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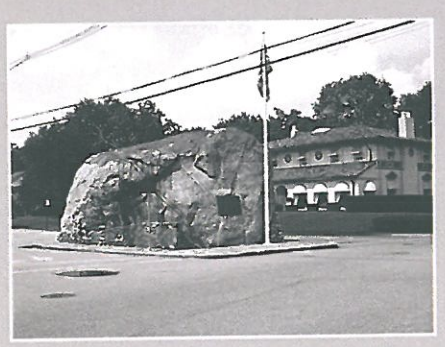

January 23, 2008

2008 MASTER PLAN REEXAMINATION REPORT

Borough of Glen Rock
Bergen County, New Jersey

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MASTER PLAN REEXAMINATION REPORT

Borough of Glen Rock, Bergen County, New Jersey

Prepared for:

Borough of Glen Rock Planning Board

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January 23, 2008

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

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REEXAMINATION REPORT OVERVIEW

The purpose of the Master Plan Reexamination Report is to review and evaluate the local master plan and development regulations on a periodic basis in order to determine the need for updates and revisions. The Borough of Glen Rock adopted its last comprehensive Master Plan in 2002, and has kept up to date with required planning initiatives, including the adoption of the Housing Element and Fair Share Plan in 2005. The Municipal Land Use Law (MLUL) requires that municipalities conduct a general reexamination of their master plans at least every six years and that the review be conducted by the Planning Board.

A Reexamination Report must include five key elements, which include:

a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last Reexamination Report;

b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date;

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

d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulation should be prepared;

e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Housing and Redevelopment Law," 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.

The Borough of Glen Rock established a Master Plan Reexamination Subcommittee to conduct a reexamination of the 2002 Comprehensive Master Plan. The membership of the Subcommittee included representatives from the Borough Council, the Planning Board, and the Zoning Board. The Subcommittee met monthly, starting in May 2007, to provide input into the report. The Subcommittee meetings were facilitated through participation of the Subcommittee advisors, including representatives from the Glen Rock Environmental Commission, the Planning Board Secretary, and the Borough Planner.

This Reexamination Report has been prepared to meet the statutory requirement as specified under the MLUL (N.J.S.A. 40-55D-89).

MAJOR PROBLEMS AND OBJECTIVES IN 2002 AND HOW THEY HAVE BEEN REDUCED OR INCREASED

In order to better structure the report, the required contents "a" and "b" are combined into one section to describe the overall objectives, issues identified in the previous master plan, and the extent to which such issues have been reduced or have increased in last six years.

Overall Objectives in the 2002 Master Plan

The Borough's 2002 Master Plan includes the Land Use Plan Element, Open Space and Recreation Plan Element, Economic Plan Element, Historic Preservation Plan Element, and Recycling Plan Element. The Overall Objectives set forth in the 2002 Master Plan are as follows:

1. To retain the attractive, predominately 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;
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.

In addition to the Overall Objectives, the 2002 Master Plan contains goals and objectives specifically developed for the Land Use Plan Element and the Open Space and Recreation Plan Element. Many objectives overlap with the Overall Objectives, indicating strong emphasis on key land use policies.

Objectives in the Land Use Plan Element

1. To provide a balanced mix of housing that is responsive to the changing demographic characteristics of the Borough residents.

2. To preserve the existing single-family residential character of the Borough while permitting and encouraging 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.

Goals and Objectives in the Open Space and Recreation Plan Element

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 Ho-Ho-Kus Brook and Diamond Brook in order to protect the environmental characteristics of the water bodies and its surrounding land areas.

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 Ho-Ho-Kus Brook and Diamond Brook.

MAJOR ISSUES AND SPECIFIC OBJECTIVES IDENTIFIED IN THE 2002 MASTER PLAN AND HOW THEY HAVE BEEN REDUCED OR INCREASED

A reexamination report is required by MLUL to identify the major land use problems and planning objectives that are outlined in the most recently adopted Master Plan. The Borough's specific objectives and recommendations in the 2002 Master Plan are shown below. Below each objective describes the extent to which such issues have been reduced or have increased since the adoption of the 2002 Master Plan.

Land Use Plan Element

1. The 2002 Master Plan emphasizes that preservation and continued maintenance of the quality of Glen Rock's residential neighborhoods is one of the most important objectives. Consequently, the 2002 Master Plan made no substantial modifications to the single-family residential designation.

   The Borough's residential land use pattern has not significantly changed in the past six years, and the Borough has maintained its vibrant suburban residential character. This continues to be a fundamental objective of the Master Plan. However, the Borough has recognized the growing concern with respect to renovation and replacement of existing homes with larger structures. This issue is discussed in detail in the 'Issues Currently Facing the Borough' section.

2. The 2002 Master Plan recommended the expansion of the A-2 Zone to include Block 105, Lot 10, which is located on the northerly side of Rock Road between Iona Place and Maple Avenue.

   Block 105, Lot 10 has been rezoned to the A-2 District. This objective has been achieved.

3. The 2002 Master Plan indicated that the Borough has approximately 32 two-family housing units. Two-family housing units are not permitted in the A-2 District, although they area scattered throughout this district.

   Conversion from a one-family dwelling to a two- or three-family dwelling is only permitted in the C-3 Wholesale Commercial District, provided that there is at least 4,000 square feet of lot area per family. Non-conforming two-family homes in the A-2 District have been an issue. According to the 2007 tax data, the Borough still has 30 two- or three-family homes that are non-conforming in the A-2 District. In order to maintain the integrity of the Borough's single-family districts, the Borough continues to discourage two-family housing units in the A-2 District. Therefore, this objective remains valid.

4. The 2002 Master Plan indicated that the types of housing provided within the Borough do not directly address the needs of certain age groups – the age 55 to 74 category and the young single and young married persons in age group 20 to 34.

   As a fully developed municipality, the Borough has no reasonably large vacant and developable parcels of land upon which housing for particular age groups could be built.

Consequently, the 2002 Master Plan stated that areas located on either side of the Daryl Court condominium would be appropriate for special-purpose housing. The 2002 Master Plan recommended that the site north of Daryl Court be designated to accommodate an age-restricted adult 55 and over type of a complex while the site south of Daryl Court be designated for studio and/or one-bedroom apartments.

The site north of Daryl Court (Block 43, Lots 13 and 14) has been subdivided to create three single-family lots, while the site south of Daryl Court (Block 43, Lot 1) has been approved for a 20-unit townhouse complex that includes two affordable units and housing opportunities for these age groups may increase through the development of this site. As a result, this objective remains valid.

5. The 2002 Master Plan recommended no changes to the C-1 Neighborhood Commercial District, except that a small strip center, located on the southeast corner of Maple Avenue and Harristown Road (Block 178, Lot 16) be changed from OB-2 to C-1.

This property has not been rezoned to the C-1 District. The site still contains a small strip center, and the existing businesses (nail salon and hair salon) are non-conforming uses. This property's inconsistency with the OB-2 District should be addressed. Therefore, this objective remains valid.

6. The 2002 Master Plan proposed to include lands currently developed for offices (Block 115, Lots 13 & 14) and the northerly side of West Plaza Ext. (Block 112, Lot 12) in the Central Business District (CBD).

These properties have been rezoned to the C-2, Central Business District Zone. This objective has been achieved.

7. The 2002 Master Plan identified that the D District has been evolved to a mixed-use area that is dominated by office and bank uses and recommended to create a new Corporate Office Zoning District. The intent of the proposed Corporate Office Zoning District is to stimulate possible redevelopment of the light industrial uses to corporate office use.

Although the Corporate Office Zoning District was never created, the D Industrial District continues to be primarily an office district. There is currently only one remaining light-industrial use (Block 196, Lot 6) in the D District, while the rest of the properties are all office uses. This area is an important employment base and is a valuable asset to the Borough. Therefore, this objective remains valid.

8. The 2002 Master Plan indicated that there are a number of existing nonconforming professional office uses that are currently zoned A-2 Residence District. The 2002 Master Plan recommended designating these properties as Transitional Office Building (TOB-1) with appropriate limited use and buffering standards.

The OT, Office Transitional District was created under Ordinance #1460 on March 4, 2004. The following properties were rezoned to the OT Districts:

- *Block 2, Lot 5*

- *Block 17, Lot 8*
- *Block 181, Lot 2*

As a result, this objective has been achieved.

Open Space and Recreation Plan Element

1. The 2002 Master Plan recommended the Borough explore the possibility to relocate the recycling center in the Faber Field Complex, thereby freeing up four acres of useable land for active recreation facilities.

   The Borough is currently exploring opportunities to improve the Faber Field Complex, which will include an upgraded recycling center. However, the recycling center cannot be moved so that exploring the possibility to relocate the recycling center is no longer a valid objective.

2. The 2002 Master Plan recommended the development of the larger Dean Street parcel, Block 201, Lot 21 as a passive park with pedestrian paths, sitting areas and additional low profile landscaping.

   The larger Dean Street parcel (Block 20, Lot 21) has been used as a passive park; however, no improvements have been made to this parcel. This remains a valid objective, subject to an assessment of neighborhood interests.

3. The 2002 Master Plan recommended the preservation of the lands located adjacent to the Ho-Ho-Kus and Diamond Brooks, particularly 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.

   Parks and open space located adjacent to the Ho-Ho-Kus and Diamond Brooks have been preserved and protected. Part of the Lower Main Street Park, which has been renamed Diamond Brook Park, remains a heavily-wooded open space area with trails and a historic railroad turnaround. Passive recreation use is a valuable community asset and this objective remains valid.

4. The 2002 Master Plan recommended the possible expansion of the Sycamore field. The site is large enough to accommodate a soccer field or a multi-purpose field, while preserving adequate buffers to the adjacent residential areas. The 2002 Master Plan, however, indicated that the development should only be considered if there is a well-documented need for additional soccer facilities.

   The Sycamore field remains passive open space that is occasionally used for various sports activities. Instead of developing the site as a soccer field, the Borough prefers to maintain the site for passive recreation area. Therefore, development of Sycamore field into a soccer field or a multi-purpose filed is no longer a valid objective.

5. The 2002 Master Plan recommended the continuing improvement of the Arboretum, with special sensitivity to the Diamond Brook corridor and adjacent homes.

The Friends of the Glen Rock Arboretum (FOTA) is a non-profit organization responsible for maintaining the Glen Rock Arboretum. The arboretum has been managed by FOTA, and the Borough continues to recognize the arboretum and its continued improvement as valuable open space for the community. Therefore, this objective remains valid.

6. The 2002 Master Plan recommended the acquisition of 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.

Identification of specific parcels for open space acquisition is not appropriate. Therefore, this objective is no longer valid.

Economic Plan Element

1. The 2002 Master Plan Economic Plan Element did not make any specific objectives nor recommendations. It did, however, recognize the Borough's heavy dependence on residential tax ratables. According to the 1996 real property valuation data, slightly over 90 percent of its rate taxable value came from residential land uses, with 8.09 percent were derived from its commercial tax base.

The Borough continues to rely heavily on its residential tax ratable base. According to the 2006 real property valuation data, over 91 percent of ratables comes from residential land uses while 8.2 percent are derived from commercial land uses. The Borough's commercial areas are small, but they are solid and have been successful. The Borough recognizes that Glen Rock's commercial areas, particularly the CBD and the D Industrial District, are vital to the community's economic being.

Historic Preservation Plan Element

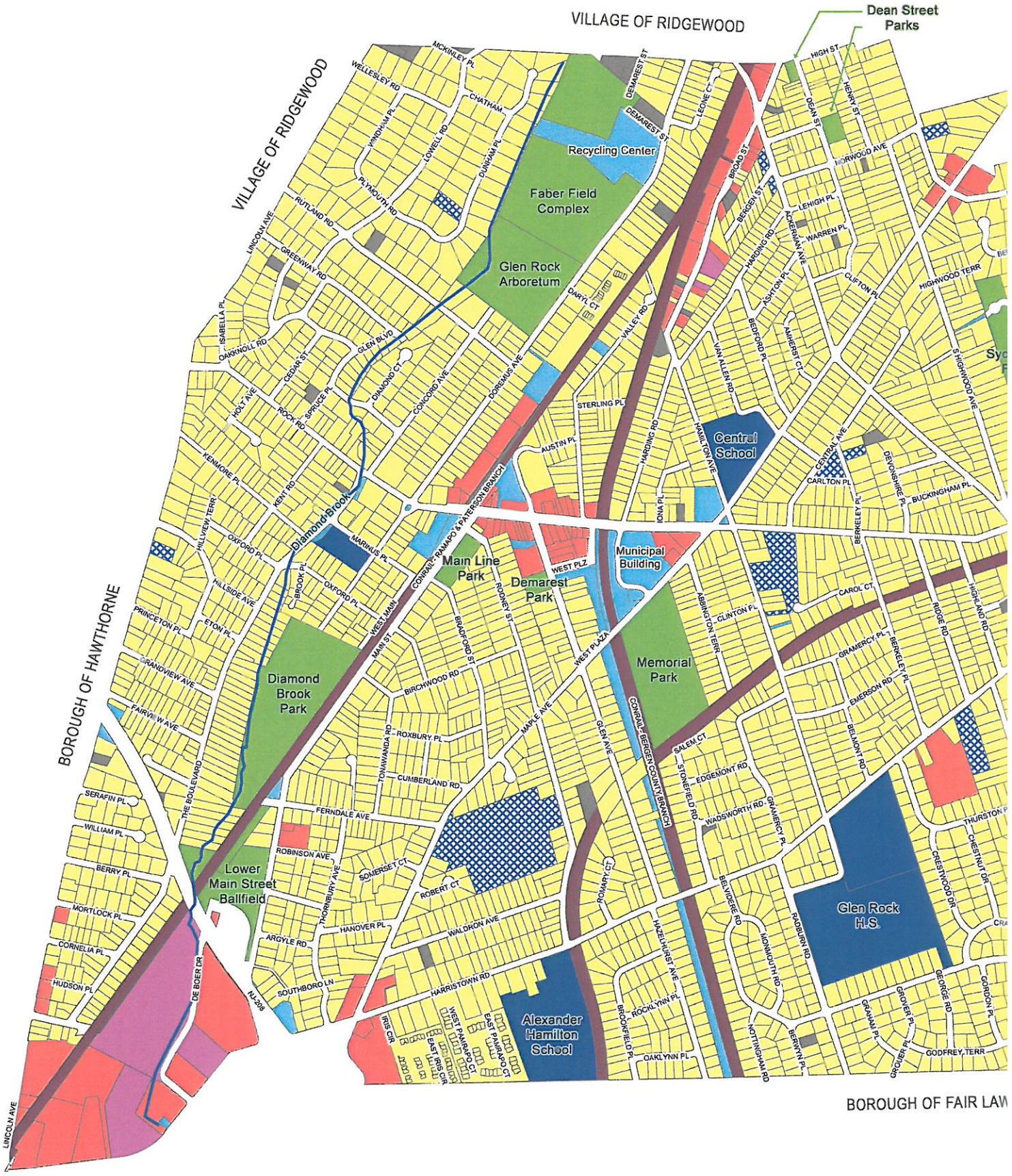
1. The 2002 Master Plan indicated the need to protect the architectural characteristics of historic structures in the Borough. The 2002 Master Plan recommended the Borough consider the creation of overlay zoning that would protect historic sites and provide design criteria and guidelines for their maintenance.

The Borough has not created overlay zoning district to protect historic sites. The Borough, however, continues to recognize the importance of historic preservation. This reexamination report reaffirms the Borough's commitment to preserve historic properties included in the Historic Preservation Element of the 2002 Master Plan, however, creation of such an overlay zone is not presently a valid objective.

Recycling Plan Element

1. The 2002 Master Plan indicated the Borough's commitment to recycling, which is evidenced by the adoption of a recycling ordinance and the creation of a full-service recycling center.

Glen Rock continues to actively implement the Borough-wide recycling program. The Borough's recycling ordinance requires Borough residents to separate recyclable materials from regular garbage, and curb-side pick up of recyclable materials is available on the second and the fourth Wednesday of the month. Borough residents also have an option to bring recyclable materials to the recycling center on Doremus Avenue. This reexamination report reaffirms the Borough's commitment to enhance the quality of living through recycling.


VILLAGE OF RIDGEWOOD
Dean Street Parks
VILLAGE OF RIDGEWOOD
BOROUGH OF HAWTHORNE
BOROUGH OF FAIR LAW
Recycling Center
Faber Field Complex
Glen Rock Arboretum
Central School
Municipal Building
Main Line Park
Demarest Park
Memorial Park
Diamond Brook Park
Lower Main Street Ballfield
Glen Rock H.S.
Alexander Hamilton School
Diamond Brook
CONRAIL-RAMAPO & PATERSON BRANCH
CONRAIL-BERGEN COUNTY BRANCH
MCKINLEY PL
WELLESLEY RD
CHATHAM
VINDHAM PL
LOWELL RD
DUNHAM PL
PLYMOUTH RD
RUTLAND RD
LINCOLN AVE
GREENWAY RD
ISABELLA PL
OAKKNOLL RD
GLEN BLVD
CEDAR ST
HOLT AVE
ROCK RD
SPRUCE PL
DIAMOND CT
CONCORD AVE
DOREMUS AVE
KENMORE PL
KENT RD
HILLVIEW TERR
OXFORD PL
MARINUS PL
BROOK PL
HILLSIDE AVE
PRINCETON PL
ETON PL
GRANDVIEW AVE
FAIRVIEW AVE
THE BOULEVARD
SERAFIN PL
WILLIAM PL
BERRY PL
MORTLOCK PL
CORNELIA PL
HUDSON PL
DE BOER DR
NJ-208
LINCOLN AVE
WEST MAIN
MAIN ST
BIRCHWOOD RD
ROXBURY PL
CUMBERLAND RD
TONAWANDA RD
FERNDALE AVE
ROBINSON AVE
THORNBURY AVE
SOMERSET CT
ROBERT CT
ARGYLE RD
HANOVER PL
SOUTHBORO LN
HARRISTOWN RD
WALDRON AVE
IRIS CIR
WEST PAMRAPO CT
EAST PAMRAPO CT
EAST IRIS CIR
BRADFORD ST
RODNEY ST
WEST PLZ
WEST PLAZA
MAPLE AVE
GLEN AVE
ROMARY CT
HAZELHURST AVE
ROCKLYN PL
BROOKFIELD PL
OAKLYNN PL
DEMAREST ST
LEONE CT
DARYL CT
VALLEY RD
STERLING PL
AUSTIN PL
HARDING RD
HAMILTON AVE
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BROAD ST
BERGEN ST
HIGH ST
HENRY ST
DEAN ST
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LEHIGH PL
ACKERMAN AVE
WARREN PL
ASHTON PL
CLIFTON PL
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HIGHWOOD AVE
CENTRAL AVE
CARLTON PL
DEVONSHIRE PL
BUCKINGHAM PL
BERKELEY PL
CAROL CT
ABBINGTON TERR
CLINTON PL
GRAMERCY PL
BERKELEY PL
RIDGE RD
HIGHLAND RD
EMERSON RD
BELMONT RD
SALEM CT
STONEFIELD RD
EDGEMONT RD
WADSWORTH RD
GRAMERCY PL
THURSTON PL
CHESTNUT DR
CRESTWOOD DR
BELVIDERE RD
MONMOUTH RD
RADBURN RD
NOTTINGHAM RD
BERRYN PL
GEORGE RD
GORDON PL
GROVER PL
GRAHAM PL
GROVER PL
GODFREY TERR

ISSUES CURRENTLY FACING THE BOROUGH OF GLEN ROCK

A master plan reexamination provides an opportunity to discuss new issues currently facing the Borough and provide recommendations with respect to the manner in which such issues and concerns may be addressed. The following represents a list of new issues and concerns since the adoption of the 2002 Master Plan.

Land Use Issues

1. Residential Overdevelopment

The Borough has experienced problems with construction of large, single-family homes, either through additions to or replacement of existing houses, that are often out of scale with the prevailing character of the existing neighborhood. This trend has created a problem with inconsistent appearance in the Borough's well-established residential areas.

In response to this concern, the Borough established a Subcommittee to examine various mechanisms to mitigate the impacts of residential overdevelopment. The Subcommittee spent over a year evaluating various alternatives to address the problem, including changes to the setback and height requirements of the ordinance and establishing a maximum residential floor area ratio. In the end, the Subcommittee recommended revising the side yard requirement (one side) in the A-2 District from six feet to 12 percent of the lot width and establishing a minimum lot width of 100 feet in the A-1 District and 80 feet in the A-2 District. The Subcommittee was split on the issue of establishing a minimum FAR. The recommendations were presented to the Planning Board on October 30, 2006 and to the Borough Council on April 23, 2007, both of whom supported the recommended changes to the zoning ordinance. The issue of establishing a minimum FAR was set aside for further evaluation by the Planning Board.

2. Broad Street Corridor

Broad Street is the Borough's commercial corridor located between Hamilton Avenue and High Street. The existing land use along Broad Street is mixed, including residential, retail commercial, office, and light-industrial uses. In the past few years, there has been an increase in development in this area, and several properties have been adopted for industrial uses to commercial uses. Properties along the Broad Street Commercial Corridor are currently zoned for the C-3 Wholesale Commercial District, which may be outdated considering the changing uses in the area. In the C-3 District, uses permitted in the C-1 (Neighborhood Commercial) and the C-2 (CBD) Districts are also permitted. In order to encourage investment in this area, the zoning regulations for the C-3 District should be examined.

3. Senior Citizen Housing

Senior citizens are generally financially less stable than those in the working-age group and often look for multi-family housing opportunities to relieve themselves from the burden of maintaining single-family homes. The 2002 Master Plan identified lack of senior citizen

housing in the Borough and recommended to rezone the site north of Daryl Court (Block 43, Lots 13 and 14) for age-restricted housing complex. However, these properties were never rezoned for age-restricted housing. As a result, Glen Courts remains the only senior citizen housing complex in the Borough.

According to the Census 2000, the Borough had 1,579 people who are in the age group of 65 and over. The Census 2000 also revealed that there were 1,784 people who are in the age group of 45 to 54 and 624 people who are in the age group of 55 to 64. It is expected that the need for senior citizen housing will grow as these population cohorts age. Therefore, the Borough should continue exploring options to increase housing opportunities for senior citizens.

4. Green Buildings

Green building design, construction, and operational techniques have become increasingly widespread throughout the county. Many homeowners, businesses, and building professionals have voluntarily sought to incorporate green building techniques into their projects. Green building practices are designed to conserve resources, reduce the waste generated by construction projects, and increase energy efficiency. At the national level, the U.S. Green Building Council (USGBC), developer of the Leadership in Energy and Environmental Design (LEED) Green Building Rating System, has become a leader in promoting and developing green building practices. Green buildings can be encouraged through zoning incentives, such as density bonuses and design flexibility.

5. D Industrial District and the Route 208 Corridor Planning Study

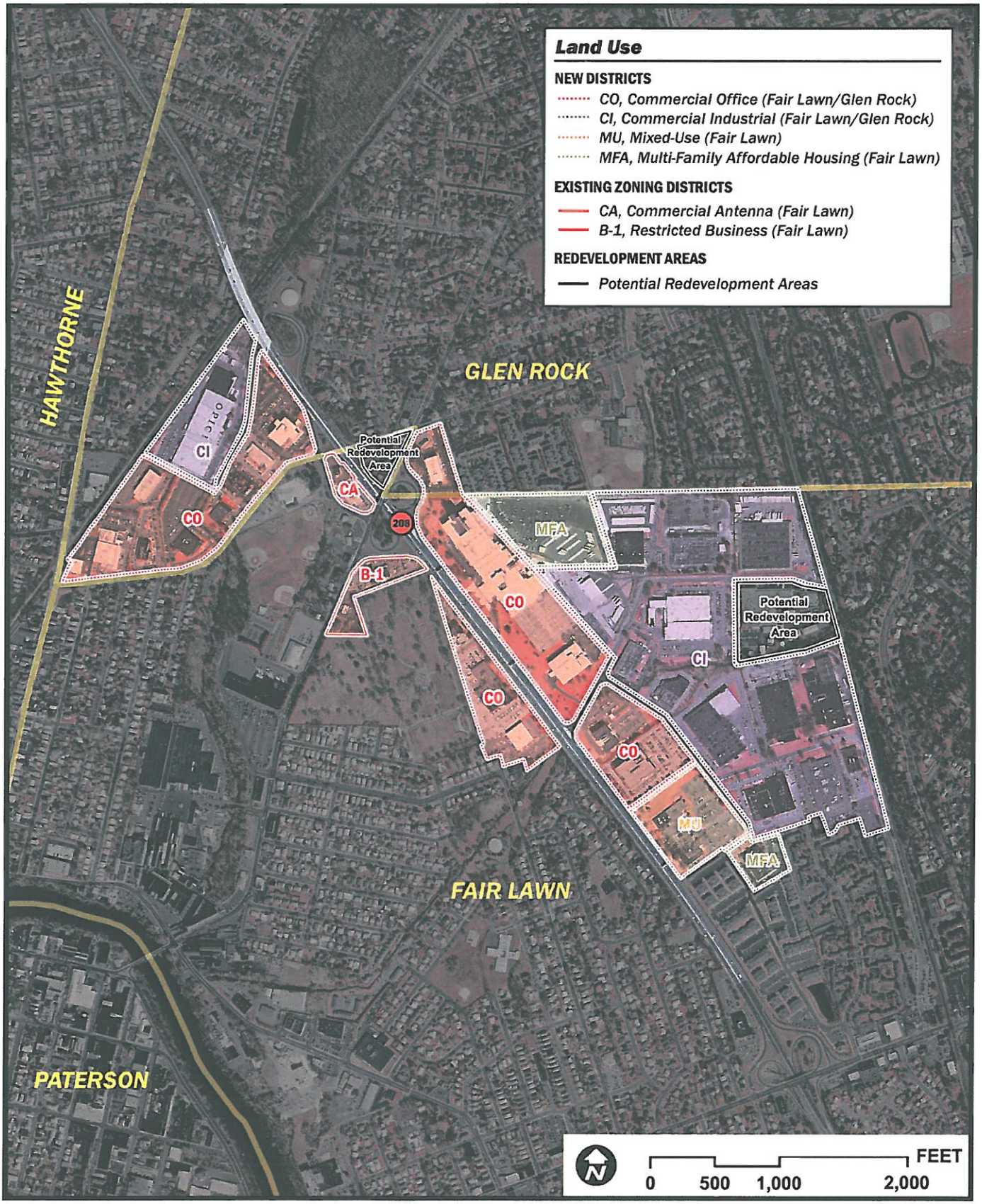
The Borough's D Industrial District continues to flourish as a vibrant corporate office area. This district currently contains nine office buildings and a light-industrial use. As of the third quarter of 2007, the Borough's office space vacancy rate is 8.2 percent, which is much lower than the Bergen County average of 14.6 percent. The D Industrial District is not only a major employment base for Glen Rock, but is also an important ratable base. Although the 2002 Master Plan recommended the creation of a new Corporate Office Zoning District, this area still retains a light industrial zoning designation.

On May 2006, the Office of Smart Growth (OSG) approved a Smart Future Planning Grant to the Boroughs of Glen Rock and Fair Lawn to study industrial properties bordering Route 208 and evaluate various planning options in both municipalities. This project, known as the Route 208 Corridor Planning Study, began in June 2006 and was completed in September 2007. The Borough's D Industrial and the OB-2 Office Building Districts were subject to the Study, and each property was thoroughly evaluated. The following represents the key recommendations made by the Study with respect to the Borough's D District.

- Create a new CO Commercial Office District for the existing office properties.
- Create a new CI Commercial Industrial District for the Opici property.
- Adopt design standards to create an attractive Harristown Road frontage.

The intent of the CO and CI Districts is to maintain the existing office character of the area by establishing new zoning districts that are more consistent with the existing land use. In addition, design standards are also recommended to improve the appearance of the Harristown Road frontage and the quality of site improvements.

The OB-2 Office Building District was also a subject to the Route 208 Corridor Planning Study. The Study recommends the Borough maintain the office character on Block 178, Lot 15 (Onyx Equities property) and the commercial character on Block 178, Lot 16 (a small strip mall known as Maple Square). The Maple Square property is still zoned for the OB-2, which is inconsistent with the existing land use and lot character.



ROUTE 208 CORRIDOR BUSINESS PARK LAND USE PLAN

Borough of Fair Lawn/Borough of Glen Rock, Bergen County, New Jersey

April 2, 2007

Aerial Source: New Jersey Department of Environmental Protection (2002 Ortho)

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Circulation Issues

1. Maple Avenue and Harristown Road Intersection

One of the busiest intersections in the area, the Maple Avenue/Harristown Road intersection is heavily congested during rush hours. The difficulties at this intersection are caused by peak-hour traffic from/to Route 208 and local traffic on Maple Avenue and Harristown Road. Design improvements are needed to alleviate the circulation problems. In addition, the visual appearance of this area should be improved, as this intersection is the Borough's southern gateway area. The southwest corner of the intersection is in Fair Lawn, which contains a gasoline station, while the remaining corners are in Glen Rock with a variety of commercial uses.

Open Space and Recreation Issues

1. Roster of Open Space (ROSI)

The Open Space and Recreation Plan Element of the 2002 Master Plan contains a list of existing open space and recreation areas in the Borough (Table 2 on page IV-9). The 2002 Master Plan does not list properties used for Saddle River County Park in its inventory. Properties used for the County Park should be included as they are listed under the official ROSI for Glen Rock that is filed with the Green Acres Program. Therefore, the following properties should be included in the list of existing open space and recreation areas.

Table 1: Saddle River County Park Properties in Glen Rock

Block	Lot	Open Space
127	13	Saddle River County Park
127	15	Saddle River County Park
243	1	Saddle River County Park
243	2	Saddle River County Park
243	3	Saddle River County Park
247	2	Saddle River County Park
247	3	Saddle River County Park
247	4	Saddle River County Park

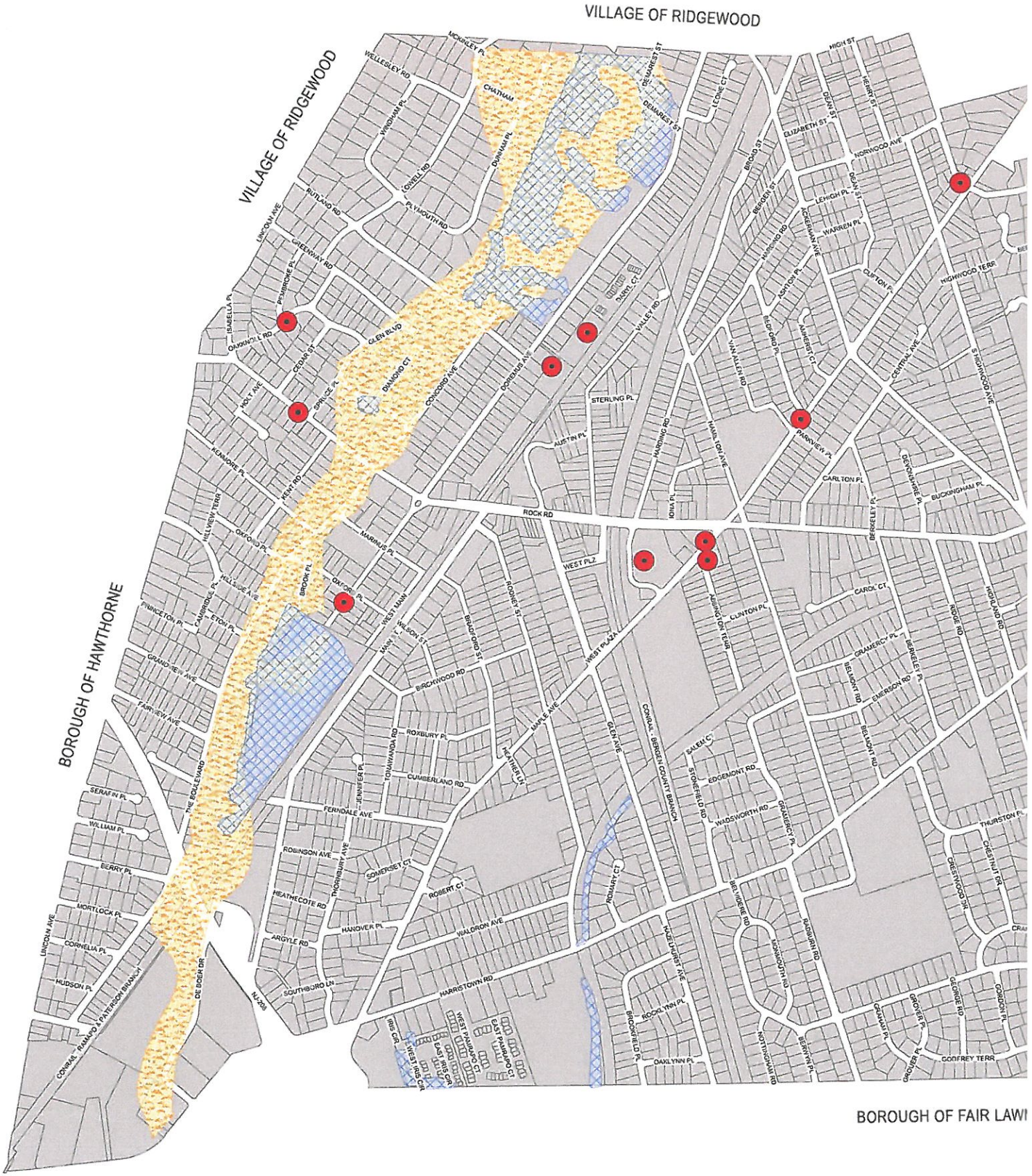
2. Faber Field Complex

The Faber Field Complex is owned by the Borough and has an area of 28.31 acres. This recreation complex contains a pool, parking area, and three ball fields, which are used as baseball, football, and soccer fields. The Borough's recycling center is also located in this complex. Reconfiguration of the Faber Field Complex is currently occurring as part of the telecommunication tower construction. The Borough's Recreation Advisory Commission has adopted a five-year Plan to refurbish the Borough's playing fields, and is currently in the second year of the process. This plan has been endorsed by the Borough Council.

Environmental Issues

1. Flooding

Flooding during severe storms has been an issue in Glen Rock. Risk of flooding is particularly high in the neighborhoods adjacent to the Diamond and the Ho-Ho-Kus Brooks because these areas are located within the floodplain area. At the state level, New Jersey Department of Environmental Protection (NJDEP) has adopted new rules for the Flood Hazard Area Control rules to mitigate the adverse impacts of flooding. This new rule was adopted on November 5, 2007. At the local level, the Borough should continue to explore techniques to reduce the volume of stormwater runoff.


VILLAGE OF RIDGEWOOD
VILLAGE OF RIDGEWOOD
BOROUGH OF HAWTHORNE
BOROUGH OF FAIR LAWN
MCKINLEY PL
WELLESLEY RD
CHATHAM
DEMAREST ST
HIGH ST
LEONE CT
DEAN ST
HENRY ST
ELIZABETH ST
NORWOOD AVE
WINDHAM PL
DURHAM PL
CORNELL RD
PLYMOUTH RD
RUTLAND RD
LINCOLN AVE
GREENWAY RD
PEMBROKE PL
ISABELLA PL
OAKWOOD RD
CEDAR ST
GLEN BLVD
DIAMOND CT
CONCORD AVE
DORDUS AVE
DAKOTA CT
VALLEY RD
BERGEN ST
HARRIED RD
ACKERMAN AVE
LEHIGH PL
WARREN PL
ASHTON PL
CLIFTON PL
HIGHWOOD TERR
S HIGHWOOD AVE
ELDFORD PL
AMHERST CT
VAN ALLEN RD
CENTRAL AVE
STERLING PL
AUSTIN PL
HARDING RD
HAMILTON AVE
PARKVIEW PL
CARLTON PL
DEVONSHIRE PL
BUCKINGHAM PL
BERKELEY PL
ROCK RD
IONIA PL
SPRUCE PL
HOLT AVE
KENMORE PL
KENT RD
HILLVIEW TERR
OXFORD PL
MARINUS PL
BROOK PL
OXFORD PL
HILLSIDE AVE
CAMBRIDGE PL
PRINCETON PL
ETON PL
GRAND TER AVE
FAIRVIEW AVE
THE BOULEVARD
SERAFIN PL
WILLIAM PL
BERRY PL
MORTLOCK PL
CORNELIA PL
HUDSON PL
LINCOLN AVE
CONRAIL - RAMAPO & PATERSON BRANCH
DE BOER DR
NJ 208
WEST PLZ
WEST MAIN
MAIN ST
WILSON ST
BRADFORD ST
RODNEY ST
ARLINGTON TERR
CLINTON PL
CAROL CT
WEST PLAZA
BIRCHWOOD RD
ROXBURY PL
TOWANDA RD
JENNIFER PL
CUMBERLAND RD
FERNDALE AVE
ROBINSON AVE
THORNBURY AVE
SOMERSET CT
ROBERT CT
HEATHECOTE RD
HANOVER PL
ARGYLE RD
SOUTHBORO LN
HARRISTOWN RD
WALDRON AVE
MAPLE AVE
HEATHERLY
GLEN AVE
CONRAIL - BERGEN COUNTY BRANCH
SALEM CT
EDGEMONT RD
STONEFIELD RD
WADSWORTH RD
GRAMERCY PL
GRAMERCY PL
BERKELEY PL
EMERSON RD
BELMONT RD
BELMONT RD
RIDGE RD
HIGHLAND RD
THURSTON PL
CHESTNUT DR
GREENWOOD DR
ROMAN CT
BELMERE RD
MONMOUTH RD
BADWIN RD
HAZELHURST AVE
ROOSLYNN PL
BROOKFIELD PL
OAKLYNN PL
NOTTINGHAM RD
BERTYN PL
GRANAU PL
GROVER PL
GROVER PL
GEORGE RD
GORDON PL
GODFREY TERR
IRIS CIR
WEST IRIS CIR
EAST IRIS CIR
WEST PARAPO CT
EAST PARAPO CT

SIGNIFICANT CHANGES IN ASSUMPTIONS, POLICIES, AND OBJECTIVES

Since the adoption of the 2002 Master Plan, several new laws, programs, and planning initiatives have been adopted at the state level. This section examines how these changes affect municipal land use planning and whether it is necessary for the Borough to prepare new plans or regulations.

New Jersey State Development and Redevelopment Plan

The New Jersey State Planning Commission released a preliminary NJ State Development and Redevelopment Plan (SDRP) in April 2004. The SDRP establishes five planning areas (plus two sub areas) and outlines a number of goals and objectives related to the future development and redevelopment of the state. Glen Rock is entirely located within the PA-1, Metropolitan Planning Area, which is characterized by mature settlement patterns, infrastructure systems that are approaching their reasonable life expectancy, the need to rehabilitate housing, the recognition that redevelopment will be the predominant form of growth, and a growing revitalization of the need to regionalize services and systems. According to the SDRP, the PA-1, Metropolitan Planning Area intends to:

- Provide for much of the State's future development;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

Municipal Plan Endorsement is a voluntary review process among local, county, and State governments to develop coordinated planning mechanisms that are consistent with the goals, policies, and strategies of the SDRP. Once a plan is endorsed by the State Planning Commission, state agencies will provide benefits in the form of technical assistance, state capital investments, priority for state grants and loans and regulatory changes to implement the endorsed plan. Although the State Planning Rules state that a municipal plan endorsement is a voluntary process, COAH rules require that municipalities obtain Initial Plan Endorsement within three years of receiving substantive certification. Therefore, participation in the Plan Endorsement process is necessary, as the Borough is currently petitioning COAH for third round substantive certification.

New Jersey Council on Affordable Housing

In November 2004, the Council on Affordable Housing (COAH) adopted its Third Round Regulations, which became effective on December 20, 2004. The new regulations utilize a "growth share" approach to determine each municipality's new construction affordable housing obligation for the third housing cycle. Under Growth Share, one affordable unit must be provided for every eight market units built, and one affordable unit for every 25 jobs created

between 2004 and 2014. This is a significant change from the previous COAH methodologies in which numbers were assigned based on formulas and other variables.

Glen Rock adopted the Housing Element and Fair Share Plan on November 3, 2006 and subsequently petitioned COAH for third round substantive certification. The Borough's growth share obligation is 14 units, which has been addressed by 15 group home bedrooms and approval of two affordable units at Trafalgar Square.

On January 25, 2007, the New Jersey Appellate Division issued its ruling on the challenges brought against the Third Round substantive regulations. The Court invalidated certain aspects of the growth share methodology, including the calculation and allocation of the affordable housing need and the compliance mechanisms. The Court remanded these issues back to COAH for further rulemaking, which was to be completed within six months. COAH requested the Court an extension for rulemaking, and the revised third round rules are expected to be adopted by early2008. As a result, the Borough's Fair Share Plan must be updated when the new third round rules become effective.

Highlands Master Plan

On August 10, 2004, Governor McGreevey signed the Highlands Water Protection and Planning Act. The Highlands Region measures 859,358 acres, which includes 88 municipalities in seven counties. The key fundamental goal of the Act is the protection, restoration and enhancement of water quality and water quantity in the Region. The Act established the Highlands Council, which released the Highlands Draft Regional Master Plan on November 30, 2006. Bergen County is one of seven Highlands Region counties, and as a result, Glen Rock has an opportunity to participate in the Highlands Region's Transfer of Development Rights (TDR) program. Through the TDR program, development potential can be transferred from the most ecologically or agriculturally sensitive lands in the Highlands (sending zones) to those lands within the seven Highlands counties that are best able to accommodate this development potential (receiving zones). The key benefit of participating in this program is the ability to assess development impact fees of up to $15,000 per unit. If the Borough wants to create a receiving zone through the Highlands TDR program, a TDR Element of the Master Plan and a TDR ordinance need to be prepared. At this time, however, there are no locations suitable to serve as a receiving area and the Borough is not interested in participating in the TDR program.

New Jersey Stormwater Management Rules

The New Jersey Stormwater Management Rules were adopted on January 4, 2004 and took effect on February 2, 2004. This program requires all municipalities, counties and many State and Federal agencies to obtain permits for their storm sewer systems and undertake efforts to minimize pollutants entering their systems. Under the new rules, each municipality has to apply to the New Jersey Department of Environmental Protection for a New Jersey Pollutant Discharge Elimination System (NJPDES) permit for stormwater management. With this new regulations being adopted by the DEP, all municipalities in New Jersey are required to prepare a municipal stormwater management plan pursuant to the Municipal Land Use Law (MLUL) section 40:55D-93.

The Borough's Stormwater Management Plan was prepared in April 2006 and was approved by the Bergen County Planning Board on August 3, 2006. As part of the Bergen County approval process, the Borough also adopted a Stormwater Management Ordinance on June 14, 2006. The Stormwater Management Plan should be adopted by the Glen Rock Planning Board as part of its Master Plan.

New Jersey Flood Mitigation Rules

On November 5, 2007, the New Jersey Department of Environmental Protection adopted the new rules for the Flood Hazard Area Control rules (N.J.A.C. 7:13). The new rules incorporate more stringent standards for development in flood hazard areas and areas adjacent to surface waters in order to mitigate the adverse impacts to flooding and the environment that can be caused by such development.

A large number of significant changes are made to the rules. For example, under the proposed rules, any flood storage that is lost due to most new construction activities must be compensated by the creation of an equal volume of flood storage either onsite or in close proximity to the development. This will preserve existing flood storage and help mitigate increases in flooding over time. Furthermore, the 25-foot and 50-foot stream buffers under the existing rules are proposed for expansion to 50-foot, 150-foot, and 300-foot, depending on the environmental resources of each stream. Many other changes are also made to protect the public from the hazards of flooding, prevent unnecessary impacts to stream corridors, and facilitate projects that would benefit the environment and not contribute to flooding. With the adoption of the new rules, a review of the Borough's Flood Damage Prevention Ordinance (Chapter 112) should be completed for compliance and the ordinance should be revised as necessary.

SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS

This section provides a list of recommended amendments to the current master plan. In response to the new planning issues identified in this report, additional recommendations to the current master plan are also provided.

Recommended Amendments to the Current Master Plan

1. Housing Plan Element: The Borough's Fair Share Plan should be updated when COAH's new third round rules are introduced, which is anticipated to be in early 2008.

2. Open Space and Recreation Plan Element:

   a. The Goals and Objectives for the Open Space and Recreation Plan Element as presented in the Section IV of the 2002 remain valid, except for minor language changes made to the Objectives 2 and 4, indicated as follows:

      Objective 2. <u>Explore opportunities to</u> acquire lands as they become available in the Borough for open space and recreation purposes.

      Objective 4. <u>Explore opportunities to</u> acquire additional environmentally sensitive lands adjacent to the Ho-Ho-Kus Brook and Diamond Brook.

   b. The Open Space and Recreation Land Inventory should be amended to include county-owned properties used for Saddle River County Park.

3. Stormwater Management Plan Element: The Borough should adopt the Stormwater Management Plan as an element of the Master Plan as required by the MLUL.

4. Conservation Plan Element: A Conservation Plan Element of the Master Plan should be prepared to address the issues of water quality, water supply, energy use and sustainability, and natural resources protection.

Additional Recommendations

1. The issue of overdevelopment of residential homes remains a concern. The evaluation of appropriate zoning restrictions to address overdevelopment should be brought to closure.

2. Rezone the D Industrial District to reflect the existing office and commercial uses in the area, establish appropriate bulk requirements that reflect the existing character of the area, and explore design standards to enhance the visual quality and appearance of the area.

3. Rezone Block 178, Lot 16 from the OB-2 District to a retail commercial zone so that the existing use is more consistent with zoning.

4. Examine the C-3 District regulations to evaluate the consistency with the changing land use pattern.

5. Explore options to increase housing opportunities for senior citizens.

6. Look for opportunities to improve the appearance of the Harristown Road and Maple Avenue intersection, which is a gateway entrance to the Borough. Work with Bergen County, Borough of Fair Lawn, and the New Jersey Department of Transportation to address circulation issues and capacity issues at this intersection.

7. Work with the Recreation Advisory Commission to improve the Faber Field Complex to address the issues in circulation, parking and facility needs.

8. Review the Borough's Flood Damage Prevention Ordinance and, if necessary, revise the ordinance to comply with the new Flood Hazard Area Control Rules.

STATUTORY PROVISIONS REGARDING THE LOCAL REDEVELOPMENT AND HOUSING LAW

A reexamination report is required to consider whether any areas of the municipality are suitable for incorporation as redevelopment areas under the Local Redevelopment and Housing Law (LHRL). Since the adoption of the 2002 Master Plan, no areas have been identified as potential redevelopment area.