprehensive Master Plan.

- b. **Requirement:** The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

**Response:** The extent to which problems and objectives are addressed are contained in Chapter II. Goals and Objectives and Chapter III. Land Use Plan Element of the Comprehensive Master Plan.

- c. **Requirement:** 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.

**Response:** These components are addressed throughout the Chapter I. Basic Studies element of the Comprehensive Master Plan.



- d. **Requirement:** 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.

**Response:** Specific changes to the Master Plan are set forth in Chapter III. Land Use Plan element.

- e. **Requirement:** 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.

**Response:** The Planning Board has determined that there is no need for redevelopment pursuant to the local Redevelopment Housing Law.



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# I. BASIC STUDIES



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## INTRODUCTION

The Master Plan provides a framework of development that guides the use of lands within a municipality in a manner which protects public health and safety and promotes the general welfare. The Municipal Land Use Law (MLUL) gives the Planning Board the authority to prepare and after a public hearing adopt or amend such document. According to the MLUL, the Master Plan shall be comprised of a report or statement and land use and development proposals including maps, diagrams and text. The Master Plan must include the following:

- (1) A statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based:
- (2) A land use plan element (a) taking into account and stating its relationship to the statement provided for in subsection (1) hereof, and other master plan elements provided for in paragraphs (3) through (13) hereof and natural conditions, including, but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes, and woodland; (b) showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance; and (c) showing the existing and proposed location of any airports and the boundaries of any airport safety zones delineated pursuant to the "Air Safety and Zoning Act of 1983," P.L. 1983, c. 260 (C. 6:1-80 et seq.); and (d) including a statement of the standards of population density and development intensity recommended for the municipality.

The following are not mandatory but may be included within the master plan:

- (3) A housing plan element.
  - (4) A circulation plan element.
  - (5) A utility service plan element.
-



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- (6) A community facilities plan element.
  - (7) A recreation plan element.
  - (8) A conservation plan element.
  - (9) An economic plan element.
  - (10) An historic preservation plan element.
  - (11) Appendices or separate reports containing the technical foundation for the master plan and its constituent elements.
  - (12) A recycling plan element.
  - (13) A farmland preservation plan element.

The last comprehensive Master Plan was prepared in 1976 and the most recent reexamination report was prepared in 1996. In preparing the new comprehensive master plan we will look at these documents as well as any changes that may have occurred over the last 25 years to determine the appropriate steps that should be taken to guide the development of the community in the future. The new comprehensive master plan will serve as a guide for the future development of Glen Rock and will enable the community to plan for growth in a manner that will promote the public health, safety, morals and general welfare.

## LOCATION

The Borough of Glen Rock is a 2.72 square mile municipality located along the western boundary of Bergen County, New Jersey. In 2000, the Borough had a population of 11,546 people making it the 29<sup>th</sup> largest municipality out of the 70 municipalities in Bergen County. Glen Rock shares its border with three other municipalities in Bergen County and one municipality located in Passaic County. Along its northern border in Bergen County is the Village of Ridgewood, to the south is the Borough of Fair Lawn, and to the east Glen Rock is bordered by a small portion of the Borough of Paramus. To the west, Glen Rock is bordered by the Borough of Hawthorne, which is located in Passaic County. The location and surrounding municipalities are shown on the Regional Location Map.

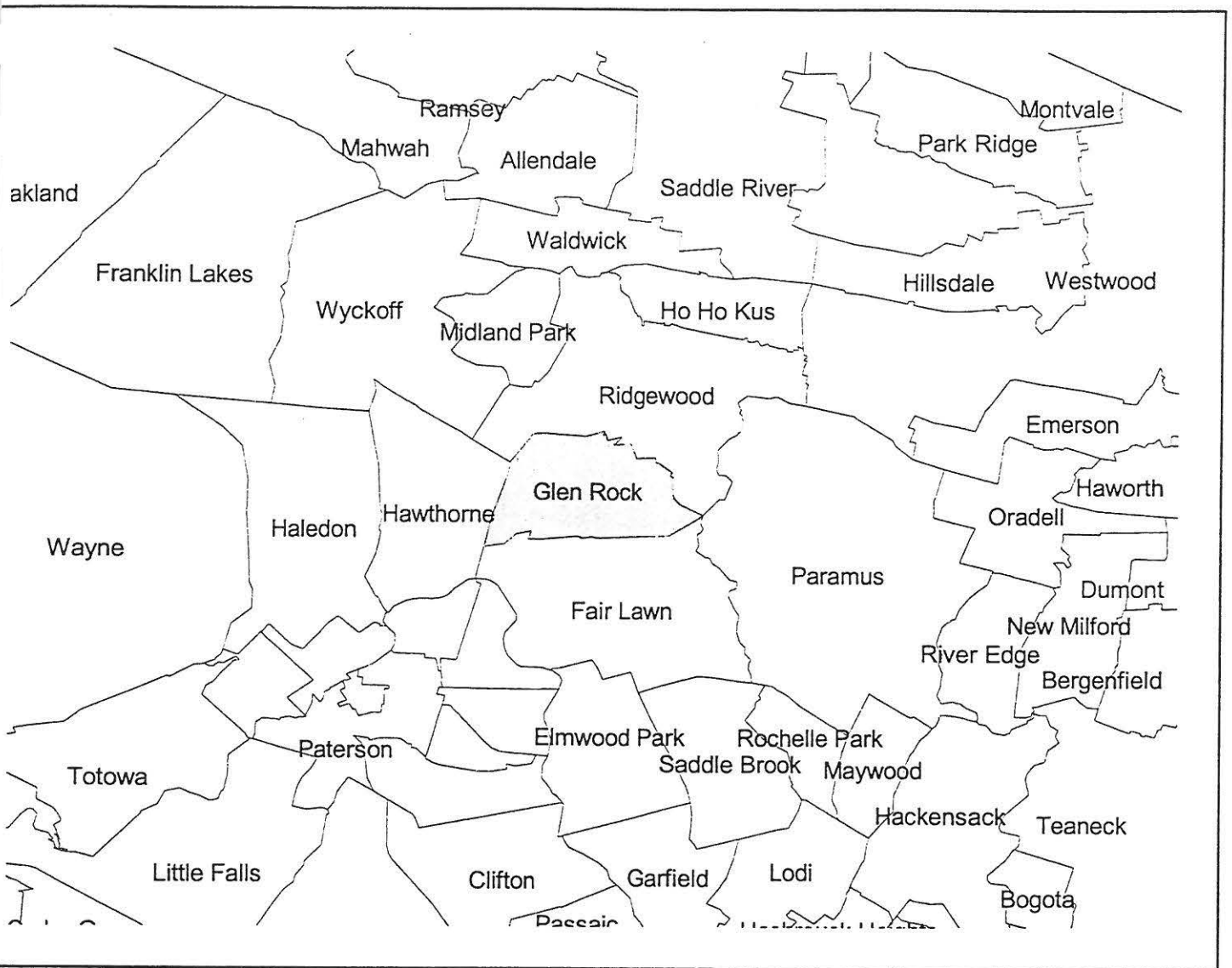


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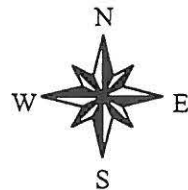
Glen Rock is in close proximity to many major transportation corridors in New Jersey. Route 208 is a major thoroughfare that runs in a north/south direction through the southwestern section of the Borough. This highway connects to Routes 4 and 17, which connect to the Garden State Parkway, Route 80 and the New Jersey Turnpike. In addition two railway lines, the New Jersey Transit Bergen Line and the Main Line, both have stops in Glen Rock. The train station for the Main Line is off of Rock Road and the train station for the Bergen Line is off of Maple Avenue. New Jersey Transit also provides bus service that makes stops in Glen Rock. The train and bus service provide transportation into New York City, Hoboken, Newark, and Paterson.



# REGIONAL LOCATION MAP



4 0 4 Miles





## BASIC STUDIES

### Existing Land Use

Glen Rock can be described as a fully developed community with a balanced mix of land uses. A review of existing land use characteristics shows that the Borough remains a predominantly single-family residential community with a balanced mix of non-residential uses to support and serve the residential uses. Our office performed a study to determine the type of existing land uses and the acreage of these uses within the Borough. An existing land use map was prepared and is attached to this report. The findings of this study are presented in the table below.

TABLE 1: SUMMARY OF EXISTING LAND USE  
BOROUGH OF GLEN ROCK – 2001

Use	Acreage Sub- Total	Percent Sub- Total	Acreage Total	Percent Total
Residential			1,132.5	65.0
One-Family	1,103.4	63.4		
Two-Family	13.2	0.7		
Multi-Family	15.9	0.9		
Commercial			38.6	2.2
Office			7.0	0.4
Industrial			38.7	2.2
Public			233.3	13.4
Borough	164.7	9.5		
County	68.6	3.9		
Quasi-Public			25.5	1.5
Transportation			222.4	12.8
Utilities			34.5	2.0
Vacant			8.5	0.5
<b>Total:</b>			<b>1741.0</b>	<b>100.0</b>

Source: Study prepared by Michael F. Kauker Associates in August 2001.

As can be seen in the table above, the Borough is comprised primarily of residential land uses, specifically the one-family residence. Residential land use comprises 65 percent of the Borough's total land area with single-family dwelling units making up 63.4 percent of the total land area. There are also some two-family residences mixed throughout the Borough. The Borough's housing stock is rounded out by three multiple-family townhouse developments containing 100 dwelling units. In addition and in response to the growth of the elderly population that has occurred in Glen Rock and the remainder of Bergen County and the country as a whole, there is a senior citizen housing complex located in the Borough containing 80



dwelling units. The second highest use of land is publicly owned land which comprises 13.4 percent of the Borough's total land area. This includes all Borough and County owned land. Transportation is the third largest land classification comprising 12.8 percent of the total land area. This includes all of the roads including Route 208 and the two railroad lines that run through the Borough.

### ***Real Property Valuation***

The real property valuation shows the number of parcels in the Borough by land use and the percentage of revenue the Borough derives from each use. Table 2 shows the number of parcels and the real property valuation for lands located within the Borough in 1996.

TABLE 2: REAL PROPERTY VALUATIONS 1996

Class	1996	
	No. of Parcels	% Valuation
Vacant	81	0.53
Residential	3,832	90.09
Farm	0	0.00
Commercial	100	8.09
Industrial	3	1.29
Total	4,016	

Source: *The New Jersey Municipal Data Book, 2001*

The real property valuation analysis shown in Table 2 confirms that the Borough is predominantly a residential community, with 3,832 parcels being used for residential purposes with a valuation of 90.09 percent. Not only does the Borough have the largest amount of land used for residential purposes it also has the largest number of parcels and the highest valuation of any land use in the Borough.

### ***Residential Development***

The largest period of residential housing development activity occurred in the Borough from 1950 to 1960 and prior to 1939. The majority (85.9%) of residential housing units in Glen Rock were built prior to 1960. The following table shows the year housing units were built in Glen Rock.



TABLE 3: YEAR STRUCTURE BUILT

Year built	Number of Units	Percent
March 1990 to 2000	61	1.5
1980 to March 1990	215	5.3
1970 to 1979	76	1.9
1960 to 1969	213	5.3
1950 to 1959	1,444	35.9
1940 to 1949	627	15.6
1939 or earlier	1,388	34.5
Total	4,024	100

*Source: 2000 US Census Data*

As shown in the table above, housing development slowed after 1960. This trend has continued over the last decade. From March of 1990 to 2000, only 61 residential housing units were built in Glen Rock.

The relatively older age of the homes in Glen Rock has led to a trend of residential housing unit expansion. The large number of expansion occurring in the Borough during the last decade can be attributed to three factors: the relatively small size and condition of the existing older homes, the large number of younger child rearing families moving into the community who need larger homes, and the economy and real estate market which made it feasible for individuals to buy smaller older homes and renovate them.

An extensive house-by-house field study was performed by this office that documents the number of residential housing unit expansions which have occurred in the Borough. The study was broken down into two categories. The first category is dwelling units that are less than two-stories and the second category is dwelling units that are more than two-stories. The study found that 327 out of 1,395 or 23.4% of the dwelling units less than two-stories have had expansions and that 808 out of 2,383 or 33.9% of the dwelling units more than two-stories have had expansions.

As previously mentioned, there are three types of residential housing units in the Borough of Glen Rock. The largest form of housing in the Borough is the single-family home. This is



followed by multi-family dwelling units, which includes the Senior Citizen development. There are a very small number of two-family homes located throughout the Borough. The following section details the different types of residential land uses in Glen Rock.

#### Single-family

The Borough of Glen Rock is primarily comprised of single-family residences. In 1990, there were a total of 3,963 housing units. Of that total 3,662 were single-family units, which accounted for 92.4% percent of the total number of housing units in the Borough. In the year 2000, the total number of housing units increased to 4,024 an increase of 61 units or 1.5% over the ten year period. Detailed information was not available regarding the number of single-family units out of the increase of the 61 units. It is assumed that the majority of those units would have been single-family. Because the increase in the total number of housing units was so small, it would not significantly change the predominance of the single-family residence in the Borough anyway.

#### Two-family

There are 32 two-family residences located through the Borough of Glen Rock. These residences are scattered throughout the Borough.

#### Multi-family

There are three multi-family developments and one senior citizen development located in the Borough of Glen Rock. The three multi-family developments contain a total of 100 dwelling units. Daryl Court is a multi-family development located in the northwest section of the Borough off Doremus Avenue. It is adjacent to the Main Line Branch of the Railroad. This development contains a total of 18 condominium units. Indian Rock is another multi-family development located in the southwestern section of the Borough off of Harristown Road. It shares its southerly border with the Borough of Fair Lawn. This development contains a total of 45 condominium units. The third multi-family development which lies immediately adjacent to Indian Rock is Iris Park. This development contains a total of 37 condominium units.



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The senior citizen development, which is known as the Glen Courts Senior Housing, is located in the center of Glen Rock on Glen Avenue. It contains a total of 80 dwelling units.

### ***Commercial Development***

Commercial development since the last Master Plan examination has not changed significantly. Commercial development remains concentrated in Glen Rock's Downtown Business District, which is centrally located along Rock Road. This area is a typical Main Street corridor essentially located between Glen Rock's two major railroad stations. The Main Street area contains a mix of commercial/retail and office uses that complement and support the residential neighborhoods of Glen Rock and the surrounding municipalities. There are two other areas that have a concentration of retail/commercial uses. The first is located on either side of Broad Street between Ackerman Avenue and Hamilton Avenue and the second is located along Prospect Street between Woodvale Road and the Fair Lawn border. There are some other retail/commercial uses scattered throughout the Borough.

### ***Light Industrial/Office Development***

Light Industrial and Office development is concentrated along the Route 208 corridor between Harristown Road and Conrail's Main Line. There is a mix of Light Industrial and Office uses within this area, although the majority of uses are office uses. There are also several light industrial uses located on Broad Street.

### ***Open Space and Recreation***

Approximately 139.85 acres or 8.03% of the total land area in the Borough of Glen Rock is used for recreation and open space purposes. All of the land included within this land use classification can be broken down into two categories. The first category is open space and recreation lands that are owned by the Borough and the second category are lands that are owned by the Board of Education. The Borough owns 93.45 acres or 66.8% of the open space and recreation lands and the Board of Education owns 46.40 acres or 33.2% of the total open space and recreation lands. These lands are used for many different recreation and passive and active

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open space purposes. A more detailed analysis and inventory can be found in the Open Space and Recreation Element of this master plan.

## Demographic and Housing Analyses

### Population

Population analysis provides information for the planning of schools, community and recreational facilities, commercial needs, and residential locations. In order to plan for the future needs of the Borough, existing characteristics of Glen Rock should be determined. The source of much of the data for this section comes from the 1990 and preliminary 2000 US Census data. The primary purpose of this analysis is to determine the Borough's housing needs, especially in light of the low- and moderate-income requirements established by the Council on Affordable Housing (COAH), classroom needs of the educational system, and social service needs of Borough residents.

According to the US Census Bureau, the Borough's population in 2000 was 11,546. Table 4 and Chart 1 show the historical population trend in Glen Rock from 1900 to 2000.

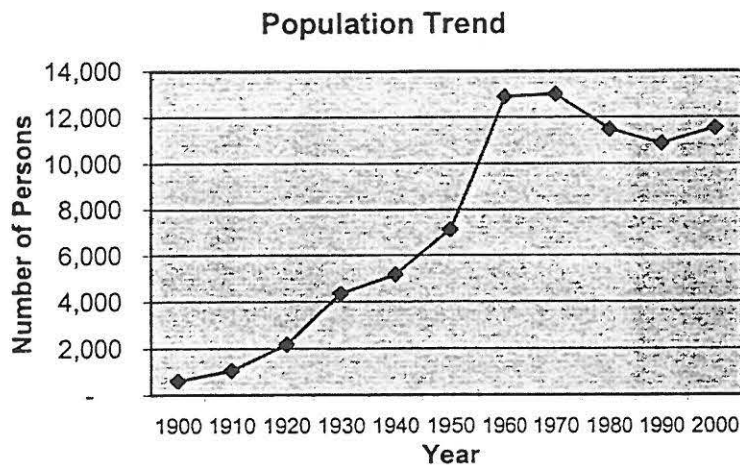
TABLE 4: HISTORICAL POPULATION TREND, 1900 TO 2000

Year	Population	Change	
		Number	Percent
1900	613	---	---
1910	1,055	442	72.1
1920	2,181	1,126	106.7
1930	4,369	2,188	100.3
1940	5,177	808	18.5
1950	7,145	1,968	38.0
1960	12,896	5,751	80.5
1970	13,011	115	0.9
1980	11,497	(1,514)	(11.6)
1990	10,883	(614)	(5.3)
2000	11,546	663	6.1

Source: US Census Bureau, Population Estimates Branch



CHART 1: POPULATION 1900 to 2000



*Source: US Census Bureau*

The period between 1950 and 1960 saw the largest growth in Glen Rock's population. This coincides with the dramatic increase of the housing stock during this period. Reasons for this growth include the area's predominantly rural nature in preceding decades, its location in a growing automobile-dominated environment, and the growing suburban region served by Route 208. As business and industrial activity spread from the New York-Newark urban region, the demand for housing increased dramatically in this area.

The period between 1960 and 1970 saw a continued population growth within the municipality but at a much slower rate. By 1980, the Borough's population trend had been reversed as its population growth actually began to decline. This was due to a decline in the Borough birth rate and an out migration of residents in the form of reduced household size. By 1990, the Borough had experienced a total decline of 2,128 persons from its high set in 1970.

Since 1990 the Borough's population has stabilized. The most recent 2000 Census data shows that the trend in population has actually reversed and that from 1990 to 2000 the population increased. In 2000, the Borough's population had increased 6.1% to 11,542 its highest population count since 1980.



### *Sex and Age*

The 2000 Census indicates that, consistent with national trends, there are slightly more females residing in Glen Rock than males, 51.3% to 48.7% of the total population. The age group characteristics based upon the 1990 and 2000 US Census are shown in Table 5 and enable us to discern general age shifts and trends within the Borough.

TABLE 5: POPULATION AGE CHARACTERISTICS, 1990-2000

Age Group	1990		2000	
	Total	% of Total	Total	% of Total
Under 5 years	740	6.8	962	8.3
5 to 9 years	707	6.5	1,048	9.1
10 to 14 years	785	7.2	939	8.1
15 to 19 years	627	5.8	591	5.1
20 to 24 years	450	4.1	306	2.7
25 to 34 years	1,343	12.3	954	8.3
35 to 44 years	1,891	17.4	2,214	19.2
45 to 54 years	1,502	13.8	1,874	16.2
55 to 59 years	593	5.4	624	5.4
60 to 64 years	595	5.5	455	3.9
65 to 74 years	1,017	9.3	742	6.4
75 to 84 years	514	4.7	644	5.6
85 years and over	119	1.1	193	1.7
<b>Total:</b>	<b>10,883</b>	<b>100.0</b>	<b>11,546</b>	<b>100.0</b>

*Source: 1990, 2000 US Census Bureau data.*

The demographic composition of Glen Rock's 2000 population shows significant shifts from those of 1990. The table above shows that there has been an increase in population of persons under the age of 14, between the ages of 35 and 59, and over the age of 75; while persons between the ages of 15 and 34 and between the ages of 60 and 74 have decreased. The largest percent increase in terms of total population was seen in persons under the age of 14 (+5.0%), followed by persons between the ages of 35 and 59 (+4.2%), and persons over the age of 75 (+1.4%). The largest percent decrease in terms of total population was seen in persons between the ages of 15 and 34 (-6.2%), followed by persons between the ages of 60 and 74 (-4.4%).

Demographic age group for persons aged 55 and over comprises a relatively high proportion of Glen Rock's total population at 23%, comprising a total of 2,681 individuals. This compares to 1990 Census data that showed 2,838 individuals of 26% of the total population in the 55 and



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over age group. Some of these individuals would be migrating from Glen Rock, selling their well-established homes to younger family-rearing couples. At the other end of the scale, this relatively high proportion of adult individuals suggests a planning need for the accommodation of additional housing designed to serve the needs of the adult empty-nester population living in the Borough of Glen Rock.

The general classification of the young adult family-rearing age groups ranging from 25 to 54 years in age also comprise a relatively high proportion of Glen Rock's total population at 43.7%, comprising of 5,042 individuals. This compares to 1990 Census data that showed 4,736 individuals or 43.5% of the total population in the 25-54 year age group. Growth in the family-rearing segment of the population is the result of the nature of Glen Rock's existing housing supply, the supply being in the cost range that is affordable to middle- and upper middle-income families who view Glen Rock as a desirable place to raise a family. This phenomenon that has been occurring for the last ten years certainly will give rise to pressures for educating the children contained in these families. Proof of this trend can be seen in identifying the under 5-year and 5 to 9-year age group, which comprises 17.4% of the Borough's total population. The 1990 Census showed 1,447 individuals comprising 13.2% of the total population in this age group.

### *Housing*

According to the most recent US Census data, in 2000, the number of housing units in Glen Rock was 4,024. This represents an increase of 61 housing units or 1.5% from the 1990 total of 3,963 housing units. The most dominant housing type in the Borough is that of the single-family home. In order to determine the number of single-family housing units, we subtracted the total number of two-family and multiple-family housing units from the total number of housing units established in the 2000 Census. Our calculations show that approximately 3,848 or 95.6% were single-family residences. This represents an increase of 186 units or 5% from the 3,662-unit count established by the 1990 Census. The remaining 176 units 4.4% were found in two-family and multiple-family structures. Out of the 4,024 total housing units 3,977 are occupied while 47 are vacant and 2 units were identified as being used for seasonal, recreational, or occasional use.

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According to the most recent 2000 Census data, the majority of the housing in the Borough is owner-occupied. Of the 3,977 occupied housing units with 3,672 units or 92.3% were owner-occupied and 305 units or 7.7% were renter-occupied.

The average household size in 2000 was 2.89 persons per household, which is an increase as compared to the 2.75 persons per household in 1990. This reverses a declining trend in average household size, which decreased at a steady rate from 3.47 in 1970 to 2.75 in 1990.

The average family size indicated in the 2000 Census is 3.22 persons per family. Comparable data provided in the 1990 Census shows 3,250 families within a population of 10,883 persons for an average family size of 3.35 persons per family, indicating that the average family size in the year 2000 has declined somewhat over the ten-year period.

The most recent data for the value of residential homes was taken from the 1990 U.S. Census. In 1990, the median value of an owner-occupied housing unit was \$254,700 with most houses valued between \$200,000 and \$300,000. Table 6 shows the breakdown of housing values for specified owner occupied housing units.

TABLE 6: SPECIFIED OWNER-OCCUPIED HOUSING UNIT BY VALUE

Value	No. of Housing Units	Percent
Less than \$ 25,000	0	0.0
\$ 25,000 - \$ 49,999	7	0.2
\$ 50,000 - \$ 74,999	8	0.2
\$ 75,000 - \$ 99,999	20	0.6
\$100,000 - \$149,999	89	2.7
\$150,000 - \$199,999	399	12.1
\$200,000 - \$249,999	1,046	31.6
\$250,000 - \$299,000	921	27.8
\$300,000 - \$399,000	579	17.5
\$400,000 - \$499,000	188	5.7
\$500,000 or more	53	1.6
<b>Total:</b>	<b>3,310</b>	<b>100.0</b>

Source: 1990 US Census Bureau.



The density within the Borough has increased slightly as the number of housing units has increased. In 2000, the density was 1,479 units per square mile as compared to 1,456 units per square mile in 1990. The densities for the surrounding communities as well as Bergen County are shown in Table 7.

TABLE 7: DENSITY OF HOUSING UNITS

<b>Municipality</b>	<b>Number of Housing Units per Square Mile</b>
Glen Rock	1,479
Fair Lawn	2,322
Hawthorne	2,182
Paramus	783
Ridgewood	1,522
Bergen County	1,412

*Source: 2000 US Census Bureau*

### ***Income Characteristics***

At the time this report was prepared, the most recent income data was from the 1990 US Census data due to the unavailability of the 2000 Census data (not yet published). In 1989, the median household income in Glen Rock was \$63,384. Table 8 shows the Borough's income distribution.

TABLE 8: HOUSEHOLD INCOME DISTRIBUTION

<b>Income</b>	<b>Number of Households</b>
Less than \$10,000	106
\$10,000 - \$14,999	51
\$15,000 - \$24,999	206
\$25,000 - \$49,999	851
\$50,000 - \$74,999	1,031
\$75,000 - \$99,999	759
\$100,000 - \$149,999	574
\$150,000 or more	303
<b>Total:</b>	<b>3,881</b>

*Source: 1990 US Census Bureau*



### ***Employment Characteristics***

From 1990 to 2000 the labor force in Glen Rock decreased from 5,515 to 5,413 persons. In 1990, the majority of the people who resided in Glen Rock were primarily classified as white-collar workers. Table 9 below shows the number of people employed and their occupations in 1990.

TABLE 9: OCCUPATIONS OF GLEN ROCK RESIDENTS

Occupation	Number of Persons
Managerial and professional specialty occupations	2,836
Technical, sales, and administrative support occupations	1,998
Service occupations	207
Farming, forestry, and fishing occupations	48
Precision production, craft, and repair occupations	240
Operators, fabricators, and laborers	181

*Source: 1990 US Census Data*

A general analysis of the Borough's adult labor pool from 1990 to 2000 is included in Table 10.

TABLE 10: EMPLOYMENT CHARACTERISTICS

Year	Labor Force	Employed	Unemployed	Rate
1990	5,515	5,408	107	1.9%
1991	5,396	5,250	146	2.7%
1992	5,229	5,035	194	3.7%
1993	5,204	5,026	178	3.4%
1994	5,227	5,062	165	3.2%
1995	5,283	5,128	155	2.9%
1996	5,377	5,233	144	2.7%
1997	5,475	5,355	120	2.2%
1998	5,439	5,340	99	1.8%
1999	5,461	5,359	102	1.9%
2000	5,413	5,330	83	1.5%

*Source: New Jersey Department of Labor*



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The data contained in these tables indicate that Glen Rock generally has followed the larger economic trends of New Jersey and the Northeast. For example, the higher unemployment rate and slow or nonexistent residential construction in the early 1990s in the Borough were typical of the region as a whole. The employment rate has steadily declined over the past decade and in the year 2000 was the lowest rate of the decade. In 2000, the unemployment rate in Glen Rock was lower than the Bergen County Average of 1.9 percent. The lower unemployment rate trend in Bergen County has reversed in 2001. From January to October, the unemployment rate estimates have increased from 3.1% to 4.1%, respectively. This trend will likely continue in the near future as the region and the country appear to be heading into a recession. Municipal Estimates have not been provided, but historically Glen Rock's unemployment rate is slightly less than that of Bergen County's.



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## COMMUNITY FACILITIES ANALYSIS

The purpose of this section is to analyze the existing municipal services that the Borough provides. First it will document the existing level of service provided as well as the total capacity of these services. The next section will compare the existing level of municipal services to the planning standard/service level provided in the *Development Impact Assessment Handbook* a commonly used planning reference book. Finally we will analyze the future capacity of these services and their ability to accommodate future growth within the Borough. The implications for planning will address the effect the future growth will have on the municipal services and what measures the Borough can take to accommodate for this growth. This section analyzes the following municipal services including police, fire, schools, water and sewer services.

### Police

As of January 2002, the Borough of Glen Rock employed 22 police officers. This means the Borough provides approximately one police officer for every 525 residents or 1.91 officers per 1,000 residents. This is slightly less than the planning standard/service level of 2 police officers per 1,000 residents. This analysis shows that the Borough would not need to hire additional police officers to accommodate the existing population and future growth, according to the planning standard/service levels.

### Fire

As of October 16, 2001, the Borough of Glen Rock had 33 volunteer fire personnel. This means that the Borough provides approximately one fireman for every 384.9 residents or 2.59 firemen per 1,000 residents. This is more than the planning standard/service level of 1.65 per 1,000 residents. In addition to volunteer firefighters the Fire Department has four vehicles including two pumpers, one ladder/aerial and one rescue vehicle.

### Schools

The purpose of documenting historical primary and secondary school population is to gain an understanding of the relationship between school enrollment and physical development patterns

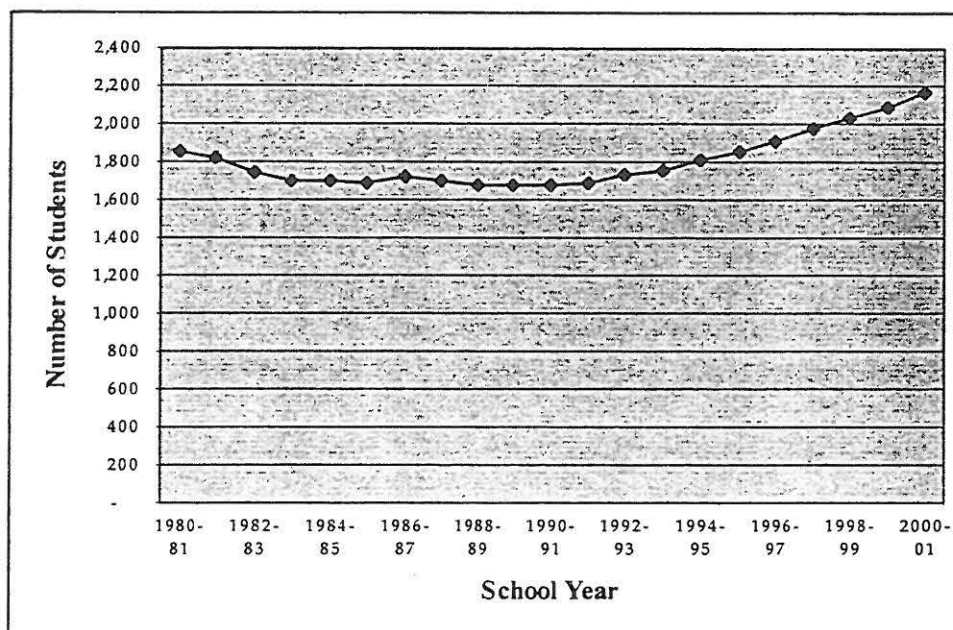
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over time. Studying the historical school enrollment and development patterns will help us to understand how future development may affect the Borough's school enrollment and the school related services the Borough will have to provide. In the case of Glen Rock, future development will not have as much of an impact on school enrollment as redevelopment and the increasing number of younger child bearing families moving into the community. This analysis is important to determine the trend in school population and to enable the Borough and Board of Education to properly plan for the future needs of the community.

The following chart shows the enrollment history in the Borough from the 1980-81 to 1999-2000 school years.

CHART 2: ENROLLMENT HISTORY 1980-81 TO 2000-01



Source: Glen Rock Board of Education

The chart above shows an increase in total school population over the last 20 years. During the 1980-81 school year the school enrollment was 1,855 students and, by the 2000-01 school year, the school enrollment increased to 2,162 students or 16.5 percent. This is the highest enrollment since 1978-79. The increase in school enrollment was not steady as the school enrollment actually decreased during the 1980's. It wasn't until 1990 that school enrollment began to



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increase. According to the Glen Rock Board of Education, the highest enrollment ever was 3,228 in 1967. The increase in school population over the last decade coincides with the increase in population from 1990 to 2000 and is due in large part to the larger number of younger child bearing families moving into the Borough. The school population will probably continue to increase slightly in the future, especially as younger child bearing families continue to move into Glen Rock.

The Borough of Glen Rock has three elementary schools for grades K-5, one Middle School for grades 6-8 and one High School for grades 9-12. The three elementary schools are Richard E. Byrd School, Central School and Clara E. Coleman School. Glen Rock has one pre-kindergarten class for handicapped children only. It is currently housed in Coleman School but may be switched depending on classroom availability. In 2000, there were two pre-kindergarten classes in Coleman and Central Schools. The Alexander Hamilton School, which was rented out to a private school, will be reopened as a Borough school in the Fall of 2002 to alleviate the overcrowding of the other elementary schools. School expansion and reopening of Hamilton School will add 22 classrooms to the system. The Borough also has a parochial elementary school called the Academy of Our Lady School, which educates in 9 grades (Kindergarten through eighth grade).

In the 2000-01 school year there were 2,162 students enrolled in Glen Rock's school system. The Glen Rock school system is comprised of PK through the 12<sup>th</sup> grade. There were 12.6 students per teacher during that school year. During the 2000-2001 school year Glen Rock spent an average of \$10,473 per pupil and the median teacher salary was \$62,775, the ninth highest salary in Bergen County out of 57 school districts.

### **Water and Sewer**

In 1990, there were 3,950 dwelling units that were connected to the public water system owned and operated by the Village of Ridgewood. Thirteen (13) units use private wells and other water systems. A total of 3,926 dwelling units are connected to the Passaic Valley Sewerage Commissioners system compared to 37 dwelling units that use septic tanks and other systems.

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## PHYSICAL CHARACTERISTICS

The physical characteristics of a community play an important part in the development of that community. The topography, soil characteristics and the presence of wetlands and floodplain areas dictate to some extent the intensity and location of development within a community. Since the Borough of Glen Rock is a primarily fully built community with little land available for future development, this information does not play as much of a role than it would in a community that is not as developed. However it is still important to understand these characteristics in case there is redevelopment. This information is also important because of the number of residential expansions that have occurred and probably will occur in the future.

Bergen County is located in the northeastern corner of New Jersey. It has an area of 246 square miles and lies almost entirely in the Piedmont Plateau.

### Topography

The Borough of Glen Rock is located within the Piedmont Plateau. It is primarily characterized by low lying flat lands. There are no major steep slopes located within the Borough and the topography has not been a major factor in the development of the community.

### Soil

The soil characteristics of a community play an important part in determining the location of development and in determining the type of drainage systems that can be utilized for developments. There are eleven (11) different soil types located within the Borough of Glen Rock. These soil types are described below.

1. Fluvaquents
2. Boonton – Urban land complex, undulating
3. Boonton – Urban land complex, gently rolling
4. Pascack silt loam, 0 to 3 percent slopes
5. Dunellen – Urban land complex, nearly level
6. Dunellen – Urban land complex, undulating



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7. Dunellen – Urban land complex, gently rolling
  8. Udorthents, loamy
  9. Udorthents, wet substratum
  10. Udorthents, wet substratum – Urban land complex
  11. Urban land

### **Wetlands and Floodplains**

Wetlands and floodplains also play a role in determining the location of development. This information is documented on the Borough's FEMA Flood Map. It has been utilized in the planning process to identify environmentally sensitive areas and provides a basis for recommendations in the Land Use Plan Element section of the Master Plan.



# EXISTING LAND USE MAP

## LEGEND

- |                               |                                       |                    |
|-------------------------------|---------------------------------------|--------------------|
| Residential                   | 1-Family                              | [Yellow Box]       |
|                               | 2-Family                              | [Light Yellow Box] |
|                               | Multi-Family                          | [Orange Box]       |
| Business/Commercial           | Retail/Service                        | [Pink Box]         |
|                               | Professional                          | [Light Blue Box]   |
|                               | Office and Banks                      | [Dark Blue Box]    |
| Public                        | Open Land/Parks and Recreation Fields | [Green Box]        |
|                               | Public Schools                        | [Light Green Box]  |
|                               | Public Buildings                      | [Dark Green Box]   |
| Quasi-Public                  | Houses of Worship/Cemetery            | [Dark Blue Box]    |
| Railroads & Public Utilities  |                                       | [Black Box]        |
| Distribution & Light Industry |                                       | [Light Green Box]  |
| Vacant                        |                                       | [White Box]        |
| Public Parking                |                                       | [Hatched Box]      |
| Two-Story                     |                                       | [Circle]           |
| New Addition/New House        |                                       | [Triangle]         |

- |            |       |               |       |
|------------|-------|---------------|-------|
| ADAMS ROAD | H-7   | GARRET PLACE  | M-11  |
| ADAMS ROAD | H-8   | GARREY PLACE  | G-11  |
| ADAMS ROAD | H-9   | GALEWAY PLACE | J-7   |
| ADAMS ROAD | H-10  | GEORGE ROAD   | K-11  |
| ADAMS ROAD | H-11  | GILSON PLACE  | L-11  |
| ADAMS ROAD | H-12  | GILSON PLACE  | M-11  |
| ADAMS ROAD | H-13  | GILSON PLACE  | N-11  |
| ADAMS ROAD | H-14  | GILSON PLACE  | O-11  |
| ADAMS ROAD | H-15  | GILSON PLACE  | P-11  |
| ADAMS ROAD | H-16  | GILSON PLACE  | Q-11  |
| ADAMS ROAD | H-17  | GILSON PLACE  | R-11  |
| ADAMS ROAD | H-18  | GILSON PLACE  | S-11  |
| ADAMS ROAD | H-19  | GILSON PLACE  | T-11  |
| ADAMS ROAD | H-20  | GILSON PLACE  | U-11  |
| ADAMS ROAD | H-21  | GILSON PLACE  | V-11  |
| ADAMS ROAD | H-22  | GILSON PLACE  | W-11  |
| ADAMS ROAD | H-23  | GILSON PLACE  | X-11  |
| ADAMS ROAD | H-24  | GILSON PLACE  | Y-11  |
| ADAMS ROAD | H-25  | GILSON PLACE  | Z-11  |
| ADAMS ROAD | H-26  | GILSON PLACE  | AA-11 |
| ADAMS ROAD | H-27  | GILSON PLACE  | AB-11 |
| ADAMS ROAD | H-28  | GILSON PLACE  | AC-11 |
| ADAMS ROAD | H-29  | GILSON PLACE  | AD-11 |
| ADAMS ROAD | H-30  | GILSON PLACE  | AE-11 |
| ADAMS ROAD | H-31  | GILSON PLACE  | AF-11 |
| ADAMS ROAD | H-32  | GILSON PLACE  | AG-11 |
| ADAMS ROAD | H-33  | GILSON PLACE  | AH-11 |
| ADAMS ROAD | H-34  | GILSON PLACE  | AI-11 |
| ADAMS ROAD | H-35  | GILSON PLACE  | AJ-11 |
| ADAMS ROAD | H-36  | GILSON PLACE  | AK-11 |
| ADAMS ROAD | H-37  | GILSON PLACE  | AL-11 |
| ADAMS ROAD | H-38  | GILSON PLACE  | AM-11 |
| ADAMS ROAD | H-39  | GILSON PLACE  | AN-11 |
| ADAMS ROAD | H-40  | GILSON PLACE  | AO-11 |
| ADAMS ROAD | H-41  | GILSON PLACE  | AP-11 |
| ADAMS ROAD | H-42  | GILSON PLACE  | AQ-11 |
| ADAMS ROAD | H-43  | GILSON PLACE  | AR-11 |
| ADAMS ROAD | H-44  | GILSON PLACE  | AS-11 |
| ADAMS ROAD | H-45  | GILSON PLACE  | AT-11 |
| ADAMS ROAD | H-46  | GILSON PLACE  | AU-11 |
| ADAMS ROAD | H-47  | GILSON PLACE  | AV-11 |
| ADAMS ROAD | H-48  | GILSON PLACE  | AW-11 |
| ADAMS ROAD | H-49  | GILSON PLACE  | AX-11 |
| ADAMS ROAD | H-50  | GILSON PLACE  | AY-11 |
| ADAMS ROAD | H-51  | GILSON PLACE  | AZ-11 |
| ADAMS ROAD | H-52  | GILSON PLACE  | BA-11 |
| ADAMS ROAD | H-53  | GILSON PLACE  | BB-11 |
| ADAMS ROAD | H-54  | GILSON PLACE  | BC-11 |
| ADAMS ROAD | H-55  | GILSON PLACE  | BD-11 |
| ADAMS ROAD | H-56  | GILSON PLACE  | BE-11 |
| ADAMS ROAD | H-57  | GILSON PLACE  | BF-11 |
| ADAMS ROAD | H-58  | GILSON PLACE  | BG-11 |
| ADAMS ROAD | H-59  | GILSON PLACE  | BH-11 |
| ADAMS ROAD | H-60  | GILSON PLACE  | BI-11 |
| ADAMS ROAD | H-61  | GILSON PLACE  | BJ-11 |
| ADAMS ROAD | H-62  | GILSON PLACE  | BK-11 |
| ADAMS ROAD | H-63  | GILSON PLACE  | BL-11 |
| ADAMS ROAD | H-64  | GILSON PLACE  | BM-11 |
| ADAMS ROAD | H-65  | GILSON PLACE  | BN-11 |
| ADAMS ROAD | H-66  | GILSON PLACE  | BO-11 |
| ADAMS ROAD | H-67  | GILSON PLACE  | BP-11 |
| ADAMS ROAD | H-68  | GILSON PLACE  | BQ-11 |
| ADAMS ROAD | H-69  | GILSON PLACE  | BR-11 |
| ADAMS ROAD | H-70  | GILSON PLACE  | BS-11 |
| ADAMS ROAD | H-71  | GILSON PLACE  | BT-11 |
| ADAMS ROAD | H-72  | GILSON PLACE  | BU-11 |
| ADAMS ROAD | H-73  | GILSON PLACE  | BV-11 |
| ADAMS ROAD | H-74  | GILSON PLACE  | BW-11 |
| ADAMS ROAD | H-75  | GILSON PLACE  | BX-11 |
| ADAMS ROAD | H-76  | GILSON PLACE  | BY-11 |
| ADAMS ROAD | H-77  | GILSON PLACE  | BZ-11 |
| ADAMS ROAD | H-78  | GILSON PLACE  | CA-11 |
| ADAMS ROAD | H-79  | GILSON PLACE  | CB-11 |
| ADAMS ROAD | H-80  | GILSON PLACE  | CC-11 |
| ADAMS ROAD | H-81  | GILSON PLACE  | CD-11 |
| ADAMS ROAD | H-82  | GILSON PLACE  | CE-11 |
| ADAMS ROAD | H-83  | GILSON PLACE  | CF-11 |
| ADAMS ROAD | H-84  | GILSON PLACE  | CG-11 |
| ADAMS ROAD | H-85  | GILSON PLACE  | CH-11 |
| ADAMS ROAD | H-86  | GILSON PLACE  | CI-11 |
| ADAMS ROAD | H-87  | GILSON PLACE  | CJ-11 |
| ADAMS ROAD | H-88  | GILSON PLACE  | CK-11 |
| ADAMS ROAD | H-89  | GILSON PLACE  | CL-11 |
| ADAMS ROAD | H-90  | GILSON PLACE  | CM-11 |
| ADAMS ROAD | H-91  | GILSON PLACE  | CN-11 |
| ADAMS ROAD | H-92  | GILSON PLACE  | CO-11 |
| ADAMS ROAD | H-93  | GILSON PLACE  | CP-11 |
| ADAMS ROAD | H-94  | GILSON PLACE  | CQ-11 |
| ADAMS ROAD | H-95  | GILSON PLACE  | CR-11 |
| ADAMS ROAD | H-96  | GILSON PLACE  | CS-11 |
| ADAMS ROAD | H-97  | GILSON PLACE  | CT-11 |
| ADAMS ROAD | H-98  | GILSON PLACE  | CU-11 |
| ADAMS ROAD | H-99  | GILSON PLACE  | CV-11 |
| ADAMS ROAD | H-100 | GILSON PLACE  | CW-11 |
| ADAMS ROAD | H-101 | GILSON PLACE  | CX-11 |
| ADAMS ROAD | H-102 | GILSON PLACE  | CY-11 |
| ADAMS ROAD | H-103 | GILSON PLACE  | CZ-11 |
| ADAMS ROAD | H-104 | GILSON PLACE  | DA-11 |
| ADAMS ROAD | H-105 | GILSON PLACE  | DB-11 |
| ADAMS ROAD | H-106 | GILSON PLACE  | DC-11 |
| ADAMS ROAD | H-107 | GILSON PLACE  | DD-11 |
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| ADAMS ROAD | H-112 | GILSON PLACE  | DI-11 |
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| ADAMS ROAD | H-114 | GILSON PLACE  | DK-11 |
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| ADAMS ROAD | H-116 | GILSON PLACE  | DM-11 |
| ADAMS ROAD | H-117 | GILSON PLACE  | DN-11 |
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| ADAMS ROAD | H-127 | GILSON PLACE  | DX-11 |
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| ADAMS ROAD | H-165 | GILSON PLACE  | FJ-11 |
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| ADAMS ROAD | H-209 | GILSON PLACE  | HB-11 |
| ADAMS ROAD | H-210 | GILSON PLACE  | HC-11 |
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## INTRODUCTION

The Municipal Land Use Law (MLUL) requires that all municipal Master Plans contain a statement of objectives, principles, assumptions, policies and standards upon which the comprehensive Master Plan for the municipality is based.

The objectives that form the basis of this comprehensive Master Plan are a product of refining the goals and objectives of previous plans and defining new goals and objectives based on the changes that have occurred since the adoption of the last Master Plan. The goals and objectives will be based on the review and analysis of the basic studies, discussions at the Planning Board meetings and input from the residents of the community during the public meetings.

### Objectives

1. To retain the attractive, predominantly single-family residential character;
  2. To provide a reasonable housing choice, particularly for current residents as their lifestyles change;
  3. To provide modest modifications in land use as needed to foster a compatible and efficient land use pattern;
  4. To organize non-residential land uses in efficient and attractive areas of concentration;
  5. To strike a reasonable balance between conservation and development in maintaining environmental quality;
  6. To retain strategically located open space for recreational, aesthetic and environmental purposes;
  7. To maximize health and safety conditions;
  
  8. To improve and maintain the aesthetic quality of the Borough's non-residential areas;
  9. To add ratables to expand the Borough's tax base;
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10. To strengthen the central business area and its commercial activity;
  11. To provide a Plan for effective investment of tax dollars in community improvements;
  12. To continue to provide adequate and high quality municipal services and community facilities;
  13. To improve pedestrian and vehicular accessibility to all activities;
  14. To alleviate existing and prevent future traffic congestion.
  15. To improve access and egress to the Central Business District.
  16. To discourage continued growth of nonresidential commuter parking demand.



### III. LAND USE PLAN ELEMENT



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## INTRODUCTION

The land use plan is traditionally the most important element of a master plan because of the impact it has on each of the other land uses and on other factors, such as transportation routes and the location of public utilities. It is therefore useful to analyze existing land use conditions when determining where future growth should occur and what form it should take. The existing land use conditions are detailed in the Basic Studies section. The land use plan element serves as the basis for the Borough's Zoning Ordinance and other implementation measures.

The underlying purpose of the Land Use Plan Element is to guide development within the Borough to ensure the health, safety, and welfare of Glen Rock's residents by providing for an orderly distribution of land uses. The following objectives supplement the overall Master Plan goals and serve as a framework for land use decisions within Glen Rock.

This section will first present the Land Use Plan Objectives followed by the Land Use Plan.

### LAND USE PLAN OBJECTIVES

1. To provide a balanced mix of housing that is responsive to the changing demographic characteristics of Borough residents.
  2. To preserve the existing single-family 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.
  3. To provide for the concentration of intensive land uses in appropriate areas.
  4. To dedicate sufficient area for the provision of open space and recreational needs.
  5. To encourage those development patterns that will optimize the cost/benefit and cost/revenue impacts to the Borough.
  6. To create and maintain an optimum community scale through proper guidance of development densities.
  7. To discourage commercial expansion into residential neighborhoods.
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## Land Use Plan

The Land Use Plan designates the location and intensity of development throughout the Borough. These designations often reflect existing land uses, but in many cases these are an attempt to plan for changes in a community. While the Land Use Plan has a few general land use categories, more specific regulations are contained in the Glen Rock Zoning Ordinance. As noted in *N.J.S.A. 40:55D-62a*, a zoning ordinance “shall either be substantially consistent with the land use plan element and the housing plan element of the master plan or designed to effectuate such plan elements.” The Borough Council may adopt a zoning ordinance that does not meet either of these criteria by affirmative majority vote only. The reasons for adopting an inconsistent zoning ordinance must also be set forth in a resolution and recorded in the Borough Council’s meeting minutes.

The remainder of this section contains a description of each of the land use categories including any recommended modifications to the 1976 Master Plan Map. The 1976 Master Plan Map is the last Master Plan prepared and approved by the Planning Board and therefore the current official Master Plan Map for the Borough. The proposed major land use categories are shown on the revised Comprehensive Master Plan Map. Recommended changes are described below for each major land use category. The need for Zoning Map amendments to implement these changes are also identified.

### *Residential*

Glen Rock has a well-established pattern of predominantly single-family residential neighborhoods. The small increase in the number of dwelling units in the Borough has resulted mainly from scattered infill development, such as the subdivision of larger lots. The prior 1976 Master Plan recommended maintaining the community’s existing residential character. That objective has been positively supported and met through the actions of the Borough Council, Planning Board, and Board of Adjustment. It also added land use categories for redevelopment that permitted multi-family and adult housing in certain industrial and commercial zones.

Four particular types of residential development are described below along with recommendations for each category.

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### Single-family

The current 1976 Master Plan Map designates a large area of the Borough for single-family residential use. Preservation and continued maintenance of the quality of Glen Rock's residential neighborhoods remains one of the most important objectives of this Master Plan. Consequently, no substantial modifications to the single-family residential designation on the proposed Comprehensive Master Plan Map are recommended. This designation should remain unchanged with a few minor modifications as detailed in the other land use categories.

The designation of the low density residential neighborhood in the northwestern corner of the Borough has been retained with the remainder of the single-family residential neighborhood designated medium density consistent with the current A-1 zoning for these neighborhoods.

The Medium Density Residential category as shown on the comprehensive Master Plan Map is the largest land use category within the Borough. These areas are currently zoned A-2. There are no changes recommended for this category with the exception of minor modifications of the designation in a few areas. It is recommended that this category be expanded to include Block 105, Lot 10 as identified in the Borough's tax records. This property is located on the northerly side of Rock Road between Iona Place and Maple Avenue and should be changed from Quasi-Public to Medium Density Residential.

The High Density Residential category encompasses the three existing multi-family housing developments currently zoned A-2T Residential District Townhouse. The senior citizen housing project, known as Glen Courts, has a separate designation on the proposed Comprehensive Master Plan Map. These districts will be described in greater detail below.

### Two-family

Despite the fact that two-family housing units are not permitted in the Borough Zoning Ordinance it has been noted that there are approximately thirty-two (32) two-family housing units in Glen Rock. These properties are non-conforming uses scattered throughout the Borough's A-2 Residence District.

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### Multi-family

There are three existing clusters of multiple family housing described in the basic studies section of this Master Plan that are recommended to be designated for continued Multiple-Family use.

The Glen Courts senior housing complex will be redesignated Senior Housing on the proposed Comprehensive Master Plan Map with the exception that the Borough-owned parcel on the west side of Glen Avenue be designated from Multi-Family Housing (as shown on the 1976 Plan) to CBD Commercial.

### Senior Citizen Housing

It can be projected that the Borough's senior citizen population will increase over the next 10 years. The Borough currently provides Senior Citizen housing within the S-1 Senior Citizen Housing District.

### Special Purpose Housing for Empty-Nester Adults and Young Single Persons

There is an emerging concern within the Borough of Glen Rock to provide for the special needs of the two particular age groups that will constitute a large segment of Glen Rock's population over the next ten years. First, the adult 55 and over to age 74 category, which will increase from 1,821 in the year 2000 to 2,953 persons by the year 2010, an increase of 62%. Second, the young single and young married persons in age group 20 to 34 will increase from 1,260 persons in 2000 to 1,836 individuals in the year 2010, an increase of 68%. The types of housing now provided within the Borough of Glen Rock do not directly address the emerging needs of these particular age groups.

Creating land use development opportunities within a municipality as fully developed as Glen Rock presents an interesting challenge from a land use planning and zoning point of view. Currently, there are no reasonably large vacant and developable parcels of land upon which such housing could be provided for and constructed. Therefore, consideration in this Master Plan has been given to the potential for adaptive reuse and/or redevelopment of certain parcels of land locations that would be appropriate for and conducive to this type of housing. Areas of land located on Doremus Avenue on either side of the Daryl Court condominium complex would be

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particularly appropriate to accommodate this special-purpose housing at densities that would be commensurate with the density established by the Townhouse Zone, upon which is now constructed the Daryl Court condominium project: (1) they are located directly across from the Borough's main recreation facility and recycling facilities, (2) they are within a 10-minute walk of the Borough's Central Business District located to the south along Rock Road, (3) they are bordered on the east by the railroad right-of-way, and (4) they abut the existing multiple-dwelling condominium complex at Daryl Court. With these particularly unique conditions, the contemplated rezoning of these parcels as recommended in this Master Plan could be accomplished without any substantial negative impact on the existing surrounding single-family residential neighborhood. These sites are graphically shown on the proposed Comprehensive Master Plan Map. Specific properties recommended for this designation and ultimate rezoning are in the aggregate not very large properties. They are the northern site area consisting of Lots 13 and 14 in Block 43, constituting 1.63 acres, and the southern site upon which is located the former oil company, known as Lot 1 in Block 43, 1.62 acres in area as shown on the Borough of Glen Rock tax maps.

Discreet properties of this scale would lend themselves to specific designation for a particular age group accommodation as the total number of units that could be constructed will not exceed 25 to 30 units on either site. Accordingly, it is recommend that the northerly site be designated to accommodate an age-restricted adult 55 and over type of a complex while the southerly former oil company site be designated for studio and/or one-bedroom apartments.

To accomplish this objective for the southerly site, it is recommended that the criteria to be considered for this special-purpose use limit the number of bedrooms in each unit to one bedroom and efficiency units. The addition of this special-purpose housing opportunity within the framework of both the Comprehensive Master Plan and subsequent accommodation in the form of rezoning would complete and successfully serve the principal planning objective of providing for a balanced housing stock and balanced housing opportunities within the Borough of Glen Rock.



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***Commercial***

The proposed comprehensive Master Plan Map classifies or describes these zoning districts as follows: Current Zoning Classification:

- C-1 Neighborhood Commercial
- C-2 Central Business District
- C-3 Wholesale Commercial District
- D Industrial

Master Plan Map Classification:

Neighborhood Business  
Central Business District  
Wholesale Commercial  
Corporate Office

The specific changes, if any, to these commercial designations are described below:

Neighborhood Business – The current Neighborhood Business designation shown on the proposed Comprehensive Master Plan Map proposes no changes as compared to the 1976 Master Plan Map. The current Zoning Map is consistent with the proposed Comprehensive Master Plan Map. It is recommended that Lot 16 in Block 178 located on the southeast corner of Maple Avenue and Harristown Road, which is a small strip center, be changed from OB-1 to C-1 Neighborhood Business.

Central Business District – It is proposed that a parcel of land currently developed for offices (Block 115, Lots 13 and 14) designated as parking on the 1976 Master Plan Map be changed to a Central Business District CBD designation. It is also proposed that a small parcel located on the northerly side of West Plaza Ext. (Block 112, Lot 12) be changed from parking lot to Central Business District CBD. The Borough's Zoning Map currently designates both of these sites as CBD.

The proposed comprehensive Master Plan Map provides for three classifications for offices, Corporate Office, Neighborhood Office, and Transitional Office Building.

***Corporate Office***

The Corporate Office designation is proposed to replace an industrial designation as shown on the 1976 Master Plan Map for the area in the southwest corner of the Borough bounded by the

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Erie Railroad on the north, Route 208 to the northeast, and Harristown Road to the south. It is proposed that a new Corporate Office Zoning District be created for this area, which has evolved over the years to a mixed-use area that is dominated by office and bank uses.

### *Neighborhood Office*

The Neighborhood Office designation encompasses two existing office zones, the OB-1 Office Building and the OB-2 Office Building Zones. There are no changes recommended on the proposed Comprehensive Master Plan Map or the current Zoning Map.

### *Proposed TOB-1 Transitional Office Building Master Plan Designation*

There are a number of existing nonconforming professional office uses that are currently zoned A-2 Residence. These uses are typically located on the fringe of existing neighborhood clusters in four areas of the Borough.

The 1996 Reexamination Report recommended that these properties be viewed as transitional properties between established residential neighborhoods and small neighborhood commercial areas. Accordingly, we recommend that these properties be designated as Transitional Office Building on the proposed Comprehensive Master Plan Map and that a separate zoning classification entitled Transitional Office Building District (TOB-1) with appropriate limited use and buffering standards be written to implement this Master Plan recommendation. These transitional zones should extend not more than 150 feet from the non-residential zone and be limited to lots which front on the same streets. It is contemplated that such zone districts would enable a modest number of transitional uses, i.e., land uses of an intermediate intensity between a more intensive and less intensive use, which would serve to minimize the conflicts between different zone districts and preclude the more intensive uses from extending into the less intensive zone. This transitional area would consequently act as a buffer between two land uses of different intensity. The Council should consider utilizing the use provisions of the OB-1 Zone as a base for determining the list of proper uses in the transitional zone. As shown on the

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proposed Comprehensive Master Plan Map, the following properties are recommended to be included in the Transitional Office Building (TOB-1) designation:

Block	Lot	Street Location
181	2	Maple Avenue
107	20.02	Hamilton Avenue
254	14.01	Prospect Street
2	5	Maple Avenue/Park Avenue
17	8	Maple Avenue

### ***Industrial***

As described in the Basic Studies section of this report, the industrial section encompasses the D – Industrial District. This is an isolated area located on the westerly side of Route 208 bordered to the north by Conrail-Mainline and to the south by Harristown Road.

Existing land use conditions show that this developed area contains approximately 39 acres and is comprised of ten (10) separate developed properties. Out of the 10 developed properties, six (6) are classified as offices or banks and four (4) can be classified as distribution and light industry.

In view of these existing land use conditions, it is recommended that the Land Use Plan designation for the area be changed from Light Industrial to Corporate Office. This change will provide a new identity for this area, which will stimulate possible redevelopment of the light industrial uses to corporate office use.

### ***Community Facilities***

The Borough's Community facilities include seven different categories. These include volunteer ambulance services, fire, police, quasi-public, administration, recreation, education and a proposed community park. The Borough's existing community land uses are detailed in the Basic Studies Element of this report.



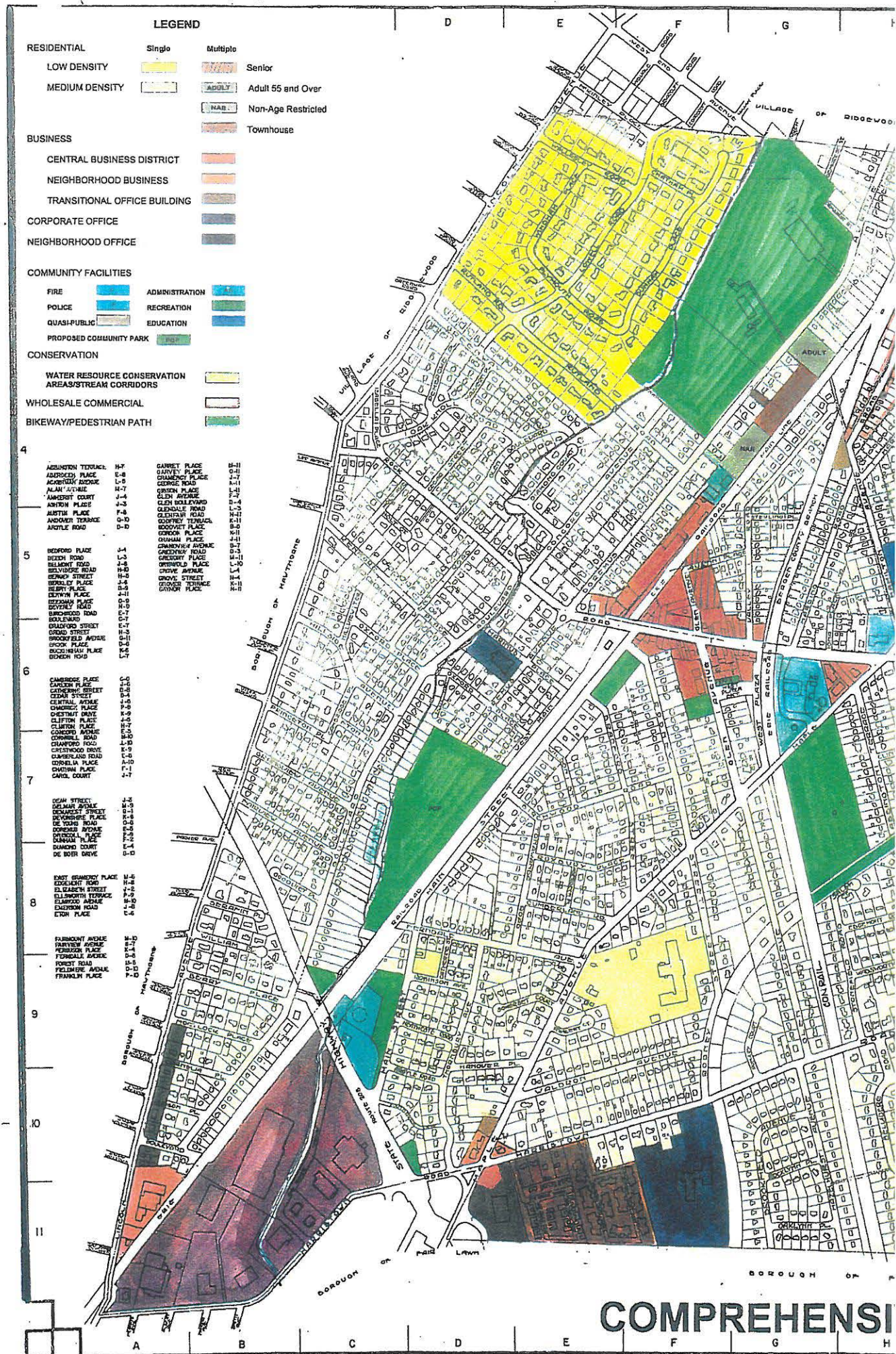
It is recommended that some of this designation be updated to reflect the changes since the last master plan was completed. The Quasi-Public category should be expanded to include Block 182, Lots 10 and 11, which were formerly designated Parks and Recreation. These properties are located on the northeast corner of Main Street and Robinson Avenue. Another property located on the easterly side of Prospect Street between the PSE&G right of way and Grove Street should be changed from Low Density Residential to Quasi-Public. These properties are known as Block 129, Lots 15 and 18 in the Borough's tax records. As noted earlier in this report the Recreation category should be expanded to include Block 159, Lots 14 and 15, which are currently included within the Medium Density Residential District. These properties are located on the south side of Harristown Road between Thurston Terrace and Pinelynn Road.

### ***Conservation***

This land use category includes the Flood Plain Area and the Water Resource Conservation Area/Stream Corridor. These are new land use categories that were created to protect and preserve lands that are located within the flood plain areas or that have some type of unique environmental characteristics. The property located on the easterly side of Prospect Street, which is generally between the PSE&G right-of-way and Grove Street should be changed from Low Density Residential to Water Resource Conservation. This property is also known as Block 129, Lot 12 in the Borough's tax records. Another property located between Prospect Street and the HoHoKus Brook should be changed from Wholesale to Water Resource Conservation. This property is also known as Block 127, Lot 22.

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## IV. OPEN SPACE AND RECREATION PLAN ELEMENT



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## EXECUTIVE SUMMARY

The Municipal Land Use Law (MLUL) allows a municipality to prepare an Open Space and Recreation Plan (OSRP) as part of its Comprehensive Master Plan. This Open Space and Recreation Plan shall become a part of the Borough's Master Plan Recreation Element. Pursuant to the MLUL it will also show a comprehensive system of areas and public sites for open space and recreation purposes. This will be accomplished in the text as well as on the accompanying OSRP Map.

The purpose of this report is to develop a plan that will guide the appropriate allocation of resources to be used for open space and recreation purposes. Through the implementation of this plan, it is the Borough's goal to provide the residents of the community with ample open space and active and passive recreation opportunities.

Based on the proposed level of service standards, the Open Space and Recreation Plan assesses the current deficiencies and future needs based upon available parks and acreage data. This data is correlated to population and used as a means of evaluating recreational levels of service.

Glen Rock is primarily a fully developed community with few areas remaining that provide open space and recreational opportunities. It is therefore important that careful consideration be given to the preparation of the plan to ensure that the Borough is able to meet the open space and recreation needs of the community. Because there is little land available within the community the Borough should focus on maintaining and upgrading its existing facilities. Measures should also be taken to preserve the open space and prevent the development of those sites where significant environmental constraints are present, specifically those areas adjacent to the HoHoKus Brook. The preservation of open space furthers the intent and purpose of the Municipal Land Use Law. It specifically addresses the following from Section 40:55D-2 of the act.

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- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare.
- b. To secure safety from fire, flood, panic and other natural and manmade disasters.
- c. To provide adequate light, air and open space.
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens.
- j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land.

This element has been prepared to meet the requirements of and enable the Borough to participate in the Green Trust Planning Incentive (PI) funding category. The preparation of an OSRP is one of the necessary steps the Borough needs to take in order for it to become eligible for and participate in the Green Trust Planning Incentive (PI) funding category. In addition to preparing an Open Space and Recreation Plan, the Borough will also need to establish an open space tax or adopt an alternate means of funding. The funds obtained from the open space tax or alternate means of funding may only be used for the following purposes:

- (a) Acquisition of lands for recreation and conservation purposes;
  - (b) Development of lands acquired for recreation and conservation purposes;
  - (c) Maintenance of lands acquired for recreation and conservation purposes;
  - (d) Acquisition of farmland for farmland preservation purposes;
  - (e) Preservation of historic properties, including the acquisition of such properties for historic preservation purposes; or
  - (f) Payment of debt services on indebtedness issued or incurred by a local government for any of the purposes listed in (a.), (b.), (d.) or (e.), above.
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Public participation is also a requirement in the planning process for preparing an Open Space and Recreation Plan (OSRP). The local government can use any method that provides the best avenue for public participation, but is required to hold at least two public hearings.

This report consists of five major sections. The format of the report follows the Open Space and Recreation Plan guidelines provided by the NJ State Department of Green Acres. The first section describes the Borough's goals and policies as well as their overall philosophy towards providing open space and recreation opportunities. The second section documents the existing public and private resources that provide open space and recreation opportunities for residents of the Borough. The third section analyzes the adequacy of the existing open space and recreation system in terms of its ability to meet the needs of the local residents. The fourth section identifies and assesses the potential public and private land and water resources that have the potential for providing open space and recreation opportunities. The final section proposes the steps that will need to be taken in order to implement the Open Space and Recreation Plan.

## **GOALS AND OBJECTIVES**

Goals are the outcomes desired by the program, while objectives are the concrete steps taken to realize the outcomes. The following are the goals and objectives as they relate to open space and recreation services in Glen Rock.

### **Goals**

1. To maintain a high level of recreational services for Borough residents.
  2. To provide a complete range of recreational facilities and services for all age groups.
  3. To maintain and improve the existing recreational facilities within the Borough.
  4. To preserve and protect existing open spaces within the Borough that have significant environmental characteristics and prevent development of these lands.
  5. To preserve lands located adjacent to the HoHoKus Brook and Diamond Brook in order to protect the environmental characteristics of the water bodies and its surrounding land areas.
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**Objectives**

1. Make an investment by upgrading the existing recreational facilities within the Borough.
2. Acquire lands as they become available in the Borough for open space and recreation purposes.
3. Designate possible future open space and recreation lands on the Land Use Plan Map of the Master Plan.
4. Acquire additional environmentally sensitive lands adjacent to the HoHoKus Brook and Diamond Brook.

The Borough's philosophy regarding open space and recreation is to provide every citizen the opportunity to enjoy the open space and recreation opportunities that are available in the Borough. The Borough also believes that it is vital to make every effort to provide for these opportunities through the preservation and creation of open space and recreation opportunities.

**INVENTORY**

This section documents the existing public and private resources that provide open space and recreation opportunities for the community. Open space and recreation land in Glen Rock totals approximately 148.22 acres or 8.5 percent of the Borough's total land area. The location of the open space and recreation lands are scattered throughout the Borough. The open space and recreation lands generally fall into two categories. The first is Municipal Public Facilities, lands owned by the Borough. The second is Board of Education Facilities, lands owned by the Board of Education. These facilities will be described in detail below. Table 1 shows the amount of existing open space and recreation areas located in the Borough.

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TABLE 1: EXISTING OPEN SPACE AND RECREATION AREAS

Owner	Acres	Percent
Glen Rock	93.45	63
Board of Education	54.77	37
<b>Total:</b>	<b>148.22</b>	<b>100.0</b>

*Source: The Borough of Glen Rock Tax Maps*

As seen in Table 1 above, the Borough-owned lands account for 63 percent of the total open space and recreation lands within Glen Rock. The Board of Education-owned lands account for 37 percent of the total open space and recreation lands within the Borough. It should be noted however that these lands are primarily used for recreation purposes for the schools.

The following is a detailed listing and description of the existing inventory of open space and recreation resources.

### **Borough-Owned Lands**

#### ***Sycamore Field***

Sycamore Field consists of Block 8, Lot 8 and Block 11, Lot 2 as identified on the Borough's tax maps and is located in the northeastern section of Glen Rock at the end of Sycamore Terrace between South Highwood and Midwood Road. The property has an area of 6.633 acres. The property is owned by the Borough of Glen Rock. The property is used for active recreation and contains a baseball field, basketball court, and a small parking area. The remainder of the property is heavily wooded and not conducive to development for active ballfields.

#### ***Dean Street Parks***

The Dean Street Parks, also known as Block 20, Lot 21 and Block 23, Lot 10 in the Borough's tax maps, are located in the northern section of Glen Rock along Dean Street near its intersection with High street. The combined lots have a total area of 1.001 acres and are used as open park land. The properties are owned by the Borough of Glen Rock.



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***Arboretum***

The Arboretum contains 11.33 acres of passive parkland. It is also known as Block 46, Lot 3 in the Borough's tax records. It is developed with walking paths, gardens and specimen trees with a pond in the rear adjacent to the Diamond Brook. The property is located in the northwestern section of the Borough along Doremus Avenue. The property is owned by the Borough of Glen Rock.

***Faber Field Complex***

The Faber Field Complex is also known as Block 46, Lots 4, 4.01 and 4.02 in the Borough's tax records and is located in the northwest section of Glen Rock off of Doremus Avenue near its intersection with Demarest Street. The Borough owned property has an area of 28.31 acres and contains a pool, parking area, three baseball fields, football field which is lighted, soccer field and a playground. The Borough Recycling Center is also located on this property.

***Lower Main Street Park***

The Lower Main Street Park is also known as Block 85, Lot 30 and is located in the western section of the Borough at the end of Doremus Avenue and West Main Street along the Erie Railroad. It was purchased with Green Acres funding. This Borough-owned 14.969-acre passive open space area is heavily wooded. This is essentially a low lying area with limited development capacity due to access constraints and environmental sensitivity.

***Main Line, Veteran's, and Demarest Parks***

The Main Line and Demarest Parks are also known as Block 101, Lot 1 and Block 115, Lot 12 and are located in the western section of the Borough along Main Street and Glen Avenue. The Borough-owned sites have a combined area of 2.121 acres and are used as open parkland. Main Line Park was renamed Veteran's Park at a ceremony on November 11, 2001.

***Block 127, Lot 16 and Block 129, Lot 12***

This open land contains wetlands and is heavily wooded. It is located in the eastern section of the Borough along the HoHoKus Brook. The two properties are separated by the PSE&G right-of-way and have a combined area of 6.978 acres.

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***Wilde Memorial Park***

Wilde Memorial Park is also known as Block 165, Lots 19 (11.38 acres) and 20 (5.70 acres) in the Borough's tax records and has an area of 17.08 acres. It is a Green Acres-funded site. The Borough-owned site can be described as a lighted multi-faceted park and contains two baseball fields, roller hockey rink, 5 tennis courts, the Borough's only bocce court, a covered pavilion for summer programs, parkland and a parking area. It is located in the middle of Glen Rock on Maple Avenue between the Conrail Railroad and Abbington Terrace.

***Block 166, Lot 1***

This open land is located in the middle of Glen Rock along Maple Avenue between the Conrail Railroad and Glen Avenue. This Borough-owned property has an area of 0.94 acres and is currently vacant.

***Lower Main Street Ballfield***

The Lower Main Street Ballfield is also known as Block 187.02, Lot 2 in the Borough's tax records and is located in the southwestern section of Glen Rock along Main Street opposite of Heathcote Road. This Borough-owned 4.54-acre site provides active recreation for Glen Rock's residents and includes a baseball field.

***Block 190, Lot 1***

This Borough-owned open land is heavily wooded. It is located in the southwestern section of the Borough, where Route 208 intersects the Erie Railroad. The property has an area of 0.94 acres.

***Block 203, Lot 1***

This Borough-owned open land is located in the southern section of the Borough off of Harristown Road between the Conrail Railroad and Hazelhurst Avenue with a right-of-way access from Hamilton to Conrail. The property is currently vacant and has an area of 1.7 acres.

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***Block 207, Lot 28***

This Borough-owned open land is located in the southern section of the Borough off of Harristown Road adjacent to the Hamilton School. It is currently vacant and has an area of 2.54 acres.

**Board of Education Owned Land*****Central School***

The Central School is also known as Block 36, Lot 19 in the Borough's tax records and has an area of 5.3 acres. This school is located along Hamilton Avenue at its intersection with Maple Avenue in the center of Glen Rock. The property also contains a baseball field, playground and a parking area. The property is owned by the Board of Education.

***Richard E. Byrd School***

The Byrd School is also known as Block 70, Lot 8 in the Borough's tax records and has an area of 1.855 acres. This school is located along Marinus Place between the Boulevard and Doremus Avenue in the western section of Glen Rock. In addition to the school, the property also contains a playground. The property is owned by the Board of Education.

***Clara E. Coleman School***

The Coleman School is also known as Block 144, Lot 13 in the Borough's tax records and is located in the southeastern section of Glen Rock along Delmar Avenue between Spottswood Road and Pinelynn Road. It has an area of 11.3 acres. In addition to the school there are two small baseball fields, two playgrounds, a basketball court and a parking area located on the site. The property is owned by the Board of Education.

***Alexander Hamilton School***

The Hamilton School is also known as Block 178, Lot 1 in the Borough's tax records and is located in the southern section of Glen Rock off of Harristown Road. It has an area of 11.26 acres. In addition to the school there are three baseball fields, a playground and a parking area located on the site. The property is owned by the Board of Education.

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***Glen Rock High School***

Glen Rock High School is also known as Block 224, Lot 13 (16.04 acres), and Block 162, Lot 1 (9.02 acres) in the Borough's tax records. It is located in the southern section of the Borough off of Harristown Road near its intersection with Hamilton Avenue. The High School complex contains a football field with a track around the perimeter of the field, tennis courts, baseball field, soccer field and a parking area. The property is owned by the Board of Education.

The following table includes a detailed listing of the existing open space and recreation facilities located within the Borough. The location of these sites, are shown on the attached Master Plan Map and more detailed maps showing the specific individual sites.

TABLE 2: EXISTING OPEN SPACE AND RECREATION AREAS

<b>Name</b>	<b>Owner</b>	<b>Status</b>	<b>Acres</b>	<b>Type</b>
Sycamore Field	Glen Rock	Existing	6.63	Active/Passive
Dean Street Parks	Glen Rock	Existing	1.00	Passive
Arboretum	Glen Rock	Existing	11.33	Passive
Faber Field Complex	Glen Rock	Existing	28.31	Active
Lower Main Street Park	Glen Rock	Existing	14.97	Passive
Main Line & Demarest Parks	Glen Rock	Existing	2.12	Passive
Block 127, Lot 16 & Block 129, Lot 12	Glen Rock	Existing	6.98	Passive
Wilde Memorial Park	Glen Rock	Existing	11.40	Active
Block 166, Lot 1	Glen Rock	Existing	0.99	Passive
Lower Main Street Ballfield	Glen Rock	Existing	4.54	Active
Block 190, Lot 1	Glen Rock	Existing	0.94	Passive
Block 203, Lot 1	Glen Rock	Existing	1.70	Passive
Block 207, Lot 28	Glen Rock	Existing	2.54	Passive
Central School	Board of Ed.	Existing	5.30	Active
Byrd School	Board of Ed.	Existing	1.85	Active
Coleman School	Board of Ed.	Existing	11.30	Active
Hamilton School	Board of Ed.	Existing	11.26	Active
Glen Rock High School	Board of Ed.	Existing	25.06	Active

*Source: The Borough of Glen Rock Tax Maps*



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## NEEDS ANALYSIS

This section of the report analyzes the adequacy of the existing open space and recreation system in the Borough in terms of its ability to satisfy present and projected public recreation demands and desires for open space as established by the local government through the planning process. One important aspect of the planning process in the preparation of the Open Space and Recreation Plan (OSRP) is public participation to help determine the needs of the community. The Planning Board is required to hold two public meetings in order to obtain input from the public regarding the current state of the open space and recreation within Glen Rock.

Included in this section will be a population analysis comparing the number of residents from 1990 to 2000. This analysis will help to determine the population trend and how the changes in population may affect the future demand on the open space and recreation services that the Borough provides. In the Borough's most recent Master Plan Reexamination Report, it was noted that the Borough's parks and recreation areas have been identified in past plans as inadequate in comparison to standards used by the State Comprehensive Outdoor Recreation Plan (SCORP).

Finally, this section will compare the amount of existing open space and recreation to accepted level of service standards. It will also determine the open space and recreation needs of local residents.

### Population Analysis

The U.S. Census Bureau shows the total population for Glen Rock in the Year 2000 to be 11,546 persons. This represents a 6.1% increase from the 1990 population which was 10,883 persons. This is not surprising considering the fact that the Borough of Glen Rock is primarily a fully developed community with little vacant land available for future development.



Since the Borough is predominantly fully developed and there is a limited supply of available land left for open space and recreation purposes, it is important for the Borough to maintain and improve existing open space and recreation lands and acquire any suitable lands that may be available for such purposes.

### **Adequacy of Existing Facilities**

To determine if a community has sufficient parkland to serve the needs of its residents, we have utilized the national standard for total Borough parkland to residents and compared that standard to the existing conditions in the Borough. The national standard of total Borough parkland to residents is 10 acres of land per 1,000 residents. Within the Borough of Glen Rock, there currently exist two categories of open space, park and recreation lands. The first is public land owned by the Borough, the second is land owned by the Board of Education. As seen in Table 1, in a previous section of this report, there are a total of 148.22 acres of public and private open space and recreational lands located within Glen Rock. The Borough's population in 2000 of 11,546 persons would require the Borough to ideally provide approximately 115 acres of open space and recreation land for the community. According to this information, the Borough provides more than the national level of service standards. The following section will look at available land to create future open space and recreation opportunities.

## **RESOURCE ASSESSMENT**

The purpose of the resource assessment is to provide an assessment of the public and private land and water resources that have the potential for providing open space and recreation opportunities. The remainder of this section analyzes these resources.

### ***HoHoKus Brook***

The HoHoKus Brook is an important environmental resource in the Borough. It runs along Glen Rock's easterly border and serves as a boundary between the Borough of Glen Rock and the Village of Ridgewood. The HoHoKus Brook and its surrounding land area is a vital aesthetic resource of the community. A large Bergen County park is located in the 100 year flood plain area. The park should be kept passive in nature.

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***Diamond Brook***

The Diamond or Bass Brook runs the entire length of the Borough, near its westerly boundary. It drains several of the Boroughs major open space facilities, mainly the Arboretum, the Faber Field Complex and the Lower Main Street Park. The low lying wetland areas adjacent to this brook, particularly on the easterly side create environmentally sensitive areas, which should be preserved in their natural state.

***Block 127, Lot 1 – Village of Ridgewood Water Company***

This 18.07-acre property is currently under the ownership of the Ridgewood Water Company. The property is located in the easterly portion of the Borough and is bordered by Prospect Street to the west and the HoHoKus Brook to the east. It is currently used by the water company for a sewerage treatment plant and also supports several other Village of Ridgewood Public Works Facilities Services. Due to the environmentally sensitive nature of the lands, future uses on this property should be carefully planned. There are a few buildings and a parking area on the site.

**ACTION PLAN**

The purpose of the Action Plan is to provide direction for the orderly and coordinated execution of the OSRP. It will list the recommended projects and give a time frame for their implementation. It will state what needs to be done in order to realize these plans. This section of the report documents what can be done to fill the gaps between resources and needs. After studying the existing open space and park resources and comparing them to the needs of the Borough, we recommend that the Borough obtain more land for open space and recreation purposes. The following are some specific recommendations on how to accomplish this goal.

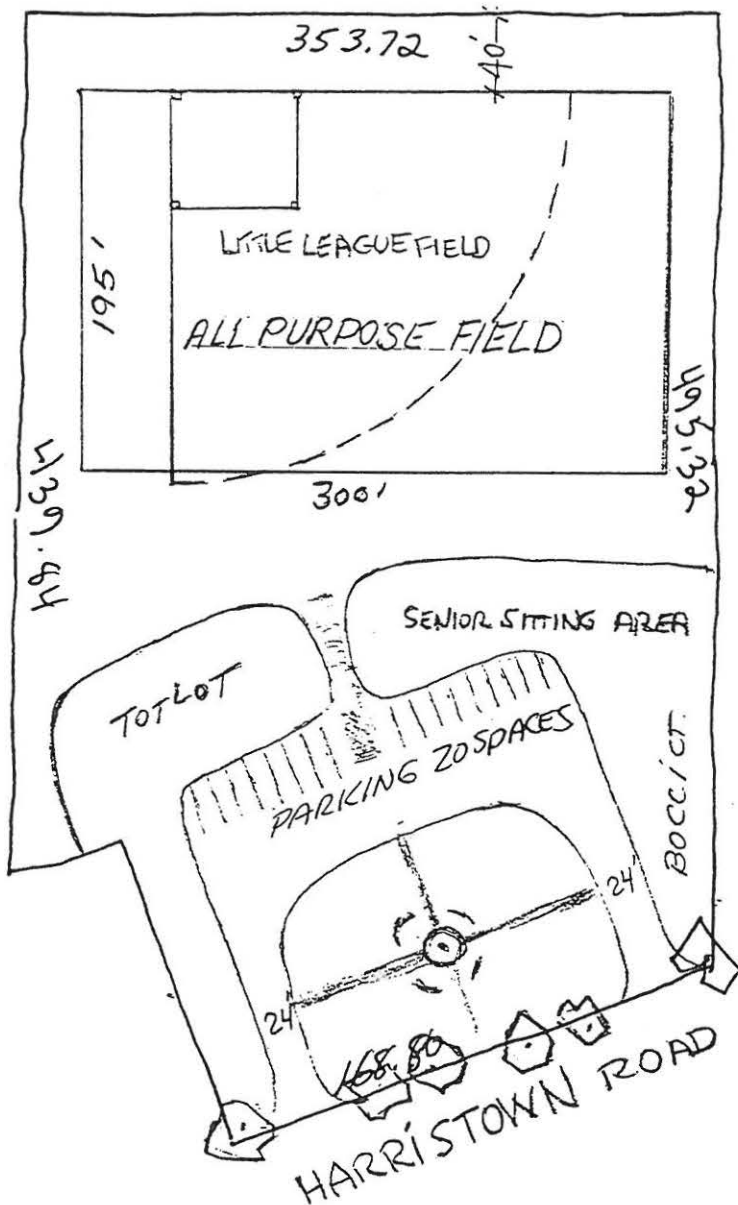
1. Relocate the recycling center in Faber Field Complex, thereby freeing up 4 acres of useable land for active recreation facilities. The Planning Board recommends that the Borough Council explore the possibility of relocating this recycling center to the Village of Ridgewood property adjacent to its treatment facility.
-



2. Develop the larger Dean Street parcel, Block 201, Lot 21 as a passive park with pedestrian paths, sitting areas and additional low profile landscaping.
  3. Take advantage of the lands located adjacent to the HoHoKus and Diamond Brooks. These lands should be preserved and protected where environmental constraints are present. In appropriate areas linear parkland could be developed along the Brooks in order to promote and provide the residents with an aesthetic park environment, which could be used for walking, jogging or biking or for residents to enjoy the aesthetic qualities of the Brooks and its environs.
  4. Explore the possibility of expanding Sycamore field. The site is large enough to accommodate a regulation soccer field or a multi-purpose field, while preserving adequate buffers to the adjacent residential areas. It should be noted that this site is heavily wooded with mature oak trees. Development should only be considered if there is a well-documented need for additional soccer facilities. There is a need for improvement of parking access to the site.
  5. Continue with plans to improve the Arboretum, with special sensitivity to the Diamond Brook corridor and adjacent homes.
  6. Acquire Block 159, Lots 14 and 15 currently occupied by Perry's Florist for future development as an active recreation facility with a combination soccer field and baseball field.
-



# HARRISTOWN ROAD PARK DEVELOPMENT FEASIBILITY SKETCH



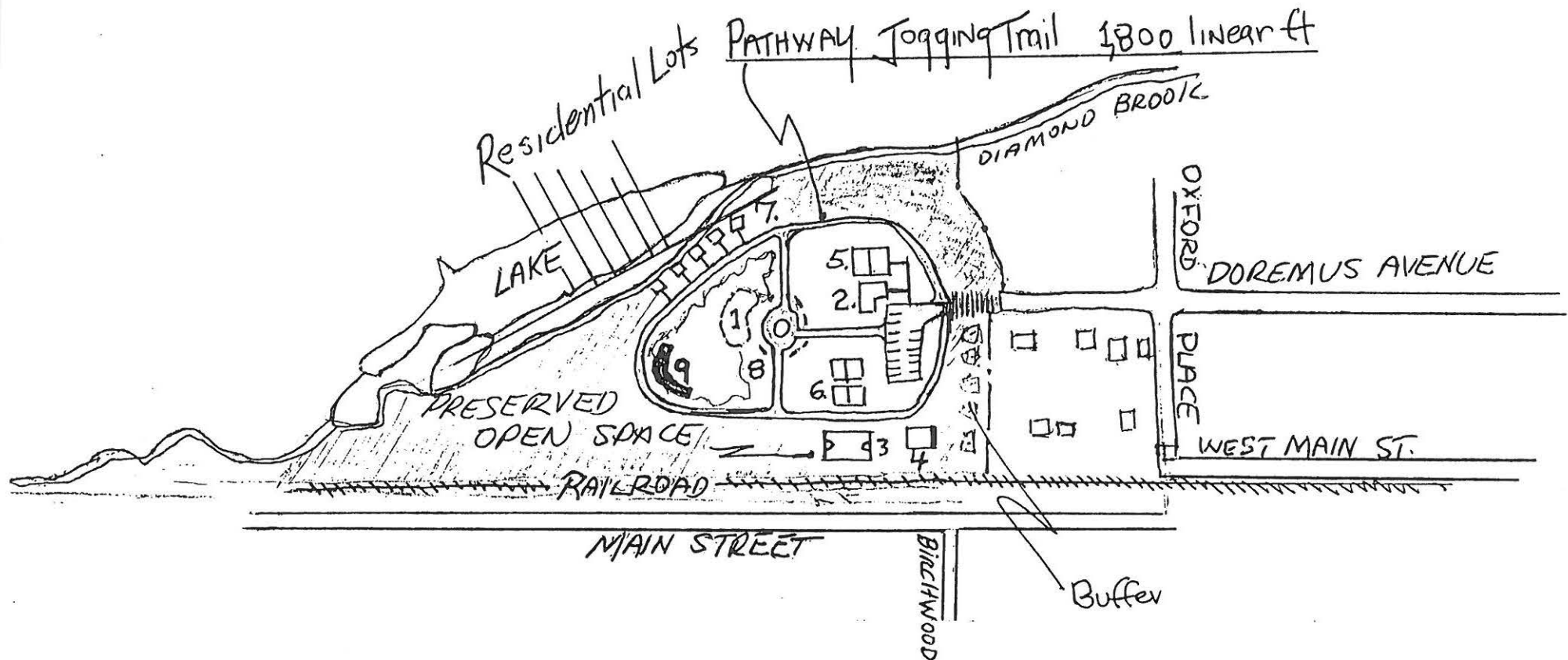
NOTE:

PROPERTY INCLUDES BLK 159, LOTS 14+15  
AREA 3.79 Acres

SCALE 1"=100'

11/21/01 Sketch By MFK Assoc





# PASSIVE PARK FEASIBILITY SKETCH, LOWER MAIN STREET, GLEN ROCK, NJ

- |                                 |   |
|---------------------------------|---|
| 1. Putting Green                | 5. Tennis Court (Doubles), 37' x 78'                    |
| 2. Play Lot                     | 6. Platform Tennis Courts (2), 30' x 60'; need lighting |
| 3. Biddy Basketball, 50' x 90'  | 7. Picnic Stations                                      |
| 4. One-Wall Handball, 37' x 50' | 8. Sitting Area   |
|                                 | 9. Community Amphitheater                               |

Prepared by Michael F. Kauker Associates

Scale: 1" = 300 feet



## V. ECONOMIC PLAN ELEMENT



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## INTRODUCTION

In section 40:55D-28(9), the Municipal Land Use Law (MLUL) states "An economic plan element considering all aspects of economic development and sustained economic vitality, including (a) a comparison of the types of employment expected to be provided by the economic development to be promoted with the characteristics of the labor pool resident in the municipality and nearby areas and (b) an analysis of the stability and diversity of the economic development to be promoted;"

### Regional and Municipal Economic Trends

The Basic Studies Element documented the current employment trends in Bergen County and Glen Rock. It was found that the predominant occupation of the residents of Glen Rock was white collar, more specifically categorized as managerial and professional specialty occupations and technical, sales and administrative support occupations. The historical employment characteristics were also reviewed. From 1990 to 2000 the total labor force in Glen Rock had declined as had the number of employed persons. The unemployment rate had also declined over the same period. In the year 2000, the unemployment rate had decreased to 1.5% the lowest of the decade. Glen Rock had basically followed the employment trends in Bergen County over this period and consistently had a lower unemployment rate than the County as a whole.

It now appears that the local economies are following suit with the regional and national economies. After a strong economic period beginning in the mid 1980's and lasting until 2000, the economy is beginning to weaken and is headed into a recession. This was evidenced by the stock market falling to its lowest level since the mid 1990's. The increasing unemployment rate is another indicator that the economy is weakening. Due to companies trying to become more profitable they have started to cut their labor forces. The number of layoffs increased dramatically in 2001. In Bergen County the unemployment rate estimates have increased from 3.1% in January of 2001 to 4.1% in October of 2001. According to employment projections by the New Jersey Department of Labor, this downward trend in unemployment is only short term.

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Bergen County is projected to add 173,800 jobs by 2008, an increase of approximately 9.7% over current levels.

### **Municipal Economy**

Glen Rock is a thriving middle- to upper-income community with a reasonably well balanced and stable tax rate. It does, however, rely more heavily on its residential tax ratable base than the average community to support its services and municipal infrastructure. According to 1996 real property valuation data, slightly over 90% of its rate taxable value comes from residential land uses, with 8.09% being derived from its commercial tax base.

Over the last ten years, Glen Rock residents have affirmed their confidence in the quality of life provided within the community by re-investing significant dollars into expanding, refurbishing, and renovating their homes.

A detailed Land Use Survey performed in the Spring of 2001 revealed that fully 30% of the 3,778 homes surveyed have physical evidence of improvement and expansion performed within the last ten years. Expansions of 1- to 1 ½-story residences totaled 327 homes out of 1,395 in this category for a 30% expansion rate. The data is shown on the following Table 1, entitled "Detailed Analysis, Existing Residential Uses".



**Table 1:  
Detailed Analysis of Existing Residential Uses**

Less Than Two-Story		Greater Than Two-Story		
No Expansion	Expansion	No Expansion	Expansion	
2	0	13	6	
12	4	2	1	
97	3	13	14	
27	5	18	15	
26	11	6	32	
87	64	0	1	
37	23	2	21	
25	15	22	35	
37	19	15	24	
19	9	3	7	
40	18	4	20	
0	0	30	20	
28	14	19	26	
42	19	43	49	
8	2	17	47	
2	2	14	33	
8	4	15	13	
2	1	6	2	
33	21	32	60	
28	2	90	35	
1	0	67	18	
4	1	49	16	
16	1	84	7	
10	4	52	37	
5	0	87	18	
4	0	20	5	
19	1	107	21	
4	0	120	44	
2	0	43	10	
10	0	43	8	
9	0	60	12	
12	2	46	33	
60	19	23	12	
14	5	7	0	
14	0	15	5	
13	2	31	11	
79	25	58	5	
48	10	37	13	
22	1	33	9	
29	4	71	15	
58	5	79	25	
27	3	44	13	
13	0	23	3	
35	8	21	7	
1,068	327	1,575	808	3,778

Source: Field work by Michael F. Kauker Associates, June 28, 2001



For residences in the 2- 2 ½-story category, the expansion rate was 34% for 808 homes expanded out of a total of 2,383 homes.

Building permit data from 1993 to 2001 provides further evidence of the significant revitalization and expansion efforts of Glen Rock residents. A total of 795 additions were permitted during this period for an average of 88 expansions per year.

New building permits for new structures, most of which were residential, totaled 55 during this period.

Table 2, entitled "Net Valuation of Taxable Improvements", for the eight-year period shown below documents a taxable value increase of 171.9 million dollars over this period for a 19% increase. It is estimated that over 90% of the increase comes from the residential sector.

**Table 2:**

**Net Valuation Taxable Improvements**

<b>Year</b>	<b>Net Assessed Value</b>	<b>Municipal Tax Rate</b>
1992	\$899,851,309	2.440%
1993	\$894,344,300	2.540%
1994	\$888,577,680	2.690%
1995	\$898,672,600	2.770%
1996	\$897,018,985	2.880%
1997	\$1,071,371,080	2.620%
1998	\$1,070,438,830	2.810%
1999	\$1,070,386,203	2.880%
2000	\$1,071,792,648	3.000%

*Source: N. J. Municipal Data Book*



## VI. HISTORIC PRESERVATION PLAN ELEMENT



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## INTRODUCTION

The *Municipal Land Use Law* (MLUL) outlines the contents of a historic preservation plan element of the Master Plan. The plan should indicate the location and significance of historic sites and historic districts; identify the standards used to assess worthiness for historic site or district identification; and analyze the impact of each component and element of the Master Plan on the preservation of historic sites and districts.

The MLUL defines a historic site as any real property, man-made structure, natural object or configuration or any portion or group of the foregoing of historical, archaeological, cultural, scenic or architectural significance. The standards used in assessing the worthiness for historic site or district identification are derived from this definition and any site or district that can be defined as such will be included in the historical preservation plan.

Historic sites within the Borough of Glen Rock have been identified in the publication entitled, "Bergen County Historic Sites Survey, Borough of Glen Rock," dated 1982-1983. This survey contains an inventory of buildings, streetscapes, districts and sites of historical and architectural interest. The following is a list of the registered sites and their location within the Borough. The sites are also shown on the Historic Sites Map, which is appended to the end of this section. In summary, there are a total of twenty-five sites listed, five of which are in the National Register of Historic Places. In addition, thirteen sites or streetscapes are classified as being of particular historic or architectural interest and six sites are viewed as being historic in nature.

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Table 1:

National Register of Historic Sites  
State Register of Historic Places  
Bergen County Stone House Survey  
RR Survey, January 1979

Name	Address
Ackerman-Hopper House	652 Ackerman Avenue
Hendrick Hopper House	724 Ackerman Avenue
Garrett Hopper House	470 Prospect Street
Andrew W. Hopper House	762 Prospect Street
Glen Rock Station of Erie RR	Rock Road SW Corner of Rock Rd. and Main St.
Hopper Cemetery	Lot 12, Block 144, Spottswood Road

Table 2:

Other Sites In Glen Rock Considered By The Historic Sites Committee To Be Of Particular  
Historical Or Architectural Interest

Name	Address
Prospect Street District	#s 300, 306, 314, 320, 326, 334, 342, 348 Maple Ave. and #s 304, 348, 364, 374, 380, 386, 390, 400 Prospect Ave.
F. Snyder House	326 Harristown Road
Midwood Road Streetscape	#s 2, 12, 26, 42, 54, 66 Midwood Road and 11 Forest Ave.
Buyukus Coal Storage Silos	427 Doremus Avenue
Anthony Nazzaro House	600 Doremus Avenue
D.H. Wortendyke Springhouse	410 Grove Street
Thomas G. Snyder House	289 Harristown Road
George Doremus House	844 Maple Avenue
Carl Loven House	119 Rock Road
Gas Station	224 Rock Road
Big Rock	Rock Road at South intersection with Doremus Road
Schoolhouse of District #44 Ridgewood Township	497 Rock Road
Brown-Catherine House	139 South Highwood Avenue



Table 3:

**Other Properties Included In The Historic Sites Survey Of The Borough Of Glen Rock**

<b>Name</b>	<b>Address</b>
Glen Rock Station of Short Cut Line	South of Rock Road, East of Glen Road and North of Maple Avenue
Glen Rock Municipal Building	9 Harding Plaza
Junior-Senior High School	600 Harristown Road
Anthony Thurston House	648 Harristown Road
	403 Maple Avenue
Wagner Hotel	1007 Maple Avenue
George Berdan House	32 Rock Road

In addition to the sites noted above, the Planning Board has identified the Hopper Cemetery, known as Block 144, Lot 12, located on Spottswood Road, as a site of historic interest.

The need to protect the architectural characteristics of historic structures in the Borough is important. This will help to preserve the integrity and the historical development upon which the community was built. Preservation of historical structures and districts is also important to the future planning of the Borough because these historical structures and districts have played an integral role in setting the overall framework for development within the Borough. The preservation of the Borough's historic past is highly desirable and should be encouraged by whatever means considered appropriate.

The Borough should consider the creation of overlay zoning that would protect historic sites and provide design criteria and guidelines for their maintenance. The purpose of a Historic Preservation Ordinance would be to require Planning Board review of all alterations and/or additions to historic buildings. To maintain the historic character and value of a property and to establish a waiting period before the historic building can be demolished, the Borough should explore methods for assistance to preserve such buildings in their present location or to have them moved to other suitable locations. The sites that would be affected by such an Ordinance are shown on the Historic Sites Map.



[illegible]



## VII. RECYCLING PLAN ELEMENT



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## INTRODUCTION

In 1987, mandatory recycling began in New Jersey following the enactment of the New Jersey Statewide Mandatory Source Separation and Recycling Act. This Act created a statewide goal of achieving a 25% recycling rate of the municipal waste stream. In 1992, this recycling goal was doubled to 50% of the municipal waste stream with the goal for the overall waste stream established at 60%. In 1997, the Department of Environmental Protection raised the overall recycling goal to 65% by the end of the year 2000.

In addition to establishing and periodically raising the recycling goals the New Jersey legislature has imposed other requirements on each municipality within the State. These other requirements mandated by the State include the provision that each municipality designate a recycling coordinator, and that information concerning a given town's recycling program be distributed at least twice a year. It further goes on to say that the collection of recyclable materials from the curbside must occur on a repeated schedule. It is important to note that the State provides grants to communities based on the amount of materials recycled.

In 1987, the Municipal Land Use Law (MLUL) was also amended to require a recycling element as a mandatory component of a community's Master Plan. Pursuant to the MLUL a recycling plan element of the Master Plan should incorporate the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land.

The Borough of Glen Rock adopted a recycling ordinance on September 27, 1993 by Ordinance Number 1218. It is included in Article II, Chapter XXVIII of the 1971 revised General Ordinance as Section 184-6 through Section 184-14.

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### **Recycling Services**

In the Borough of Glen Rock, recycling material can either be picked up at the curb or taken to the recycling center on Doremus Avenue. On the first (1<sup>st</sup>) and third (3<sup>rd</sup>) Wednesday of each month the following materials will be picked up at the curb: all bulk metal and white goods. On the second (2<sup>nd</sup>) Wednesday of the month the following materials will be picked up at the curb: aluminum, tin, plastic and glass containers, jars and bottles without caps (no other types of glass will be taken) that are rinsed clean of food wastes may be commingled in the same reusable collection container. On the fourth (4<sup>th</sup>) Wednesday of the month the following materials will be picked up at the curb: corrugated cardboard, newspapers, magazines and junk mail can be commingled and may be placed in a reusable plastic container with cover, cardboard box or paper bag. The following items will not be picked up: used motor oil, used tires and other automotive parts, used batteries and household hazardous waste materials, defined as paints, solvents, insecticides, acids, chemicals, poisons and any other material known to be toxic to man or the environment. These materials must be disposed of through the Bergen County Utilities Authority and State law prohibits the Borough from accepting these materials. Residents can call the Household Hazardous Waste Hotline and the Paint Hotline for information regarding the disposal of these materials. The Borough will however pick up completely empty and dried up latex paint cans on the normal rubbish pickup day.

As mentioned above, residents also have the option of taking the materials to the Recycling and Compost Center on Doremus Avenue. The center is open six (6) days a week, closed on Wednesdays, year round.

The Borough has also established the "Green" (Glen Rock Ecology and Environmental Committee) recycling program. This program is primarily for the collection of plastic soda bottles.

The Borough has a volunteer group of citizens who provide support and assistance regarding this program.

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Recyclable material is generally broken down into twelve major categories or markets when it is collected. The major markets are described as follows: corrugated, newspaper, other paper/junk mail, glass containers, aluminum cans, steel cans, plastic containers, white goods/lite iron, brush/tree parts, grass clippings, leaves, stumps, and batteries

Below are recommendations, which the Borough may utilize to increase the recycling participation rate for both residential and commercial uses.

### **Summary**

The Borough of Glen Rock supports recycling as is evidenced by its efforts to stress the importance of recycling to the community. Not only has Glen Rock passed a recycling ordinance making it mandatory in the Borough, it also promotes recycling by publishing the "Solid Waste Service" schedule in the Borough calendar. In addition, the Borough has established the "Green" (Glen Rock Ecology and Environmental Committee) recycling program. Even though the Borough supports recycling, additional efforts could be made to increase participation in the recycling program.

The Borough of Glen Rock could improve the participation rate in its recycling program through greater emphasis and promotion of the recycling program. The Borough could form a partnership with the school system to educate and inform Glen Rock's youngest citizens of both the need and the benefits of a successful recycling program. A second partnership could be formed with the business community to encourage this segment of Glen Rock to increase its participation rate. Another way to increase the recycling in Glen Rock would be to put recycling bins or cans in public places such as parks and ballparks.

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VIII. RELATIONSHIP OF  
PROPOSED PLAN TO  
SURROUNDING COMMUNITIES



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## RELATIONSHIP OF PROPOSED PLAN TO SURROUNDING COMMUNITIES

The Municipal Land Use Law requires master plans to include a specific policy statement indicating the relationship of the proposed development of the municipality as developed in the master plan to the master plans of contiguous municipalities and the State Development and Redevelopment Plan, which is discussed earlier in this report.

Four municipalities adjoin the Borough of Glen Rock. They include the Village of Ridgewood, Borough of Paramus, and the Borough of Fair Lawn in Bergen County, and the Borough of Hawthorne in Passaic County. The master plan documents of these communities are assessed in this section relative to their prospective impacts on Glen Rock.

1. Village of Ridgewood: The Village of Ridgewood adopted a Master Plan in 1983 and a Reexamination Report in 1997. It contains information on the Borough's existing land use, circulation, population, housing, community facilities, and utilities plan.

The Master Plan recommendation calls for single-family residential development for land abutting the Borough of Glen Rock. This recommendation is consistent with designations provided in the Glen Rock Master Plan.

2. Borough of Fair Lawn: The Borough of Fair Lawn adopted a Master Plan in June 1992 and a Reexamination Report in 1998. These documents contain studies and reports on population; existing land use; future land use analysis; housing; community facilities; historic preservation; recreation, park and open space element; conservation plan; and economic plan element.

The entire northern Fair Lawn boundary abuts Glen Rock. The westernmost section of the boundary is industrial on the Fair Lawn side and residential on the Glen Rock side. Farther east, Fair Lawn's residential zoning is consistent with the residential uses of Glen Rock.

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3. Borough of Hawthorne: The Borough of Hawthorne adopted a Master Plan in 1968. It contains information on existing land use, population, transportation, community facilities, fiscal analysis, and the Central Business District. It conducted Reexaminations in 1978, 1982, 1988, and December 2000.

The Master Plan recommends that the neighborhoods adjacent to Glen Rock be zoned for neighborhood commercial along Lincoln Avenue between Diamond Bridge Avenue and Annette Avenue. The remainder of Lincoln Avenue is recommended for residential uses. These Master Plan recommendations are consistent with the Lincoln Avenue designations provided in the Glen Rock Master Plan.

4. Borough of Paramus: The Borough of Paramus Master Plan Reexamination was adopted in 1995. County parkland in Paramus abuts Glen Rock.

#### **RELATIONSHIP OF PROPOSED PLAN TO THE NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN**

The New Jersey State Development and Redevelopment Plan has classified Glen Rock and surrounding communities within Bergen County for Metropolitan Planning Area (PA1). The Borough of Glen Rock's Master Plan is consistent and compatible with this classification.