

MASTER PLAN REEXAMINATION REPORT

BOROUGH OF FANWOOD UNION COUNTY, NEW JERSEY

DECEMBER 21, 2004

FANWOOD BOROUGH LAND USE BOARD

Prepared By:

Paul N. Ricci, P.P., A.I.C.P.
New Jersey Professional Planners
License #5570

T & M ASSOCIATES
Eleven Tindall Road
Middletown, New Jersey 07748

Original Signed and Sealed in Accordance with Law.

FANWOOD LAND USE BOARD MEMBERS

Gregory Cummings – Chairman

John Celardo – Vice Chairman

Mayor Colleen Mahr

Jack Molenaar – Council Representative

John Deitch

Dale Flowers

Matt Glennon

Nancy Koederitz

Andrew MacDonald

Peter Sayles

Roseanne Tobey

Daniel Zucker

Robert Mega, Esq., Planning Board Attorney

Joseph Pryor, P.E., C.M.E., Board Engineer

T&M Associates, Board Planner

Pat Hoynes, Planning Board Secretary

Prepared by:



Eleven Tindall Road

Middletown, New Jersey 07748

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
1. INTRODUCTION	3
2. REQUIREMENTS OF THE PERIODIC EXAMINATION REPORT	3
3. MAJOR PROBLEMS & OBJECTIVES IN 1998 & EXTENT TO WHICH THEY'VE BEEN REDUCED/INCREASED	4
4. GENERAL MUNICIPAL GOALS	4
5. SPECIFIC GOALS OF BOROUGH OF FANWOOD	5
6. EXTENT TO WHICH PROBLEM/OBJECTIVES HAVE BEEN REDUCED/INCREASED	6
7. EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN ASSUMPTIONS/POLICIES	6
Land Use Plan Element Progress Report	6
Open Space & Recreation Progress Report	10
Housing Progress Report	11
Public Facilities & Utilities Progress Report	11
Circulation System Progress Report	13
Historic Preservation Progress Report	14
8. SIGNIFICANT CHANGES IMPACTING THE MASTER PLAN	15
Demographic Changes	15
<i>Table 1: Population 1940-2000</i>	17
<i>Table 2: Population Distribution, 1990 & 2000</i>	17
<i>Table 3: Persons by Race & Sex, 1990 & 2000</i>	19
<i>Table 4: Household Size, 2000</i>	19
<i>Table 5: Median Household Income, 1989 & 1999</i>	20

<i>Table 6: 1999 Household Income Distribution</i>	20
<i>Table 7: Housing Data in 2000</i>	21
<i>Table 8: Indicators of Housing Conditions, 2000</i>	22
<i>Table 9: Housing Values, 2000</i>	22
<i>Table 10: Building Permits, 1990-2004</i>	23
Population Projections	24
Changes at the County Level	24
Changes at the State Level	24
9. SPECIFIC CHANGES RECOMMENDED FOR	
THE MASTER PLAN & DEVELOPMENT REGULATIONS	26
10. REDEVELOPMENT AREAS	28
<i>ATTACHMENT A: EXISTING LAND USE MAP</i>	
<i>ATTACHMENT B: SOUTH AVENUE LAND USE</i>	
<i>ATTACHMENT C: HISTORIC DISTRICT</i>	

INTRODUCTION

The New Jersey Municipal Land Use Law (MLUL) requires that each municipality in New Jersey undertake a periodic review and reexamination of its local Master Plan. The purpose of the Reexamination Report is to review and evaluate the master plan and municipal development regulations on a regular basis in order to determine the need for update and revisions. This report constitutes the Master Plan Reexamination Report for the Borough of Fanwood as required by the MLUL NJSA (40:55D-89).

The Borough of Fanwood adopted its last Master Plan in November 1998. This report serves as an Reexamination of the 1998 Master Plan and an update of the goals and objectives contained in that Plan.

REQUIREMENTS OF THE PERIODIC REEXAMINATION REPORT

The MLUL requires that the Reexamination Report describe the following:

- The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- The extent to which there have been significant changes in 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.
- The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,” P.L.1992, c. 79 (C.40A:12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The report that follows addresses each of these statutory requirements.

MAJOR PROBLEMS AND OBJECTIVES IN 1998 AND THE EXTENT TO WHICH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED

MASTER PLAN

The Fanwood Borough Master Plan consists of the following documents:

1. The November 1998 Borough of Fanwood Master Plan; and
2. 2002 Redevelopment Plan for the Block Bounded by South Avenue, Martine Avenue, LaGrande Avenue and Second Sreet.

The 1998 Master Plan identified the following general goals that formed the primary objectives of the Master Plan.

GENERAL MUNICIPAL GOALS

The Municipal Land Use Law, enacted by the State Legislature on January 14, 1976, empowers municipal governments with the right to control the physical development of the lands within their bounds. N.J.S.A. 40:55F-2 of the Municipal Land Use Law, as amended, lists fifteen (15) general purposes regarding the local planning process which are as follows:

- (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;*
- (d) To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;*
- (e) To promote the establishment of appropriate population densities and concentrations that will contribute to the well being of persons, neighborhoods, communities and regions and preservation of the environment;*
- (f) To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;*
- (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;*

- (h) *To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;*
- (i) *To promote a desirable visual environment through creative development techniques and good civic design and arrangements;*
- (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;*
- (k) *To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development of the particular site;*
- (l) *To encourage senior citizen community housing construction;*
- (m) *To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;*
- (n) *To promote utilization of renewable energy sources; and*
- (o) *To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.*

SPECIFIC GOALS OF THE BOROUGH OF FANWOOD

Consistent with these general purposes that the Borough of Fanwood embraces, the Borough has extrapolated certain specific goals for its future development which are defined as follows:

1. *The Land Use Plan of the Borough of Fanwood should build upon and refine the past planning decisions of the municipality, consistent with present local and regional needs, desires and obligations.*
2. *The Land Use Plan should preserve and enhance the identity of the Borough as a totality and the integrity of the various single-family residential neighborhood areas to the maximum extent possible.*
3. *The Land Use Plan should recognize and reaffirm the quality of life and sense of community which has been established within the Borough; any changes to the existing Zone Plan of the municipality should be adopted only if they foster the continuance of these attributes and, conversely, do not adversely impact them.*
4. *The Land Use Plan should recognize the physical characteristics of the Borough and acknowledge the inherent capabilities and limitations of the land to support physical development.*
5. *The soon to be enlarged Central Commercial (CC Zone) provides for the construction of apartment flats over newly constructed businesses in an effort to provide additional housing.*
6. *The Central Commercial area of the Borough should continue with only modest expansion as dictated by the existing land use patterns; however, Ordinance controls should be instituted in order to assure that the future development of the lands within the central commercial area is accomplished in a manner which promotes a "village" atmosphere.*

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

The majority of the goals and planning objectives detailed in the 1998 Master Plan continue to remain valid with one exception. The following goal should be modified:

- The Central Commercial area of the Borough should continue with only modest expansion as dictated by the existing land use patterns; however, Ordinance controls should be instituted in order to assure that the future development of the lands within the Central Commercial area is accomplished in a manner which promotes a “village” atmosphere.

While this goal is still valid, since the 1998 Master Plan, the Borough designated the block bounded by South Avenue, Martine Avenue, LaGrande Avenue and Second Street as in area in need of redevelopment. Subsequently, the Borough Council adopted by ordinance a redevelopment plan on March 14, 2002.

The redevelopment plan subdivided the redevelopment area into two separate districts, the Downtown Retail/Residential District and the Downtown Residential District.

According to the Redevelopment Plan, the purpose of the Downtown Residential District “to create pedestrian-oriented convenience and specialized shopping opportunities in a downtown or "main street" setting. Uses which are automobile-oriented, or which have low customer turnover on the ground floor, or which create gaps in retail store frontage are discouraged, except that appropriate retail, office and residential uses in all areas of the district shall be encouraged above the ground floor.”

The Purpose of the Downtown Residential District

“The downtown residential district is designed primarily for multifamily residential developments which can take advantage of its downtown location. Development incentives are provided to encourage development which contributes to the downtown. Victorian architectural theme, provides additional amenities or improvements in the Redevelopment Area, and which strengthens linkages between the district and the retail/residential portion of the Redevelopment Area.”¹

¹ Redevelopment Plan for Block Bounded by South Avenue, March 14, 2002.

EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES

The policies of the 1998 Master Plan are still valid. The Borough continues to implement strategies of the 1998 Plan.

1. LAND USE PLAN ELEMENT PROGRESS REPORT (1998 - 2004)

An existing land use map, revised in October 2004 is attached in Attachment A. The existing land use map was updated based upon recommendations from members of the Planning Board.

Since 1998, the Borough has continued its efforts to improve the Victorian Heritage of the downtown. A mixed-use retail/office/apartment building totaling over 20,000 square feet was approved in 2004 at the intersection of South Avenue and First Street. The mixed-use building is designed with a Victorian theme, which is anticipated to create an attractive gateway into the Borough. Expansions to the Dunkin Donuts facility at the Corner of South Avenue and Martine Avenue will transform the existing one-story building into a two-story structure with numerous design improvements, also of a Victorian theme. These recent approvals coupled with the Borough's pending revision to the downtown redevelopment plan implement the 1998 Master Plan strategies.

- a. *Redevelopment Plans* - The most significant change in the Borough's recent history is the creation of a redevelopment plan in the downtown. The redevelopment plan is intended to create a vibrant planned retail and residential mixed use development through the use of governmental authority not available to the private sector. The desired result is to boost the local economy, establish better urban design standards, and promote the general welfare of the Borough through new redevelopment.

The Borough's Redevelopment Plan is consistent with the 1998 Union County Master Plan and the following objective: to revitalize the downtown shopping areas of Union County municipalities. *Central Business District* - Both the vitality of Fanwood as a center and its desirability as a place to live is directly related to the Downtown. As a result, there continues to be increasing emphasis on the enhancement and redevelopment of the Borough's downtown. The Borough is currently revising the redevelopment plan for the area bounded by South Avenue, Second Street, LaGrande Avenue and Martine Avenue. This effort anticipates a consensus building approach to create a new vision and guidelines to regulate this area of the Borough. One of the key considerations in assessing the viability of any CBD is the amount,

location and allocation of parking to all groups. New redevelopment efforts should recommend a new borough policy regarding parking in the downtown, i.e. is parking the responsibility of the Borough within municipal lots or a requirement of individual property owners?. Recommendations of the redevelopment plan and their financial feasibility should be considered by the Borough.

b. *South Avenue Corridor* – The Light Industrial District comprises the west side of South Avenue from Terrill Road to the railroad crossing just south of Martine Avenue (Bridal Ensembles). The Light Industrial District permits the following uses:

- Activities of industrial nature and associated office activity
- Public utility and public service
- Public garages, automotive repair shops, and new motor vehicle sales and used motor vehicle sales
- Storage warehouses, lumber and building material sales and storage and contractor storage yards
- Processing, assembling, finishing, packaging and storing of goods and materials
- Metal working and welding activities
- Household appliance repairs
- Research laboratories
- Animal hospitals and kennels
- Automotive service stations and other auto related uses.

Conditionally permitted uses include:

- Business establishments devoted to retail sales....
- Business, administrative and professional offices, or other business establishments providing the following services:
 - Finance, insurance or real estate sales or services;
 - Business or professional services
 - Health services
 - Social services
 - Consulting services
- Museums, art galleries and indoor motion picture theaters
- **Nonprofit chartered membership organizations**
- **Automotive service shops, and automotive repair shops including automobile body shops**
- **Flood area uses**
- Private commercial parking lots
- Sexually oriented businesses as defined by N.J.S.A. 2C:34-6 and as restricted by Section D thereafter.
- Apartments located on the second floor

The majority of the conditional uses do not have specific conditional use requirements within the Conditional Uses section of the Code (Article XIX). Accordingly, these uses are regulated as principal permitted uses in the district. Conditional uses that are identified in **bold** above currently have conditional use requirements. For uses without conditional use standards, the Borough Council should consider creating specific conditional use requirements or relocate them to the permitted use section of the ordinance.

With the exception of two restaurant uses, the majority of uses are conforming in the LI district (see Attachment B). The Plan continues to recommend the prohibition of all restaurant uses outside of the downtown to encourage their placement in close proximity to the downtown and train station.

The Light Industrial zone was specifically identified as requiring a new land use vision due to its transition from primarily an industrial district to a district with a mixture of uses. The following vision is intended to assist in the long-range development of this area. Attachment B – South Avenue Land Use indicates existing land uses in greater detail than the Borough’s existing land use map.

The South Avenue corridor serves as one of the primary gateways into the Borough’s downtown, which includes the Borough’s redevelopment area. Historically, this corridor contained numerous industrial and commercial uses, which backed on the Raritan Valley rail line. This is similar with development patterns in Plainfield, Scotch Plains, Westfield, Garwood and Cranford respectively. This initial development pattern resulted in numerous lots having one hundred feet of roadway frontage or less and resulted in curb cuts spaced close together and many parking lots located close to the roadway, an obsolete layout and design. While the uses on the lots are appropriate, there are opportunities to improve their arrangement and design. The Borough should focus on improvements to existing bulk standards rather than the specific types of permitted uses.

As redevelopment and improvements to businesses occurs, greater attention should be placed on creating a landscaped edge along the roadway. The creation of a landscaped edge and the introduction of gateway treatments will create a positive image for the corridor. Opportunities also exist to create lateral connections between businesses. The following example illustrates this point. In many instances, it is unnecessary for each lot to contain a separate entranceway driveway. Rather, a shared driveway having its centerline located on the common property line would reduce the number of driveway openings and provide additional space for parking and green space. This should be a long-term goal of the community to be addressed through subdivision and site plan approval over time.

- c. *Northwest Corner of Terrill Road and Midway Avenue* – This area contains a tavern/restaurant with residential apartments on the upper floor. This area of the Borough is currently zoned R-75, which permits single-family residential houses on 7,500 square foot lots. This area of the Borough is appropriate for neighborhood commercial uses that offer commercial services in a manner that is sensitive to adjoining residential properties.



This Plan recommends the creation of a new zone to provide community commercial uses which will primarily serve the residents of the Borough. This zone is intended for small-scale buildings and apartments on upper floors are permitted uses which complement the community retail uses. The standards of this zone are intended to create a visually pleasing

streetscape which establishes a positive aesthetic relationship between the public spaces (e.g. roads and sidewalks) and the building facades and layout of the site. Appropriate uses include:

1. Retail sales and service;
 2. Business, professional, executive or administrative offices;
 3. Restaurants, non-drive through;
 4. Institutional uses;
 5. Apartments over retail and/or office use; and
 6. Any use permitted in any residential zone.
- d. *Center Designation/Plan Endorsement* - Fanwood has been identified as an existing Town Center in the State Development and Redevelopment Plan, however, the Borough has not received center designation to date and therefore benefits offered to centers and endorsed plans by the state are potentially lost. According to the Office of Smart Growth, Plan Endorsement encourages municipalities to engage in cooperative regional planning to ensure that municipal, county, regional and State Agency plans are consistent with the State Development and Redevelopment Plan and with each other. An endorsed plan entitles municipalities and counties to a higher priority for available funding, streamlined permit reviews, and coordinated state agency services

It is recommended that the Borough Petition for plan endorsement and consistency review.

- e. *Infill Development* - Since 1998, the pressure to subdivide residentially zoned properties in residential neighborhoods has increased. There has also been a trend to demolish existing older homes and to replace them with much larger houses. In many instances, this leads to a home that is out of character with a neighborhood. These trends are directly related to the desirability of Fanwood as maintaining many stable residential neighborhoods. Accordingly, the Borough should continue to review standards that may address the scale of infill development such as

increased setbacks, increased lot sizes and elevation standards. This Plan discourages the utilization of a Floor Area Ratio (FAR) standard or reduction of the maximum permitted building height to regulate residential uses.

2. OPEN SPACE AND RECREATION PROGRESS REPORT (1998 - 2004)

Recreation and Open Space Inventory - Fanwood Borough is an established community with limited land not already utilized as residential, commercial, industrial, open space and recreation uses. Accordingly, in “built-out” communities, the preservation of existing open space is a primary goal. The 1998 Master Plan indicated that there are adequate recreational facilities in the Borough. However, the Recreation Commission indicated that a number of facilities require maintenance, refurbishing or upgrading. The Borough should evaluate the existing conditions of the parks, handicapped accessibility and potential recreation and open space needs of Borough residents.

In August 2002, the Department of Community Affairs awarded a grant in excess of \$55,000 to centralize the coordination of recreational activities in Fanwood, Scotch Plains and the Scotch Plains/Fanwood Board of Education to share ball fields for various sports programs. Scotch Plains, the lead agency, will use the grant to develop a joint system that will coordinate facility maintenance and eliminate scheduling conflicts and the duplication of services.

This Plan also recommends investigating the feasibility of constructing a bike route in Fanwood on the utility path and gas line right-of-way.

3. HOUSING PROGRESS REPORT (1998-2004)

The Borough adopted a Housing Plan/Fair Share Plan element within the 1998 Master Plan that received substantive certification by the Council on Affordable Housing (COAH) on April 5, 2000.

According to COAH rules, the Borough has addressed its Round 1 and Round 2 obligation and is certified to the year 2006. The Borough should monitor the status of COAH’s Round III obligation anticipated to be adopted by the end of 2004. Under the revised ratios released by the Council, one affordable unit must be provided for every eight market-rate residential units and one affordable unit must be provided for every 25 new jobs, based on square footage of new nonresidential construction.

4. PUBLIC FACILITIES AND UTILITIES PROGRESS REPORT 1998 - 2004

a. *Sanitary Sewer*

Fanwood is a member of Plainfield Area Regional Sewage Authority (PARSA), which is operated by the Borough's Public Works Department. The Borough of Fanwood is completely sewered. It owns and operates a collection system that indirectly discharges to either the Middlesex County Utilities Authority (MCUA) or the Rahway Valley Sewerage Authority (RVSA).

Three separate drainage basins indirectly discharge to the MCUA system:

- The majority of the Borough is a tributary to a metered connection to the Plainfield Area Regional Sewerage Authority ("PARSA"), a conveyance authority operating a regional interceptor system that discharges to MCUA.
- A small area in the southwestern corner of Fanwood flows unmetered into the Plainfield collection system. Plainfield's collection system discharges to the PARSA interceptor system.
- The area along Westfield Road in the northeastern portion of the Borough flows unmetered into the Borough of Scotch Plains. This portion of Scotch Plains is served by a metered connection to PARSA.

There is also an area in the south central portion of the Borough that flows unmetered into the Scotch Plains system. This portion of the Scotch Plain system is tributary to RVSA.

The Borough's collection system consists of more than 21 miles of sewers ranging from 8 to 18 inches in diameter. Portions of the system date to 1931 and most of the system is at least 50 years old. The majority of the system is constructed of vitrified clay pipe.

The Borough has been conducting an ongoing closed circuit television ("CCTV") inspection program over the past several years. The CCTV inspections have revealed protruding laterals, root intrusion and cracked pipes.

The most serious problems occur on the Borough's main trunk lines in Midway and LaGrande Avenues. Some 8" collection lines have also exhibited problems. The Borough anticipates a need to reline and/or reconstruct these lines as part of a long-term capital improvement program.

In 1995 the summary average wastewater the sanitary sewer flow for the MCUA area was 0.43 million gallons per day (MGD) and 0.03 MGD for the RVSA area of Fanwood.² The following Block and Lots are located within the RVSA Service Area: Block 77, Lots, 27.01, 27.02, 28, 28.01, 28.02, 28.03, 29 and 30, Block 101, Lots 1-7, Block 102, Lots 1-9 & 23-34, Block 105, Lots 14-25, Block 106, Lots 11-21 and Block 116, Lots 34-91. All other parcels are located within the MCUA service area.

The Borough of Fanwood has continued to adopt long and short-term capital improvement plans to ensure that the Borough's public facilities and infrastructure meet the needs of the Borough's population. The Borough must continue to assess the impact that new growth and development will have on the Borough's service requirements. New redevelopment efforts will be undertaken in a "Smart Growth" approach that ensures that new growth in the Borough is supported with adequate public services.

b. *Stormwater Management*

Stormwater runoff is the water that "runs off" the land when it rains or snows. This water may go into the street, a nearby stream or a sewer. Stormwater runoff is referred to as a nonpoint source of pollution because it has the potential to pick up material from many different sources as it runs across land and reaches a waterway. Fanwood Borough has a storm sewer system located throughout the Borough and has adopted a stormwater and flood ordinance under Chapter 255 of the municipal code. The ordinance will have to be updated to comply with the new NJDEP Municipal Stormwater Regulation Program.

The 1998 Master Plan specifically mentions three areas within the Borough that flood frequently. Since the adoption of the 1998 Master Plan, the flooding problems at the Second Street / Coriell Avenue area have been corrected.

According to the NJDEP, stormwater/nonpoint pollution contributes to up to 60% of the existing water pollution problems. In an effort to reduce stormwater pollution, the State created a Municipal Stormwater Regulation Program. Under the new Municipal Stormwater Regulation Program, Fanwood is required to implement a Stormwater Program. This includes various statewide requirements to address stormwater runoff such as public education, outfall

² The Lower Raritan-Middlesex County Wastewater Management Plan. Amendment 2000-01 to the Lower Raritan-Middlesex County Water Quality Management Plan.

mapping and ordinances, floatable and solids control, and good housekeeping of municipal maintenance yard operations. Examples of some anticipated requirements include: public meetings, distributing educational materials, street sweeping, catch basin cleaning, catch basin inserts and outfall and drain gates. However, additional measures may be required and optional measures may be recommended depending on federal and regional regulations and planning. The Borough is also required to prepare a stormwater management plan element of the Master Plan by April 1, 2005. This process is currently underway.

5. CIRCULATION SYSTEM PROGRESS REPORT 1998 - 2004

a. *Proposed Improvements*

The Transportation Improvement Program (TIP) is the program coordinated by the NJTPA that lists the projects in each of the Counties in the planning area that are to receive federal funding. The TIP process gains consensus between state and local officials as to the regional transportation improvements that are to be made. Fanwood is identified in the TIP fiscal year 2004-2006 capital plan for the milling, resurfacing and handicap ramp construction as part of various Union County roadway improvements in Berkeley Heights, Clark, Cranford, Elizabeth, Fanwood, Plainfield, Roselle Park, Rahway, Scotch Plains and Union.

b. *Recommended Circulation Improvements*

Recommended circulation improvements include:

- Striping the shoulders on Midway Avenue for safety.
- Incorporating traffic calming techniques on Shady Lane that restricts left turn movements during certain times of the day.
- Investigate turning Second Street into a one way street from South to LaGrande. Potential benefits include:
 - The creation of additional parking in the downtown; and
 - The elimination of cut through traffic.

c. *Recently Completed Circulation Improvements*

A recent County circulation improvement in the Borough included upgrades to the timing of traffic lights on Martine Avenue to better reflect current traffic patterns. The re-timing of the traffic signals creates numerous improvements, which include a reduction in delays, travel time and idling of vehicles.

d. *Recommended Program-Transit Village Initiative*

The New Jersey Department of Transportation (NJDOT) and NJ Transit oversee a multi-agency Smart Growth partnership known as the Transit Village Initiative. The Transit Village Initiative is designed to assist in the process of redeveloping and revitalizing communities around transit facilities. One goal of the transit village initiative is to make communities a more appealing choice for people to live, work and play, thereby reducing reliance on the automobile.³

According to NJ DOT the benefits of becoming a designated Transit Village are as follows:

- State of New Jersey commitment to the municipality's vision for redevelopment
- Coordination among the state agencies that make up the Transit Village task force
- Priority funding from some state agencies
- Technical assistance from some state agencies
- Eligibility for grants from annual \$1 million in NJDOT's Transit Village funding

According to NJDOT special criteria are used to determine if a municipality is ready to be designated a Transit Village. The criteria are:

- “A good Transit Village candidate must make a commitment to grow in jobs, housing and population.
- A designated Transit Village must have a transit facility. This can be a rail or light rail station, ferry terminal, a bus hub or bus transfer station.
- The candidate for Transit Village designation must have vacant land and/or underutilized or deteriorated buildings within walking distance of transit where redevelopment can take place.
- A Transit Village candidate must have an adopted land-use strategy for achieving compact, transit-supportive, mixed-use development within walking distance of transit. This can be in the form of a redevelopment plan, zoning ordinance, master plan or overlay zone.
- The candidate must have a strong residential component. This can include mid-rise buildings, townhouses or apartments over first-floor businesses. A wide variety of housing choices within walking distance of transit helps to support transit ridership.

³ New Jersey Department of Transportation. Transit Friendly Village Initiative, <http://www.state.nj.us/transportation/community/village/index.shtml>

- A good candidate will have "ready-to-go" projects. This means at least one transit-oriented project that can be completed within three years.
- In order for a municipality to succeed as a Transit Village, it should demonstrate pedestrian and bicycle friendliness. This means clear, direct pathways from the transit station to shops, offices, surrounding neighborhoods and other destinations.
- The candidate should provide commuter parking for residents and non-residents. A Transit Village should also strive to reduce parking requirements near transit stations and implement shared parking solutions wherever possible.
- The candidate should support local arts and culture. This brings vibrancy and activity to a community. Designating an arts, antique or restaurant district helps make a Transit Village a destination.
- The candidate should support the historic and architectural integrity of the community by ensuring that new buildings blend in with the existing buildings. This can be done with architectural design guidelines that govern new building facades, window replacements, awnings, lighting and signs.”

This Plan specifically recommends applying to NJDOT seeking a transit village designation.

6. Historic Preservation Progress Report (1998 - 2004)

On May 27, 2004, the Fanwood Park Historic District, North Avenue and North Martine Avenue was entered onto the National Register of Historic Places. This is an official list of cultural resources significant in American history, architecture, archeology, engineering or culture. Historic designation ensures that properties affected by undertakings that are federally executed, licensed, or financially assisted will be subject to review and comment in accordance with the National Historic Preservation Act of 1966.

The Fanwood Park historic district primarily consists of late nineteenth and early twentieth century homes in close proximity to the Fanwood Railroad Station. The Boundaries of the district are defined by the early residential development clustered near the train station and include properties along North Martine Avenue and Midway Avenue to the north, Forest Road and Tillotson Road to the east and North Avenue to the east, to the south and to the west as depicted in Attachment C.

To implement historic preservation efforts in the Borough, ordinances and design guidelines should be prepared which regulate their use.

SIGNIFICANT CHANGES IMPACTING THE MASTER PLAN

Since the Borough of Fanwood adopted its 1998 Master Plan, there have been significant changes at the local, state and county level that have had an impact on the Borough's planning efforts. At the state and county level, a number of new laws, programs and planning initiatives have been adopted that provide new technical and financial resources for the revitalization of New Jersey's communities. These programs and legislative initiatives have had a significant positive impact on the Borough and support the Borough's own redevelopment efforts. This section analyzes the affect that these changes have had on the assumptions, policies and objectives that form the basis of the Borough's Master Plan.

CHANGES AT THE LOCAL LEVEL

Demographic Changes

A number demographic changes have been reported since the posting of year 2000 Census figures. Demographic changes can affect the outcome of planning efforts. Below is an examination of population, age, and housing characteristics that affect the current state of planning in Fanwood as of the year 2000.

Population. Fanwood's population has increased by 59 persons (0.8%) from 1990 to 2000. This is not characteristic of the population trends at the county, state, and national levels. While the Borough gained 0.8 percent of its population during the ten year period, the county's population increased by 5.8 percent, the state's population increased by 8.9 percent, and the nation's population increased by 10 percent. At this point it is unrealistic to consider a complete turnaround of this trend unless major changes are achieved throughout the Borough, primarily through the efforts of redevelopment.

Fanwood Borough experienced rapid growth from 1940 to 1960, with the largest increase occurring between 1950 and 1960, when the population increased from 3,228 persons to 7,963 persons, a 147 percent increase, which is five and a half times greater than county growth rates.

The population of the Borough continued to increase between 1960 and 1970 by 12 percent. The continued movement of population from urban areas to newly developing suburbs and to the major interchange areas along the Parkway led to secondary east - west corridor development.

Fanwood's population peaked in 1970 with 8,920 residents. During the decade 1970 to 1980, the Borough population decreased by -12.9% to 7,767 residents. This decrease was almost double the percent loss in residents at the county level (-7.2). During this period, the State population growth rates began to stabilize. In 1990, the population declined to 7,115 persons, a -8.4% percent decrease compared to a -2.0 percent decrease for the County and a 5 percent increase for the State.

From 1990 to 2000, the Borough added 59 residents or 0.8 percent, for a total of 7,174 persons - but still well lower than the 1970 population of 8,920.

The relatively stable population over the last decade is due to lack of vacant land and the decline in population from 1970 is attributed to a reduction in average household size. Table 1 "Population: 1940 - 2000 Borough, Union County, New Jersey," summarizes the Borough, County and State population trends from 1940 to 2000.

TABLE 1
POPULATION 1940 – 2000
FANWOOD BOROUGH, UNION COUNTY, NEW JERSEY

Year	BOROUGH		UNION COUNTY		NEW JERSEY	
	Population	Percent Change	Population	Percent Change	Population	Percent Change
1940	2,310		328,344		4,160,165	---
1950	3,228	39.7%	398,138	21.3%	4,835,329	16%
1960	7,963	146.7%	504,255	26.7%	6,066,782	25%
1970	8,920	12.0%	543,116	7.7%	7,168,164	18%
1980	7,767	-12.9%	504,094	-7.2%	7,364,158	2%
1990	7,115	-8.4%	493,819	-2.0%	7,730,188	5%
2000	7,174	0.8%	522,541	5.8%	8,414,350	9%

SOURCE: US Bureau of Census 1940 – 2000.

COMPILED BY: T&M ASSOCIATES

Population Composition by Age, Race and Sex

Table 2 presents the 1990 and 2000 population by age groups for Fanwood Borough and Union County. As shown, both the Borough and the County experienced slight increases in the Under 5, 5-14, and 35-44 age group. Slight decreases in the Borough and the County can be seen in the 15-24, and 55-64 age groups. Both the Borough and the County experienced significant decreases in the 25-34 age groups. The Borough experienced a slight increase in the 65 and over cohort and a significant increase in the 45-54 age group.

TABLE 2
POPULATION DISTRIBUTION, 1990 & 2000
FANWOOD BOROUGH AND UNION COUNTY

	1990 % of Population		2000 % of Population	
	Borough	County	Borough	County
Under 5	8.2	6.6	8.5	7.0
5-14	12.4	11.8	14.1	14.1
15-24	10.6	13.1	7.6	11.7
25-34	17.4	17.2	12.6	14.4
35-44	17.8	14.9	18.6	16.9
45-54	11.4	11.1	15.0	13.3
55-64	10.3	10.2	8.7	8.8
65 and over	12.1	15.0	14.7	13.8

Totals	100.0	100.0	100.0	100.0
Median Age			39.6	36.6

SOURCE: US Bureau of Census 1990 & 2000.

COMPILED BY: T&M ASSOCIATES

Population trends within Fanwood Borough are influenced by a variety of factors including national, state and regional economic conditions, social changes and government policy. Changing birth rates, changing employment trends and consumer preferences, the availability of land and other factors can affect future development within the Borough.

As updated census data for population and housing becomes available, the Planning Board should monitor population growth and composition and review its planning program to determine how the needs and desires of present and future residents of Fanwood Borough may be changing.

Age

The 2000 census recorded the median age of Fanwood Borough residents as 39.6. This is similar to Union County, which had a median age of 36.6.

Sex

The Fanwood Borough population in 2000 was 51.1 percent female and 48.9 percent male, which is consistent with County and State averages.

Race

The 2000 Census recorded the population of Fanwood Borough as 88.4 percent white, 5.5 percent black, 4.6 percent Asian, 0.3 percent some other race. In comparison, Union County's race breakdown is as follows: 65.5 percent white, 20.7 percent black, 3.7 percent Asian, 9.9 percent some other race⁴, and 0.2 percent Native American (see Table 3).

Employment

⁴ Includes two or more races.

A total of 3,766 persons were part of the labor force for Fanwood Borough in 2000. Of these, 3,578 persons were employed while 188 persons were unemployed accounting for a 4.9 percent unemployment rate. This was lower than the 5.5 percent unemployment rate for the County in 2000.

Income

The median household income of Fanwood Borough in 1999 was \$85,233. This was significantly greater than the Union County median household income of \$55,339 and the New Jersey median household income of \$55,146. Income levels are affected by educational attainment, occupation and age. Education and occupation are related to earning potential and higher incomes for workers while income generally declines after retirement (see Tables 5&6).

TABLE 3
PERSONS BY RACE AND SEX, 1990 AND 2000
FANWOOD BOROUGH AND UNION COUNTY

Race	1990				2000			
	Fanwood Borough		Union County		Fanwood Borough		Union County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White	6,413	90.1%	367,416	74.4%	6,340	88.4%	342,316	65.5%
Black	372	5.2%	92,807	18.8%	397	5.5%	107,984	20.7%
American Indian, Eskimo, Aleut	2	0.0%	880	0.2%	0	0.0%	973	0.2%
Asian or Pacific Islander	297	4.2%	13,726	2.8%	331	4.6%	19,524	3.7%
Other	31	0.4%	18,990	3.8%	19	0.3%	51,774 ⁵	9.9%
Total	7,115	100.0%	493,819	100.0%	7,174	100.0%	522,541	100.0%

SOURCE: US Bureau of Census 1990 & 2000.

COMPILED BY: T&M ASSOCIATES

Housing

Table 4 presents the households in 2000 by number of persons in the Borough and the County. The Census defines a household as one or more persons, whether related or not, living together in a dwelling unit. From 1990 to 2000 the total number of households increased by 77 households. Average household size decreased from 3.11 in 1980 to 2.88 in 1990 to 2.76 in 2000.

TABLE 4
HOUSEHOLD SIZE, 2000
FANWOOD BOROUGH AND UNION COUNTY

Household Size	Borough Number	Borough Percent	County Number	County Percent
Total households	2,574		186,124	
1 Person	463	18.0%	43,918	23.6%
2 person	813	31.6%	53,208	28.6%
3 person	504	19.6%	33,668	18.1%
4 person	560	21.8%	30,852	16.6%

⁵ Due to the change in how the Census tabulates other, individuals with two or more races are now categorized in this classification.

5 person	176	6.8%	14,860	8.0%
6 or more person	58	2.3%	9,618	5.2%
Average Household size	2.76	N/A	2.77	N/A

SOURCE: US Bureau of Census 2000.

COMPILED BY: T&M ASSOCIATES

TABLE 5
MEDIAN HOUSEHOLD INCOME, 1989 & 1999
FANWOOD BOROUGH, UNION COUNTY, AND NEW JERSEY

	1989 Median Household Income	1999 Median Household Income	Percent Change 1989-1999
New Jersey	\$40,927	\$55,146	34.7
Union County	\$41,791	\$55,339	32.4
Fanwood Borough	\$60,672	\$85,233	40.4

SOURCE: US Bureau of Census 1990 & 2000.

COMPILED BY: T&M ASSOCIATES

TABLE 6
1999 HOUSEHOLD INCOME DISTRIBUTION
FANWOOD BOROUGH

	Borough		County	
	Number of Households	Percent	Number of Households	Percent
Less than \$9,999	22	0.9%	12,758	6.9%
\$10,000 - \$14,999	73	2.8%	8,914	4.8%
\$15,000 - \$24,999	147	5.7%	17,734	9.5%
\$25,000 - \$34,999	121	4.7%	18,981	10.2%
\$35,000 - \$49,999	247	9.6%	25,624	13.8%
\$50,000 - \$74,999	503	19.6%	36,653	19.7%
\$75,000 - \$99,999	362	14.1%	24,363	13.1%
\$100,000 - \$149,999	664	25.9%	23,858	12.8%
\$150,000 and more	425	16.6%	17,208	9.2%
Totals	2,564	100.0%	186,093	100.0%

SOURCE: US Bureau of Census 2000.

COMPILED BY: T&M ASSOCIATES

In 2000, the Borough maintained an owner occupied housing rate of 92 percent. This is an indication of a stable resident population. 98.4 percent of housing units were occupied and 1.6 percent were vacant.

The majority or over 55% of homes in the Borough were constructed from 1940 to 1959. Over a quarter of the Borough's homes were constructed prior to 1939, consistent with the Borough Victorian heritage. Almost 93% of housing units are single-family detached, 3 percent are duplexes, over 3 percent are apartments and 1 percent are attached single-family homes.

Since the Borough is predominantly built-out, growth is expected at a rate slower than the County and the State. New population growth is anticipated to occur as the result of new residential infill housing.

TABLE 7
HOUSING DATA IN 2000
FANWOOD BOROUGH

Characteristics	Number	Percent
Total housing units	2,615	
Occupied housing units	2,574	98.4
Vacant housing units	41	1.6
Tenure of occupied units		
Owner occupied	2,369	92.0
Renter occupied	205	8.0
Year Structure Built		
1999 to March 2000	8	0.3%
1995-1998	21	0.8%
1990-1994	9	0.3%
1980-1989	44	1.7%
1970-1979	89	3.4%
1960-1969	331	12.7%
1940-1959	1,441	55.1%
1939 or earlier	672	25.7%
Units in structure		
1 unit detached	2,427	92.8%
1 unit attached	27	1.0%
2 units	76	2.9%
3 or 4 units	23	0.9%
5 to 9 units	0	0.0%
10 to 19 units	0	0.0%
20 or more units	62	2.4%
Mobile home	0	0.0%
Number of rooms		
1 room	47	1.8%
2 rooms	24	0.9%
3 rooms	34	1.3%
4 rooms	30	1.1%
5 rooms	157	6.0%
6 rooms	659	25.2%
7 rooms	896	34.3%
8 rooms	534	20.4%
9 or more rooms	234	8.9%

SOURCE: US Bureau of Census 2000.

COMPILED BY: T&M ASSOCIATES

TABLE 8
INDICATORS OF HOUSING CONDITIONS, 2000
FANWOOD BOROUGH

	Units	Percent
Lacking complete plumbing facilities	10	0.3
Lacking complete kitchen facilities	37	1.4
No telephone service	9	0.3
Occupants per room		
1.00 or less	2,574	100
1.01-1.50	0	0
1.51 or more	0	0

SOURCE: US Bureau of Census 2000.

COMPILED BY: T&M ASSOCIATES

TABLE 9
HOUSING VALUES⁶, 2000
FANWOOD BOROUGH

Value Range	Units	Percent
Less than \$99,999	41	1.7
\$100,000-\$199,999	694	29.3
\$200,000-\$299,999	1,435	60.6
\$300,000-\$499,999	189	8.0
\$500,000 or more	9	0.3
Totals	2,368	100.0
Median Value	\$225,000	
Contract Rent	206	
Less than \$499	7	3.8
\$500-\$749	34	18.3
\$750-\$999	45	24.3
\$1000 or more	99	53.5
Total with cash rent	185	100.0
No Cash Rent	21	10.1
Total	206	
Median Contract Rent	\$1,077	

SOURCE: US Bureau of Census 2000.

⁶ Summary File 3 – Sample Data.

DEVELOPMENT PATTERNS

A review of building permits issued from 1990 through 2004 indicates that residential growth in Fanwood is minimal. Table 10, Building Permits: 1990 - 2004, documents the building permit trends for the last 15 years.

TABLE 10
BUILDING PERMITS: 1990 – 2004
FANWOOD BOROUGH

YEAR	TOTAL BUILDING PERMITS	SINGLE FAMILY	MULTI FAMILY
1990	0	0	0
1991	0	0	0
1992	1	1	0
1993	1	1	0
1994	4	4	0
1995	5	5	0
1996	0	0	0
1997	0	0	0
1998	1	1	0
1999	2	2	0
2000	6	6	0
2001	10	8	2
2002	6	4	2
2003	6	6	0
2004 ⁷	8	8	0
1990-2004 TOTALS	50	46	4

SOURCES: NEW JERSEY DEPARTMENT OF LABOR, DIVISION OF PLANNING AND RESEARCH "RESIDENTIAL BUILDING PERMITS: YEARLY SUMMARIES

⁷ From January to August.

1990-2004: AND MONTHLY SUMMARIES – 2004.

COMPILED BY: T&M ASSOCIATES

POPULATION PROJECTIONS

As Fanwood is a fully developed community, Borough population can be expected to remain steady in future years. The North Jersey Transportation Planning Authority forecasts the Borough's population to increase from 7,174 in 2000 to 7,350 in 2010 and 7,401 in 2025, a 3.1 percent increase in twenty five years.

CHANGES AT THE COUNTY LEVEL

Union County updated its master plan in June 1998. The plan does not indicate individual recommendations by municipality. Rather the plan updates:

- County Goals and Objectives
- Demographics
- Updated (non-municipal specific) Land Use Plan
- Circulation and Transportation Plan
- Public Transportation
- Economic Development Initiatives

However, the objectives and assumptions are county specific and do not make any specific recommendations regarding Fanwood.

CHANGES AT THE STATE LEVEL

State Development and Redevelopment Plan

The State Planning Commission adopted the State Development and Redevelopment Plan (SDRP) in June of 1992 and adopted a revised SDRP on March 1, 2001. The SDRP contains a number of goals and objectives regarding the future development and redevelopment of New Jersey. The primary objective of the SDRP is to guide development to areas where infrastructure is available or can be readily extended such as along existing transportation corridors, in developed or developing suburbs, and in urban areas. New growth and development should be located in "centers", which are "compact" forms of development, rather than in 'sprawl' development. The overall goal of the SDRP is to promote development and redevelopment that will consume less land, deplete fewer natural resources and use the State's infrastructure more efficiently.

To achieve these goals, the SDRP proposes a number of statewide policies and objectives. Among these is the redevelopment and revitalization of New Jersey's cities and urban areas. As set forth in the 2001 SDRP:

“Revitalizing the State’s cities and towns cannot be a simple matter of restoring them to their former glory, but rather of transforming them. To be sustainable, a new vision of the economic, environmental, and social role each community will play within a larger region should be developed and pursued cooperatively in the context of a Regional Strategic Plan.”

The 2001 SDRP identifies Fanwood as part of the PA 1 Planning issues that have been identified in this area.

Fanwood is identified as a Town Center in the 2001 SDRP. Town centers are the traditional centers of commerce or government throughout the state. They are relatively freestanding in terms of their economic, social and cultural functions. They contain several neighborhoods that together provide a highly diverse housing stock in terms of types and price levels. Towns have a compact form of development with a defined central core containing shopping services, offices and community and governmental facilities. The Boroughs planning efforts are designed to strengthen and enhance Fanwood's role as a Town Center.

Residential Site Improvement Standards (RSIS)

The New Jersey Residential Site Improvement Standards (RSIS) were adopted in January 1997, revised November 1999 and revised January 20, 2004. The RSIS governs any site improvements carried out in connection with a new residential development. The RSIS were designed to create uniform standards and ensure predictability in the development process. The rules supersede municipal standards for residential development.

It is recommended that the Borough's Zoning and Land Development Ordinance continue to be evaluated in light of consistency with the RSIS as implemented by the State.

Home Occupations

In recent years there has been a growing trend towards telecommuting, which has potential land use impacts. In order to address this issue, the State legislature has considered amendments to the Municipal Land Use Law governing home occupations. These proposed amendments should continue to be monitored by the Borough.

Telecommunication Facilities

The siting of telecommunications facilities has become a significant land use issue. It is recommended that the Borough review its ordinance that regulates the location and design of such facilities.

Child Care

Amendments to the Municipal Land Use Law govern the regulation of child care and day-care facilities. Pursuant to the MLUL, these uses are permitted in any non-residential district. The Borough's Zoning and Land Development Ordinance should be reviewed for consistency with the statute.

SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN AND DEVELOPMENT REGULATIONS

1. *Rezone Block 1, Lot 2 to Neighborhood Commercial in accordance with the Land Use Progress Report.*
2. *Continue to evaluate the bulk standards for lot size, setbacks, parking, access and buffers along the South Avenue corridor consistent with the recommendations in the Land Use Progress Report.*
3. *To improve the likelihood of being designated as a Transit Village, the Borough should consider revising the Land Development Ordinance to include regulations that:*
 - Eliminate auto-dominant uses in the downtown such as gasoline filling stations as a conditional use in the General Commercial District;
 - Include site design guidelines and details that specify compact and walkable development and pedestrian friendly features;
 - Increase shared parking opportunities;
 - Update the redevelopment plan to include improved pedestrian linkages and creating an aesthetically attractive pedestrian environment;
 - Prohibit large parking lots; and
 - Incorporate arts and culture into downtown planning efforts.
4. *Revise the Land Development Ordinance to be clear regarding sections that are within the Design Code and Zoning Section*

Chapter 184 entitled Land Use contains Articles I to XXI. Within these Articles, it is unclear which sections are located within the Zoning Code and Design Code. This is critical to the review of development applications. In accordance with the Municipal Land Use Law, provisions contained in the zoning ordinance are not waivable and require variances, whereas provisions of the design code can be waived as an exception by the Board of jurisdiction. The following Articles should be placed within the Zoning section of the Borough's Land Use Ordinance. They are:

- Article XII – Zone District Regulations
- Article XIII – General Zoning Regulations
- Article XIV – Accessory Uses, Buildings and Structures
- Article XV – Home Occupations
- Article XVI – Outdoor Storage

- Article XVII – Signs
 - Article XVIII – Off-Street Parking, Loading, Circulation and Access
 - Article XIX – Conditional Uses
 - Article XX – Nonconforming Uses, Lots, Buildings and Structures.
5. *Update Sign Ordinance* - The Borough should update Section 184-157 B to permit a second building mounted façade sign on corner lots that shall not exceed a height of 30 inches nor a length equal to the length of the wall front to which it is attached, less a distance of five feet or 20 feet, whichever shall be the lesser.
6. *Larger Homes on Oversized Parcels & Expansion of Homes* - The construction of oversized homes adjacent to existing smaller homes is emerging as a land use concern within the community. Many new or proposed homes are often perceived as out of character with the neighborhoods.

Traditionally, the majority of oversized homes or “McMansions” occur when existing houses are demolished and replaced with new and often more modern homes that are significantly larger than the previous home. Zoning standards traditionally regulate the opposite of oversized homes. They are designed to protect against undersized homes, which was designed as a means of protecting property values.

Accordingly, this Master Plan Reexamination Report proposes recommendations to create opportunities for infill development, protect existing residential development from encroachment of incompatible infill development and to allow for reasonable additions.

Recommendations to regulate infill development include the creation of the following standards:

- Create a flexible approach to building intensity based upon lot size by decreasing the permitted building coverage percentage as lot sizes increases;
- Requiring that new structures and structural alterations be compatible with the existing scale of surrounding properties;
- Bulk and scale shall be similar to and consistent with the surrounding neighborhood as evaluated by the bulk of buildings adjacent, abutting and surrounding the proposed development. Require larger buildings to adhere to the existing architectural pattern of the surrounding neighborhood; and
- Require roof slopes to be comparable to the roof slopes of adjoining properties.

7. *Create a historic preservation ordinance and design guidelines to implement the newly created historic preservation district.*
8. *Creation of a bulk chart* – The Borough should create a bulk table that indicates the zoning area requirements for each district. This will simplify review of the Zoning Code.
9. *Conditional uses* - The Borough Council should consider creating conditional use standards for all conditional uses that do not have specific conditional use requirements as recommended in Section b. of the Land Use Plan Element Progress Report.
10. *Preamble of the Code* - The preamble of the code should indicate that any use not specifically permitted is expressly prohibited.
11. *Creation of a new Master Plan* - At this time, the Planning Board recommends that there is not a need to prepare a new master plan. The last full Master Plan adopted in 1998 and the associated updates in this Reexamination Report are sufficient to guide the Borough for the immediate future. However, changes in land use, housing and circulation policy at the state level may create the need to evaluate sections of the Master Plan prior to the next six (6) year required master plan review.

REDEVELOPMENT AREAS

The Borough is currently revising the Redevelopment Plan for the Block bounded by South Avenue, Martine Avenue, LaGrande Avenue and Second Street.

**ATTACHMENT A
EXISTING LAND USE MAP**

**ATTACHMENT B
SOUTH AVENUE LAND USE**

**ATTACHMENT C
HISTORIC DISTRICT**