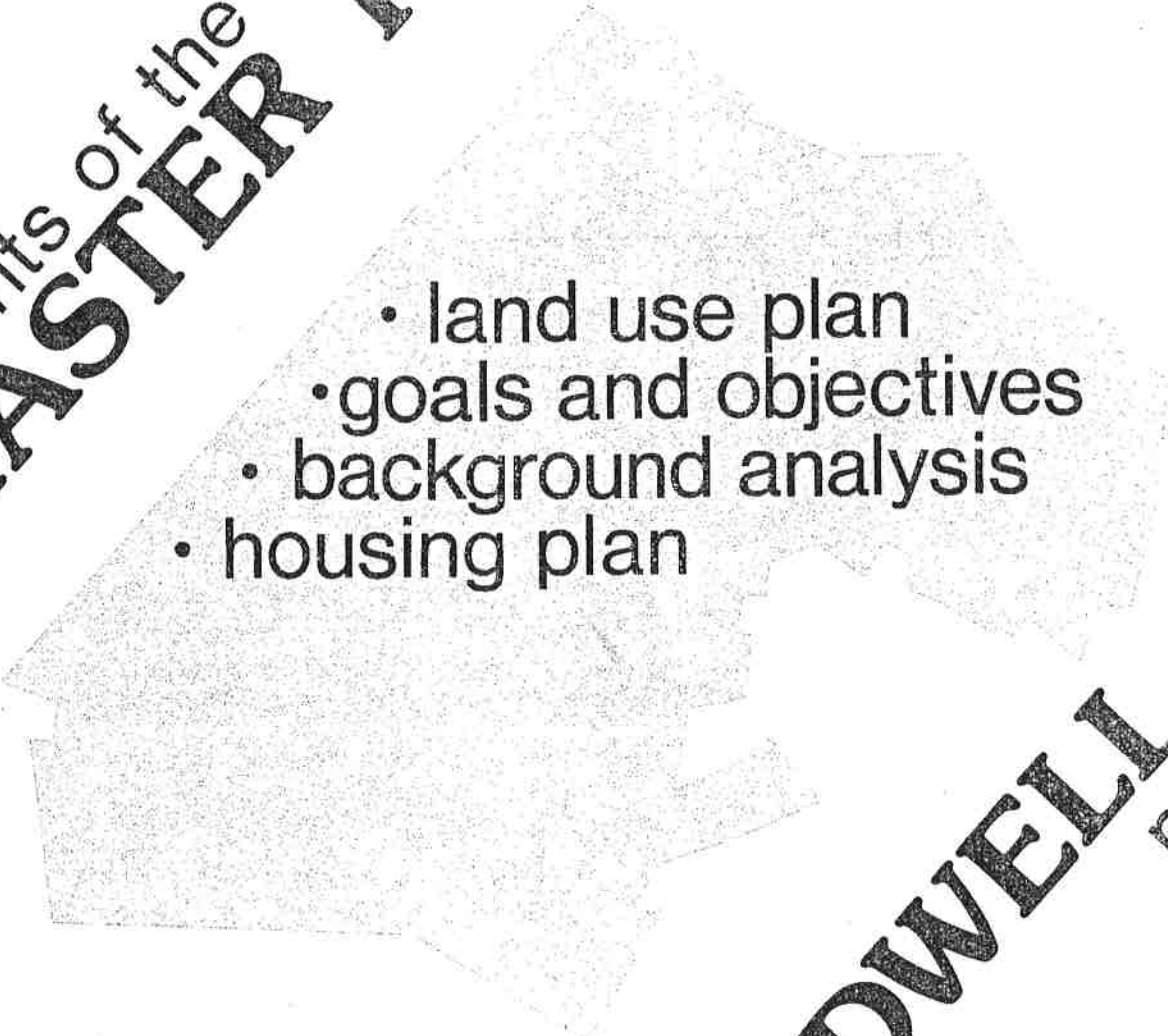


elements of the
MASTER PLAN

- 
- land use plan
 - goals and objectives
 - background analysis
 - housing plan

borough of
WEST CALDWELL
N.J.

June 1978

Prepared by:
Dames & Moore
Dresdner Associates
West Caldwell Planning Board

THE BOROUGH OF WEST CALDWELL

INCORPORATED 1904

30 CLINTON ROAD
ESSEX COUNTY, NEW JERSEY 07006
(201) 226-2300

June 28, 1978

To the Citizens of West Caldwell:

Your Planning Board is pleased to present herein a Land Use Plan Element and certain other plan elements of a Master Plan for the Borough of West Caldwell in accordance with the provisions of the Municipal Land Use Law, P.L. 1975, c. 291 (C. 40:550-1 et seq.).

Throughout our deliberations on these Master Plan elements, we have been guided by the basic premise, as stated in our Goals and Objectives, that the majority of West Caldwell residents support maintaining the Borough's variety and balance of land uses within its basic, low-density residential character, and that there are no community-wide pressures for significant population increases or intense urbanization.

We are confident that the enclosed Master Plan elements fulfill these desires, and that they will preserve and protect the quality of life in our community.

We wish to express our gratitude to the governing body of West Caldwell, to the members and employees of Borough agencies, boards and departments, to the Planning Board advisors and consultant, and particularly to the property owners and other citizens of our community for their recommendations and assistance during the preparation of this document.

After Public Hearing on May 22, 1978, as required by law, the enclosed Master Plan elements were duly adopted by unanimous vote of the full membership of the West Caldwell Planning Board at a Public Meeting held on June 26, 1978.

Very truly yours,

PLANNING BOARD
BOROUGH OF WEST CALDWELL

John B. Hamilton, Chairman
Edward John Davies, Councilman
Henry Glista, Env. Commis.
Sidney N. Ludwig, Vice Chairman
Benedict F. Martorana, Borough Engr.
Janet May, Secretary
Robert C. Rubino, Mayor

PLANNING BOARD ADVISORS

Joseph Marziale, Building Code Official
Palmy Matragrano, Zoning Officer
Robert Podvey, Esq., Attorney

PLANNING BOARD CONSULTANT

Allen J. Dresdner, AIP

ELEMENTS OF THE MASTER PLAN

- . BACKGROUND ANALYSIS
- . GOALS & OBJECTIVES
- . LAND USE PLAN
- . HOUSING PLAN

BOROUGH OF WEST CALDWELL

NEW JERSEY

BOROUGH OF WEST CALDWELL PLANNING BOARD

JUNE, 1978

Consultants

Dames & Moore
Dresdner Associates

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BOROUGH OF WEST CALDWELL, NEW JERSEY

INTRODUCTION

This Land Use Plan is an update and revision to a portion of the Borough of West Caldwell's 1964 Master Plan. In the thirteen years since the preparation of the 1964 Master Plan, significant changes have occurred in and around the Borough suggesting the need for a fresh look at the Master Plan. These changes include:

- a population increase of 40% from a 1962 population of 8,800 to 12,330 in 1977
- extensive residential, commercial and industrial development in the northern and central sections of the Borough, including the industrial reuse of the Fern Cliff Golf Course
- completion of I-80 and I-280, east-west freeways with nearby access to the north and south of West Caldwell
- acquisition of Eisenhower Parkway right-of-way in the Borough by the County
- delineation of and sensitivity to flood plain areas.

In addition, the recent Municipal Land Use Law has required that municipalities take certain actions to bring land use planning and zoning into closer conformance.

"Such [zoning] ordinance shall be adopted after the planning board has adopted the land use plan element of a master plan and all of the provisions of such zoning ordinance or any amendment or revision thereto shall either be substantially consistent with the land use plan element of the master plan or designed to effectuate such plan element."

Article 8, Section 49
Municipal Land Use Law

Purpose

It is the purpose of this report to prepare a comprehensive land use and housing plan for the Borough of West Caldwell which complies with Section 19 of the Municipal Land Use Law. It will provide the long-range direction and policy which will permit the Borough to make rational land development decisions. Specifically, this report will include the following:

- (i) A Background Analysis which is a summary of regional and local conditions affecting the Borough's development. It is also an update of 1962 data.
- (ii) An identification and evaluation of alternative development concepts from which to select a preferred concept.
- (iii) A statement of goals and objectives upon which the proposals for land use and housing are based.
- (iv) A land use and housing plan showing the distribution and density of land to be used in the future, including standards of population density and development intensity.

It should be noted at this time that this report is not a comprehensive master plan. It does not review and update transportation, recreation, education or public buildings. It does address, however, the major planning issue which will be faced by the Borough in the years to come -- the disposition of the several large vacant parcels still remaining, while maintaining the essential residential character of the Borough.

BACKGROUND ANALYSIS

Regional Location

West Caldwell is located in western Essex County on gently sloping land extending from the flood plain of the Passaic River on the west to the western slope of the second Watchung Mountain. Within Essex County, the Borough has common boundaries with Fairfield, on the northwest and northeast; with North Caldwell and Caldwell on the east; and with Essex Fells and Roseland to the South. The Passaic River forms the extreme western border of West Caldwell, separating it from East Hanover in Morris County.

Except for Caldwell, these bordering towns are all less densely populated than West Caldwell. The Borough is, in effect, a wedge of the population movement which has proceeded westward along Bloomfield Avenue since the 1850's.

It is interesting to recall that many of these adjacent communities were once part of a single large Caldwell Township. Separate incorporations began with that of Caldwell itself in 1892, followed within sixteen years by North Caldwell, Essex Fells, West Caldwell, Verona, and Cedar Grove. Fairfield's separate incorporation took place only in 1966.

Regional Forces and Development Patterns

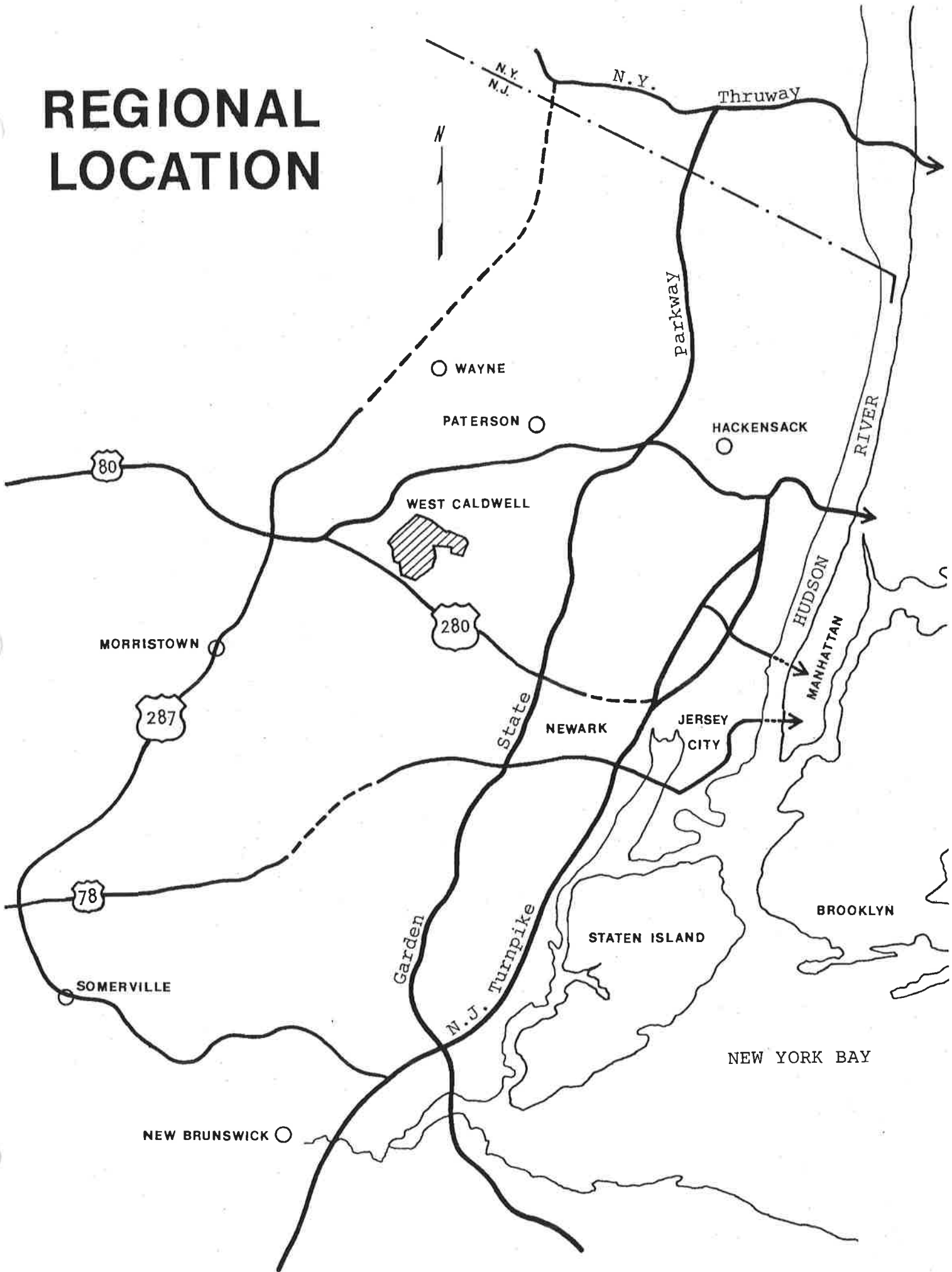
During the post World War II years western Essex County received the major portion of the County's growth. Between 1950 and 1970 Essex County's population increased by only 2.9 percent; during this period, however, western Essex (the Caldwells, Roseland, Fairfield and Essex Fells) increased by 125.6 percent. The rapid increase experienced by western Essex County resulted in part from out-migration of population from the inner urban areas of Essex County, as well as the movement of industry to the suburbs.

TABLE 1

COMPARATIVE POPULATION CHANGES, 1950 AND 1970

<u>Area</u>	<u>Population</u>		<u>% Change</u>
	<u>1950</u>	<u>1970</u>	<u>1950-1970</u>
Essex County	905,949	932,526	2.9
Western Essex County (Caldwells, Roseland, Essex Fells, Fairfield)	18,259	41,201	125.6
West Caldwell	4,666	11,913	155.3

REGIONAL LOCATION



This westward population movement is reflected in the comparative densities of communities along Bloomfield Avenue. Population density thins from older communities to newer communities.

TABLE 2
COMPARATIVE DENSITIES, 1970

<u>Area</u>	<u>Population Density/Acre</u>
Newark	24.7
Belleville	17.8
Bloomfield	15.0
Glen Ridge	10.2
Montclair	11.1
Verona	8.4
Caldwell	11.6
West Caldwell	3.5

The jog in the progressively lower densities found in Montclair and Caldwell result from railroad station locations which encouraged population build-ups prior to further westerly spillover.

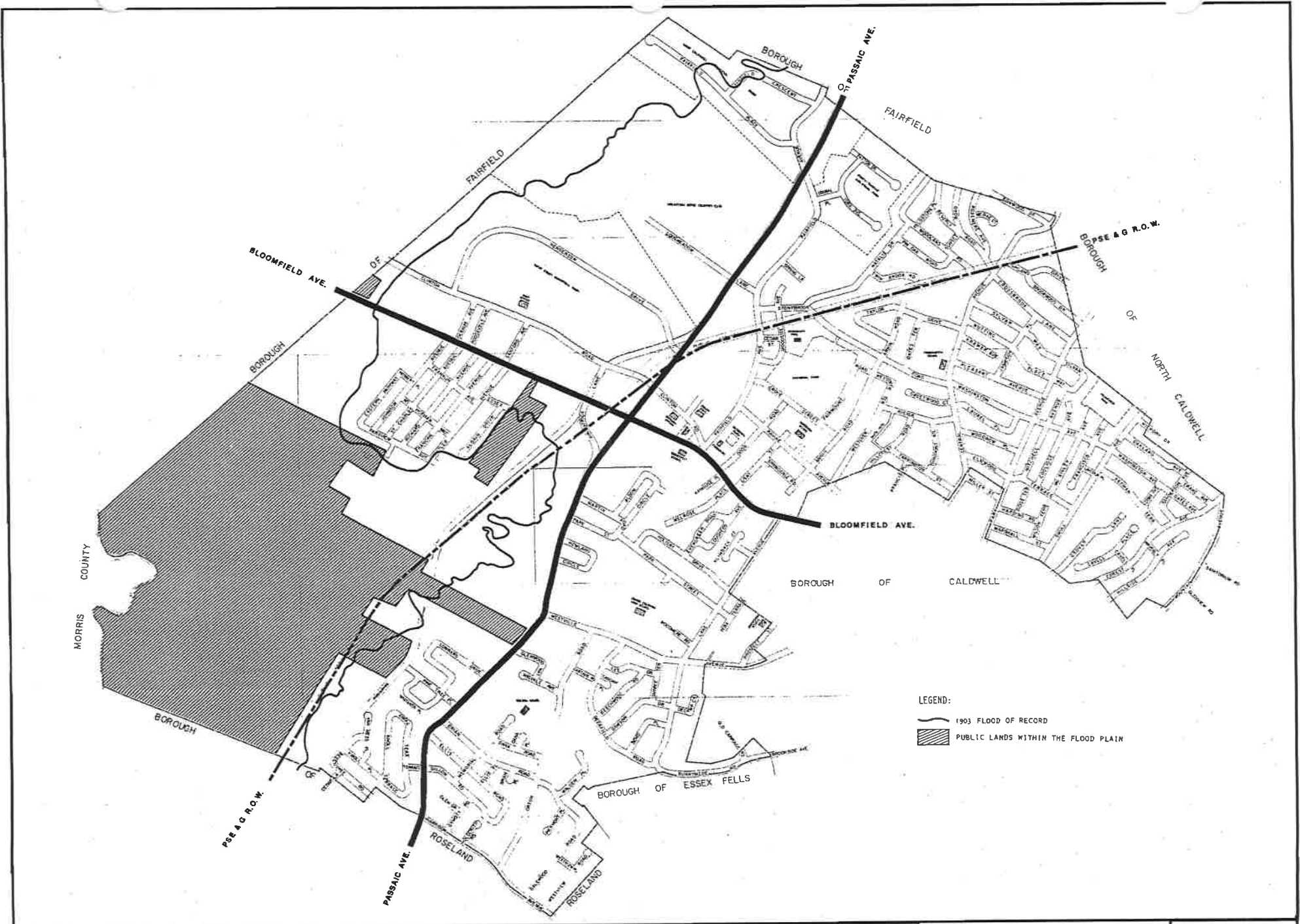
Topography and Soils

The highest elevations in the Borough, 540 feet above mean sea level (MSL), are located in its eastern corner near Mountain Avenue. Slopes descend from this elevation toward the south and west to Hatfield Swamp at an elevation of 160 feet above MSL. Hatfield Swamp makes up most of the section south of Bloomfield Avenue and west of Passaic Avenue. Brooks meander or have been channeled down to the Passaic River through the swamp carrying storm waters from both West Caldwell and Caldwell.

The Passaic River's flood of record elevation is 174 to 176 feet above MSL in the Borough. These flood plains extend along the areas west of Passaic Avenue across the length of the Borough reaching almost to Passaic Avenue south of Kirkpatrick Lane. Authorization for new construction within the flood plain is subject to rules and regulations of the State as well as the Borough.

In addition to Hatfield Swamp, two other swampy areas are located in the Borough:

- (i) An area at the western side of the Mountain Ridge Golf Course and located within the Passaic River 100 year flood plain.
- (ii) An area east of Fairfield Avenue and Spring Lane.



LEGEND:
 — 1903 FLOOD OF RECORD
 ▨ PUBLIC LANDS WITHIN THE FLOOD PLAIN

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FLOOD PLAINS



JUNE 1978



Soils in the undeveloped portions of the Borough range from poor to fair drainage quality. The soils within the Passaic River flood plain are of the Parsippany-Biddeford-Whippany Association. These are deep, somewhat poorly to very poorly drained soils which are part of the ancient Lake Passaic. They impose severe environmental limitations to development

Existing Land Use

West Caldwell is an essentially developed community. The Borough's character is that of a largely single-family community, similar to North Caldwell, Caldwell, Roseland and Essex Fells with shopping concentrated along Bloomfield Avenue. The major exceptions to this residential character are found in the vacant flood prone lands west of Passaic Avenue and the industrial areas in the northwestern quadrant of the Borough. These industrial areas relate to industrial development in Fairfield.

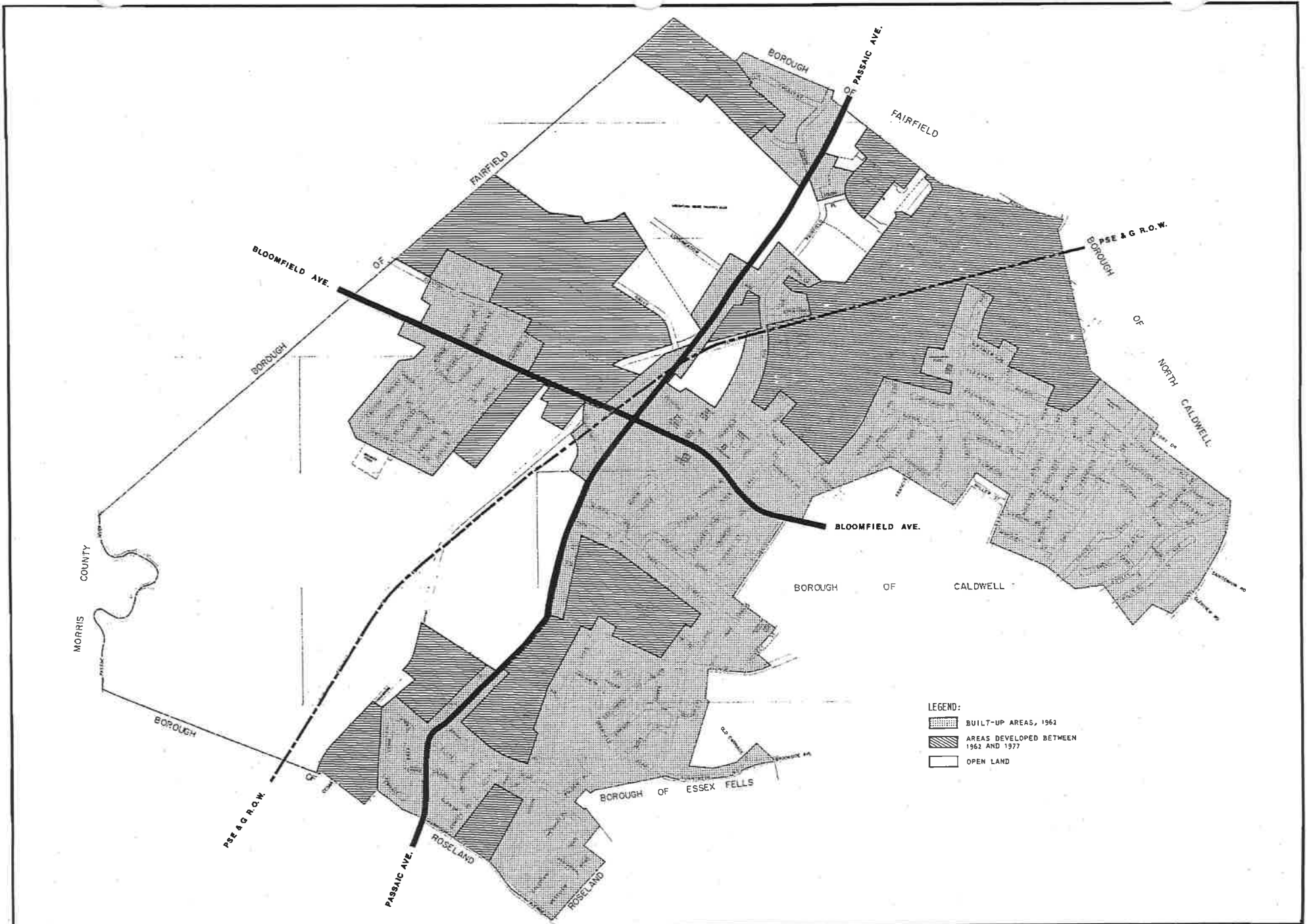
TABLE 3

EXISTING LAND USE, 1962 and 1977

<u>Use</u>	<u>1977</u>		<u>1962</u>
	<u>Acres</u>	<u>%</u>	<u>Acres</u>
1-Family Residence	1,031	30.5	825
2-Family Residence	18	0.5	18
Multi-Family Residence	26	0.8	11
Commercial	103	2.9	59
Industrial-Office	323	9.6	100
Public & Semi-Public	246	7.3	176
Open Land	1,163	34.4	1,765
Streets	<u>472</u>	<u>14.0</u>	<u>428</u>
	3,382	100.0	3,382

Land use development in West Caldwell is of three types:

- (i) the single-family areas located east of Passaic Avenue which tie into the street systems of Caldwell, Essex Fells and Roseland and to a lesser extent North Caldwell;
- (ii) the newer residential and industrial developments located off Bloomfield and Passaic Avenues; and
- (iii) the garden apartment and commercial development along Bloomfield Avenue which is an extension of similar development that stretches from Newark west through Montclair, terminating in West Caldwell.



LEGEND:
 [Grid Pattern] BUILT-UP AREAS, 1962
 [Hatched Pattern] AREAS DEVELOPED BETWEEN 1962 AND 1977
 [White Box] OPEN LAND

DAMES & MOORE
 DRESDNER ASSOCIATES

DEVELOPMENT TRENDS 1962-1977



JUNE 1978

1. Residential Land Use

West Caldwell is basically a single-family community characterized by well-maintained homes on tree-shaded streets. Virtually all housing east of Passaic Avenue are single-family homes on lots ranging in size from 5,000 to 40,000 square feet.

The major exception to the single-family concentration east of Passaic Avenue are the garden apartments which have located along Bloomfield Avenue.

Two substantial residential areas are located west of Passaic Avenue:

- (i) a large subdivision of 210 single-family homes south of Bloomfield Avenue; and
- (ii) a 179-unit single-family subdivision (still under construction) located between Passaic Avenue and the proposed Eisenhower Parkway.

Both of these residential areas border Passaic River flood plain.

2. Commercial Uses

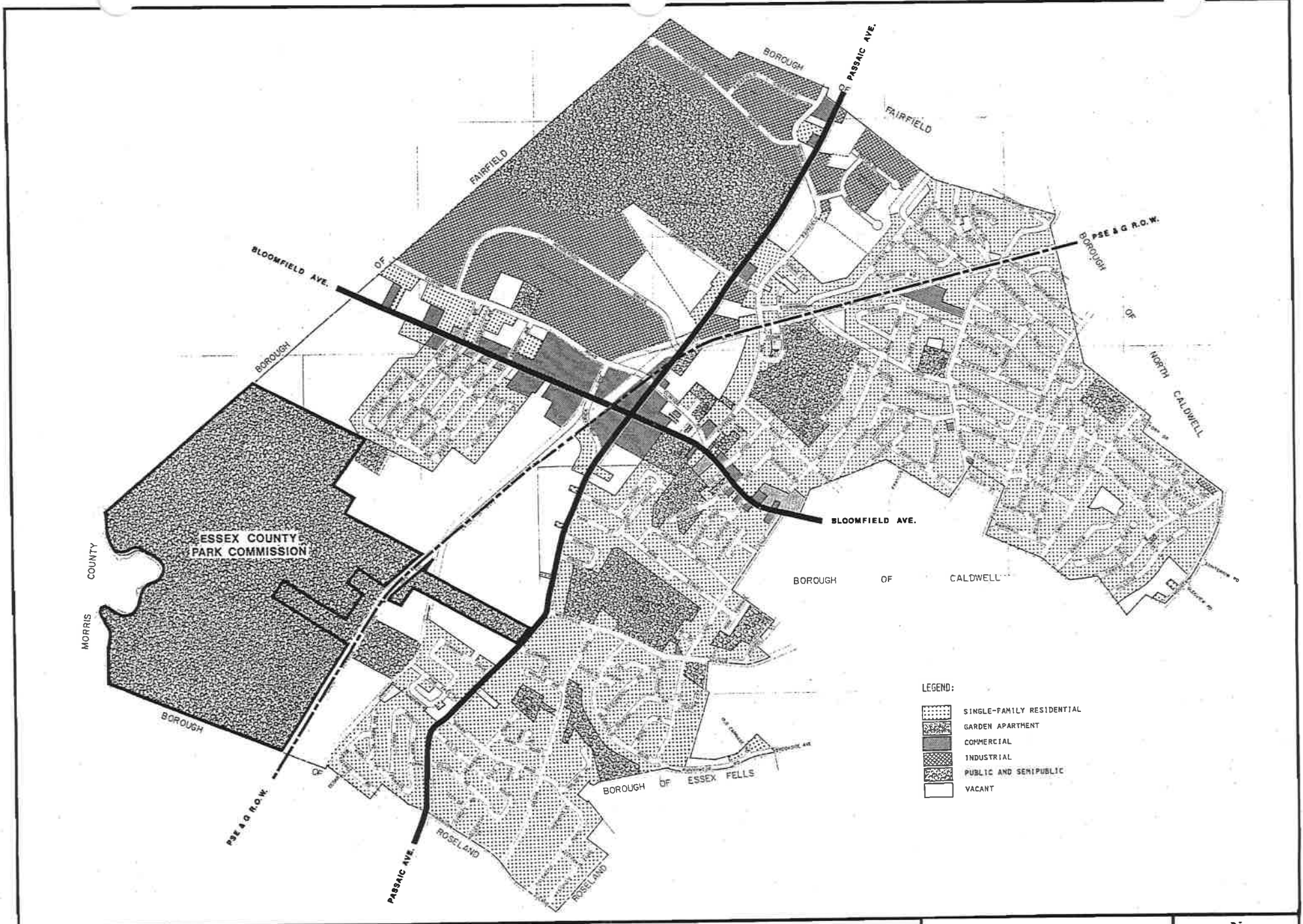
Commercial uses are concentrated along Bloomfield Avenue with a major shopping center near its intersection with Passaic Avenue. There has also been some commercial development along Passaic Avenue.







3. Industrial Uses

Three industrial concentrations are located in West Caldwell:

- (i) in the northern section of the Borough off Passaic Avenue and south of the Fairfield Airport;
- (ii) in the west-central section off Clinton Avenue and near the proposed interchange of Passaic and Bloomfield Avenues with the Eisenhower Parkway; and
- (iii) off Fairfield Avenue in the northern section of the Borough.

All three industrial areas are characterized by modern buildings with adequate setbacks and off-street parking.



- LEGEND:
-  SINGLE-FAMILY RESIDENTIAL
 -  GARDEN APARTMENT
 -  COMMERCIAL
 -  INDUSTRIAL
 -  PUBLIC AND SEMIPUBLIC
 -  VACANT

DAMES & MOORE
DRESDNER ASSOCIATES

EXISTING LAND USE



JUNE 1978



4. Community Facilities

Community facilities include schools, recreation areas and public buildings. These uses are scattered throughout the Borough serving adjacent residential areas, except for municipal buildings which are located near the center of the Borough.

Among the new Borough facilities built in the last ten years are the Municipal Building, Public Library, Police Department, Fire Department, Post Office, Civic Center, two community pools and expanded first aid squad facilities.

5. Open Space and Vacant Land

Most of the open space and vacant land in the Borough is located west of Passaic Avenue, both north and south of Bloomfield Avenue. This vacant land is largely included within the 1903 flood of record and, therefore, development is limited by natural, environmental constraints.

This category of open space and vacant land is used for comparability with the 1964 Master Plan. However, if County- and other publicly-owned lands, as well as lands within the 1903 flood plain and the golf course are excluded, then the vacant residentially developable lands in the Borough account for approximately 80 acres.

The floodplain lands can be divided into three classifications:

- (i) Publicly-owned land within the floodplain includes properties owned by the Essex County Park Commission, Caldwell and West Caldwell. All of this land is located south of Bloomfield Avenue and west of Passaic Avenue. Because this is public land, its future development for uses other than recreational is highly unlikely.
- (ii) The Mountain Ridge Golf Course, a 164 acre parcel, is located partially within the floodplain and between two industrial parks. Although it is currently in active use, pressures for a more intense use will be one of the Borough's major land use decisions.
- (iii) Other private lands in the floodplain consist of both large and small parcels generally south of Bloomfield Avenue. As vacant land in the Borough becomes increasingly scarce, these bypassed parcels will come under increasing development pressure.

Transportation

West Caldwell is a most convenient location for automobile and truck travel in all directions. An equilateral triangle formed by the Garden State Parkway on the east, I-80 on the northwest, and I-280 on the southwest has the Borough very close to its western angle. Access to these highways from within the Borough is principally via Bloomfield and Passaic Avenues.

Passaic Avenue passes under I-280 less than one mile south of the Borough. Within perhaps five years, traffic on the southwestern portion of Passaic Avenue is proposed to be relieved by completion of a four-lane, divided, Eisenhower Parkway. The Parkway will extend to Route 24 in Summit providing additional direct access to Newark Airport and southern New Jersey.

The proposed Eisenhower Parkway will pass through a portion of the Passaic River floodplain in West Caldwell. Its effect on the floodplain is unclear at this time.

Additionally, the present free flow of surface water to the Passaic River from Passaic Avenue may be impeded by the Parkway backing up waters to the east.

Population

From a rural population of 3,458 in 1940, West Caldwell's population increased rapidly in the next three decades to 11,913 persons. This is an increase of 244.5 percent compared to the County increase of 11.4 percent during this same period.

The current 1976/1977 population is estimated to be 12,330 by the New Jersey Office of Business Economics (NJOBE). This compares favorably with Borough building permit records.

Several projections have been made of West Caldwell's population to the year 1985:

1964 Master Plan	13,350
NJOBE Series I	14,505
Series II	14,674
Series III	16,511
Series IV	13,273
Essex County	20,600

Considering the limited privately-owned vacant land left in the Borough and the environmental constraints on development, a 1985 population range of 13,000 to 14,000 is reasonable. This is essentially the saturation population based on current zoning. The Essex County population projection is excessively high. It

is based on a statistical distribution of population that is unrealistic both in terms of other projections and availability of developable land.

TABLE 4
POPULATION TRENDS, 1940-1970

<u>Area</u>	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>% Change 1950-1970</u>
Caldwell	4,932	6,270	6,942	8,677	38.3
Essex Fells	1,466	1,617	2,174	2,541	57.1
Fairfield	1,392	1,906	3,310	6,884	261.2
North Caldwell	1,572	1,781	4,163	6,733	278.0
Roseland	1,556	2,019	2,804	4,453	120.6
West Caldwell	3,458	4,666	8,314	11,913	155.3
West Essex	14,376	18,259	27,707	41,201	125.6
Essex County	837,340	904,949	923,545	932,526	2.9

TABLE 5
COMPARISON OF POPULATION CHARACTERISTICS, 1970 AND 1976

<u>Area</u>	<u>1976 Population</u>	<u>Density/ Acre</u>	<u>% Pop. over 64</u>	<u>1970</u>	
				<u>% With Poverty Income</u>	<u>% Income over \$50,000</u>
Caldwell	8,685	11.4	14.5	3.6	1.8
Essex Fells	2,535	3.1	10.7	-	17.7
Fairfield	7,238	1.0	5.1	2.5	-
North Caldwell	6,790	3.4	5.5	1.0	7.1
Roseland	4,604	2.0	6.7	1.5	1.2
West Caldwell	12,330	3.8	7.2	2.2	1.6
West Essex	42,175	2.6	8.3	2.2	3.1
Essex County	924,830	11.4	10.6	10.0	1.6

Development Status

West Caldwell is a developed suburb within highly urbanized Essex County. Based on the Mt. Laurel definition of a "developing community", the Borough is not a developing community. There are several criteria for determining the developing character of a community. These include:

- land area
- relation of central city
- rural characteristics
- population trends
- land use trends

1. Land Area

Developing municipalities must have sizeable land areas. West Caldwell contains 5.28 square miles. Of the 22 communities in the County, West Caldwell ranks ninth in land area. It accounts for only 3.3 percent of Essex County's area.

The Borough does not have the large land area that is commonly associated with developing communities; nor does it have the vacant developable land necessary for a developing community. This is discussed in more detail later.

2. Relation of Central City

Developing communities must be outside of central cities. Although West Caldwell is outside of Newark, the central city, it is also very much a part of the city's historic development. Bloomfield Avenue, which extends from Newark through six communities to terminate in West Caldwell, has been a major axis of western expansion from Newark. West Caldwell is at the western terminus of this axis. All of the communities along this axis, Newark, Belleville, Bloomfield, Glen Ridge, Montclair, Verona, Caldwell and West Caldwell are predominantly built-up, developed communities.

3. Rural Character

Developing communities are in the process of losing their rural character. West Caldwell lost its rural character during the two decades between 1950 and 1970. During this period, the Borough passed through its "developing" stage to that of a developed community.

In 1950, the Borough's population density was 884 persons per square mile, or 1.4 persons per acre. By 1970, these figures increased to 2,256 persons per square mile, or 3.5 persons per acre. The current density figures are estimated at 2,335 and 3.6 persons, respectively. Significantly, between 1950 and 1970, population density increased an average of eight percent annually. Between 1970 and 1977 this average annual increase declined to 0.4 percent, indicating the great growth spurt of the 1950-1970 period was completed and, in fact, there was relatively little vacant residential land remaining for development.

4. Population Trends

Developing communities are in the process of significant population growth. As indicated above, the Borough has already passed through its period of growth. Indeed, it seems likely that the Borough's saturation population will not exceed the range of 13,000 to 14,000 persons which is 5 to 13 percent over the 1977 population.

5. Vacant Lands

Developing communities have substantial areas of residentially developable vacant land. Virtually all of the Borough's residentially developable land has been built upon. Of the 1,163 acres of open land in the Borough, about 80 acres are vacant, and residentially developable, as noted earlier.

Between 1950 and 1970 most of the residentially developable land was built on. The remaining residentially developable parcels consist of scattered small lots, larger parcels located outside of neighborhoods, or parcels located wholly or partially within the 1903 floodplain. Vacant, residentially developable lands in the Borough are extremely limited and represent the "leftovers" from the major building boom during the 1950 to 1970 decades.

6. Land Use Trends

Developing municipalities are still in the path of future industrial, residential and commercial growth. As noted above, West Caldwell's potential for new residential development is small due to the limited amount of residentially developable land. Similarly, there is limited vacant land for commercial development.

The Borough has three large industrial parks:

- (i) the West Caldwell Industrial Park north is completely developed;
- (ii) the West Essex Industrial Park is developed, except for two parcels; and
- (iii) it is only the Essex-Passaic Industrial Park which has several parcels vacant and suitable for industrial development.

This latter industrial park is an extension of the substantial industrial development which has occurred in neighboring Fairfield.

Because of the Borough's built-up nature, new development in West Caldwell will be largely in-fill rather than from being in the path of new development.

Housing

Based on a general field survey and statistics from the 1970 Census of Housing, West Caldwell's housing stock is generally structurally sound and well maintained. In 1970, the Borough had 3,319 dwelling units, of which 3,080 or 93 percent were in single-family homes. Between the census and 1977, 192 new dwelling units were constructed and 8 units demolished for a net addition to the housing stock of 184 units.

There are several indications of housing quality in the census including condition, persons per room, and rooms per dwelling unit. Each of these indicators confirm the generally good condition of housing in West Caldwell, and are shown on Table 6.

TABLE 6
CHARACTERISTICS OF HOUSING, 1970

<u>Condition</u>	<u>West Caldwell</u>		<u>Essex County</u>	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
Lacking Some or All Plumbing	15	0.4	10,407	3.3
Flush Toilet				
Shared	1	0.0	530	0.2
Lacking	1	0.0	1,558	0.5
Complete Kitchen				
Shared	1	0.0	1,558	0.5
Lacking	5	0.0	6,807	2.2
<u>Persons/Room</u>				
1.0 or under	2,232	98.4	278,443	91.7
1.01 to 1.50	40	1.4	18,814	6.0
1.51 or more	3	0.2	5,325	2.3
<u>Rooms/Dwelling Unit</u>				
8 or more	979	29.6	32,652	10.5
4 to 7	2,259	68.0	199,024	63.9
3 and under	81	2.4	79,878	25.6

Three small areas in the Borough show signs of potential stress:

- (i) an area along Kanouse Place
- (ii) an area along Melrose Place
- (iii) an area around Spring Lane.

Approximately 19 homes are located in these three areas. They are old, several are in seemingly poor condition and somewhat isolated from their neighborhoods. The houses along Kanouse Place are lacking public sewers.

Housing Needed to Accommodate Population

A range of population of 13,000 to 14,000 has been projected. Assuming the average family size of 3.6 persons per dwelling unit will decline to about 3.4 persons (based on smaller families and a greater percentage of apartment units due to the increasing scarcity of land and higher construction costs), approximately 320 to 600 new units by year 2000 will be required to house the projected population.

1. Family Income

West Caldwell's median family income is typical of the average family's income in West Essex. At \$16,336, the Borough's median family income is comparable to West Essex's of \$16,647 and substantially above the equivalent Essex County figure of \$10,685, according to the 1970 Census (see Table 7). The percentage of families with income below the poverty level in West Caldwell (2.2%) was similar to the comparable figure for West Essex (2.2%) and lower than Essex County (13.1%).

2. Income Characteristics of the Elderly

The New Jersey Division of Aging provides information from the U.S. Census to show income characteristics of husband/wife families where head is 60 and 65 years or older. This information is shown on Table 8.

A relatively small percentage of the Borough's elderly have incomes below the poverty level -- 6.2 percent of the elderly 60 and over, and 7.5 percent who are 65 and over. Nevertheless, a comparison of the percentage of all families below the poverty level with elderly families below the poverty level indicates that the elderly, as can be expected, are burdened by poverty to a greater extent than other age groups.

It should be kept in mind that "poverty level" represents hard core financial problems and does not include all those elderly who might be eligible for housing aid under State and Federal programs. For example, among elderly families, generally over 50 percent are eligible for Federal subsidies under the income limits established for the Section 8 rent subsidy program.

3. Allocation of Low- and Moderate-Income Housing

The New Jersey Department of Community Affairs has published a preliminary draft report titled, "A Statewide Housing Allocation Plan for New Jersey," dated November, 1976. In that plan, it shows that West Caldwell has a present need of 334 low- and moderate-income housing units and a prospective need (or allocation) of 752 units for a combined allocation of 1,086 low- and moderate-income housing units by 1990.

TABLE 7

FAMILY INCOME, 1969

Income	Caldwell	Essex Fells	Fairfield	North Caldwell	Roseland	West Caldwell	West Essex	Essex County
Under \$5,000	10.5	1.4	5.2	4.0	2.8	5.6	5.9	235,513
\$ 5,000 - 9,999	17.8	5.3	17.4	6.2	20.3	11.9	13.8	31,185
\$10,000 - 14,999	30.8	13.5	37.9	14.4	33.6	27.5	28.0	77,154
\$15,000 - 24,999	30.7	26.1	33.3	35.1	30.1	37.5	33.4	60,937
\$25,000 - 49,999	8.4	36.0	6.2	33.2	12.0	15.9	16.0	16,194
\$50,000 and over	1.8	17.7	-	7.1	1.2	1.6	3.1	3,853
Median Family Income	\$13,580	\$27,586	\$13,904	\$22,250	\$13,739	\$16,336	\$16,647	10,685

Income Below Poverty Level

Families	83	-0-	41	15	17	69	225	23,470
% of all Families	3.6	-0-	2.5	1.0	1.5	2.2	2.2	10.0
Persons	523	94	196	83	98	286	1230	120,403
% of all Persons	6.2	1.8	2.9	1.4	2.2	2.4	3.0	13.1

TABLE 8

INCOME CHARACTERISTICS OF THE ELDERLY, 1969

<u>Income - Husband/Wife Families Head 65 Yrs. or Older</u>	<u>No.</u>	<u>Percent</u>
Under \$3,000	31	10.3
\$ 3,000 - \$4,999	46	15.2
\$ 5,000 - \$6,999	35	11.6
\$ 7,000 - \$9,999	52	17.2
\$10,000 and over	<u>138</u>	<u>45.7</u>
TOTAL	302	100.0

Elderly Persons Below
Poverty Level

Population 60 and over	1,288	--
60 and over, below poverty level	80	6.2
Population 65 and over	861	--
65 and over, below poverty level	65	7.5

Much of the allocation is due to the State's estimate of 347 acres of "vacant developable land". This estimate is excessively high; the Borough has approximately 80 acres of vacant developable land suitable for residential development -- this is less than one-quarter of the State estimate. The allocation of 1,086 units of new low- and moderate-income housing severely taxes, and will exceed, the capacity of the Borough's vacant land to support such residential development.

The major market for low- and moderate-income housing in the Borough is for the elderly. Of the total families in the Borough, 2.2 percent are estimated by the 1970 Census to be under the poverty level, compared to 6.2 percent of all the families with a head of household over 60. As noted earlier, the major burden of reduced incomes falls on the elderly.

Major Issues for Future Land Planning

Relatively few major land use decisions remain in the Borough. The character of the community is well established and except for vacant lands to the west of Passaic Avenue, the Borough is largely developed.

The vacant areas which will come under increasing pressure for development are:

- (i) The area west of Passaic Avenue and south of Bloomfield Avenue, a portion of which is in the Passaic River floodplain, and including the St. Vincent Hospital-owned tract consisting of:

The lands east of proposed Eisenhower Parkway are partially developed and zone R-3. Vacant, privately-owned lands in this area account for 120.4 acres, about half of which are in the 1903 flood plain;

Between proposed Eisenhower Parkway and the PSE&G right-of-way, there are 27.7 acres of privately-owned vacant land, about one-third of which is within the Passaic River flood plain. These lands are zoned R-1 and presently lack access to public roadways; and

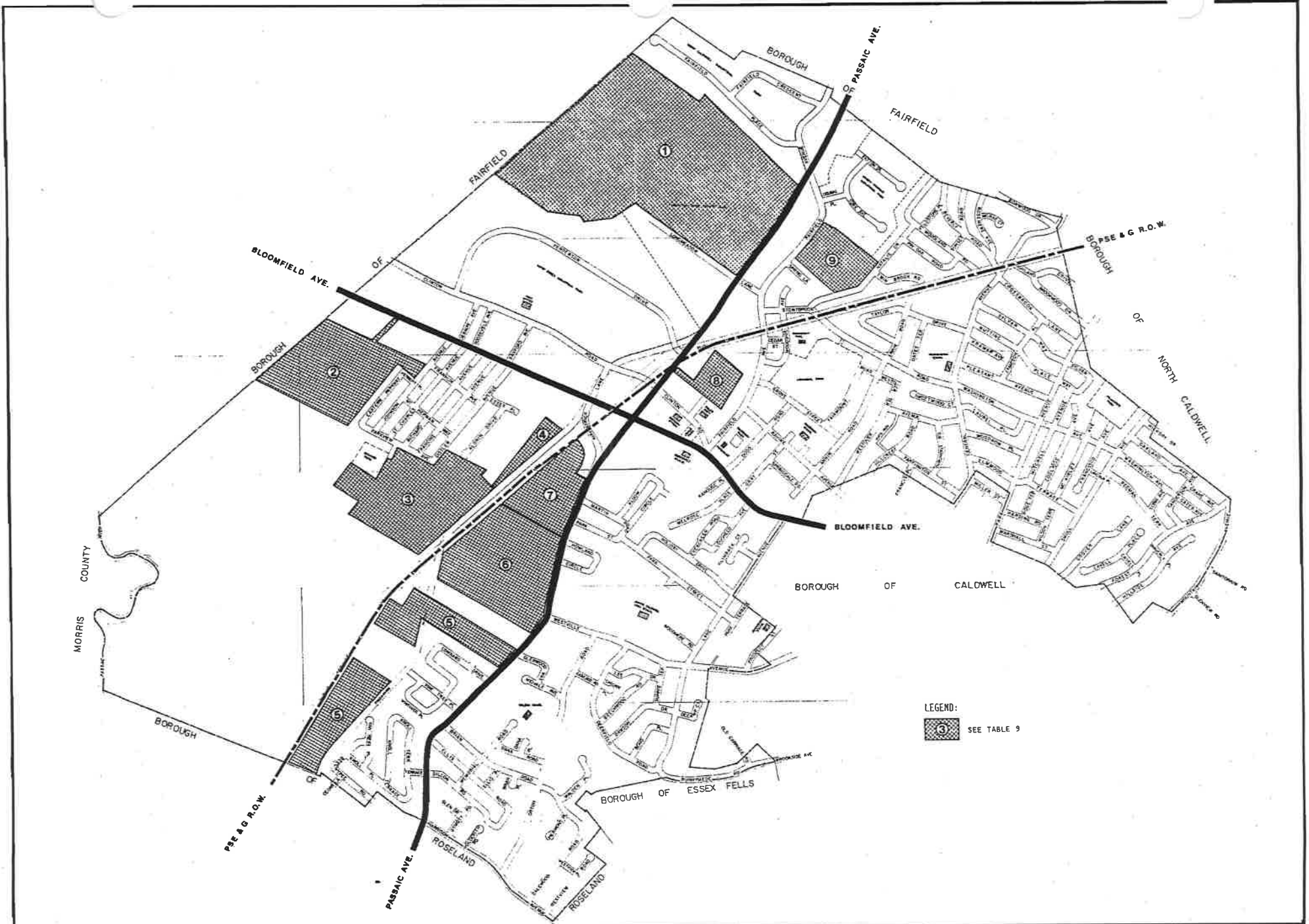
The remainder of private vacant lands in the area are located west of the Eisenhower Parkway and south of Bloomfield Avenue. These lands are zoned B-3 and R-3 and consist of 123.4 acres. Virtually all of these lands are located within the flood plain.

- (ii) The Mountain Ridge Golf Course, although not vacant and in active use, is subject to change to a more intensive use. It consists of 163.9 acres and is zoned R-1.
- (iii) The Fairfield Avenue area consists of two sections. The first is a 9.5 acre tract located behind the Essex County Vocational School zoned M-1.

The second area is located between Fairfield Avenue and Natalie Drive. The area is zoned R-3 and includes 13 acres. A portion of the tract is in a 100-year floodway.

There are also several developed areas which because of low density or age of development will come under increasing pressures to more intense uses. These include:

- Roosevelt School, to be closed by the Board of Education, July 1, 1978, will remain in public ownership.
- residential concentrations on Bloomfield Avenue between (i) Loughheed and Fairfield Avenues, and (ii) west of Debaun and Johnson Avenues.



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-- scattered residential development on Passaic Avenue north of Clinton Road.

Additionally, three areas have been noted as of concern in terms of housing condition -- along Kanouse Place, Melrose Place, and Spring Lane.

These three categories of land (i) undeveloped, (ii) developed but subject to pressure for change, and (iii) stressed housing, are those sections of the Borough in which the major land use decisions will be required in the future. It is to these areas which the alternative planning analysis is directed.

TABLE 9
CHARACTERISTICS OF SELECTED VACANT LANDS, 1977

<u>Parcel</u>	<u>Block/Lot</u>	<u>Acres</u>	<u>Zoning</u>
1	84/3	163.9	R-1
2	96/85, 85A, 87, 88, 83, 90, 91, 91A, 92	55.0	R-3
3	111/52-54, 59, 60, 110A/91, 92	61.7	R-3
4	110A/80A	6.7	R-3
5	131/3B-3E 131/5-7 132/1A, 1B, 1C, 2A, 3, 4	27.7	R-1
6	131/1, 2, 2B 110A/57, 82C, 88, 89A	90.8	R-3
7	110A/89, 89B, 89D, 90	29.6	R-3
8	86/1E	9.5	M
9	81/4, 4D 81B/26	13.0	R-3

CONCEPT PLANNING

Concept planning is an examination of alternative futures. That is, several reasonable scenarios or concepts of the future development of the Borough are postulated, and these in turn are evaluated in terms of their impact on the character of the Borough and its residents. Based upon this evaluation, a preferred concept is selected from which the land use plan is developed.

The value of examining alternative scenarios is in the exploration of several reasonable and possible futures, and then the selection of one scenario or a combination of scenarios which best represents the goals and objectives of the Borough.

Five scenarios are set forth. Each scenario is described in terms of land use development, particularly for the large, vacant, privately-owned parcels. Anticipated population associated with each scenario is projected and the probable impacts on housing, school, tax rates, traffic and several other parameters are described.

The concept plans are "extremes", representing a single goal. However, the Borough has a diversity of reasonable goals and interests, all of which should be accommodated within the plan. The concept plans, therefore, are more a means of determining the likely implications of a planning proposal rather than a series of alternate recommended plans.

Scenario I. Maximum Tax Rateables

New development will be primarily industry, garden apartment and town houses. New single family homes will be built on the scattered, vacant lots in already developed single-family neighborhoods.

- large, vacant developable areas north of Bloomfield Avenue (including the Golf Course) will be developed for office, laboratory and industry, except for area between Bloomfield Avenue and Clinton Road which should be developed as moderate to high density residential at a density of 15 units per acre.
- vacant lands south of Bloomfield Avenue will be developed as garden apartments and/or similar housing at density of 15 units per acre.

Present underutilized and deteriorating residential areas will be redeveloped at higher residential densities.

Because of the higher densities, developable portions, substantial flood plain lands can be retained as open space.

Eisenhower Parkway will be realigned west of the PSE&G ROW to connect with Route 46 in Fairfield.

Projected Population - 20,810 persons.

Scenario 2. Maximum Conservation and Open Space

Areas west of Passaic Avenue will be developed as low density residential with no construction in lands inundated by the 100 year flood. The program of acquiring flood plain lands will be continued, and acquisition of park and recreation areas east of Passaic Avenue will be continued.

The golf course will be retained as a private facility or as a public one, if continued private ownership is unfeasible.

Industrial areas will expand in areas currently zoned for industry. Commercial areas, however, will be severely limited because of their high land coverage and traffic generating capability.

Eisenhower Parkway will be realigned out of the flood plain to be closer to, and parallel to, Passaic Avenue.

Project Population - 13,340 persons.

Scenario 3. Emphasize Single-Family Residential Character

Vacant lands north and south of Bloomfield Avenue will be developed at low to moderate residential densities. Cluster residential development on the largest parcels should be used to protect flood plain.

The underutilized parcels along Bloomfield Avenue will be redeveloped as garden apartments at a density of about 10-12 units per acre. Other underutilized or deteriorating areas should be redeveloped with similar low density garden apartments or two family homes.

Commercial areas will expand somewhat, but not significantly.

Industry will expand in existing industrial parks and along Passaic Avenue.

Eisenhower Parkway is realigned west of PSE&G ROW to tie into Bloomfield and Passaic Avenues.

Projected Population - 17,550 persons.

Scenario 4. Maximum High Density Residential Development

Areas along Bloomfield Avenue, as well as vacant lands west of Passaic Avenue will be rezoned and developed for residential densities higher than currently permitted. Low and moderate income housing will be encouraged in suitable areas.

Increase permitted residential densities on larger vacant parcels east of Passaic Avenue and north of Bloomfield Avenue to permit development of garden apartments, town houses, and cluster developments.

Vacant, industrially zoned areas will remain in industrial zoning.

Eisenhower Parkway will be realigned across the PSE&G ROW to tie into Route 46.

Projected Population - 23,540 persons.

Scenario 5. Projection of Current Zoning

Most of the vacant land west of Passaic Avenue will be developed as low to moderate density single-family residential. Other residentially zoned areas will reflect the character of existing development.

Commercial development will continue along Bloomfield Avenue. Industrial areas will be essentially extensions of existing areas.

Eisenhower Parkway will follow current alignment with a connection to Route 46 as an alternative.

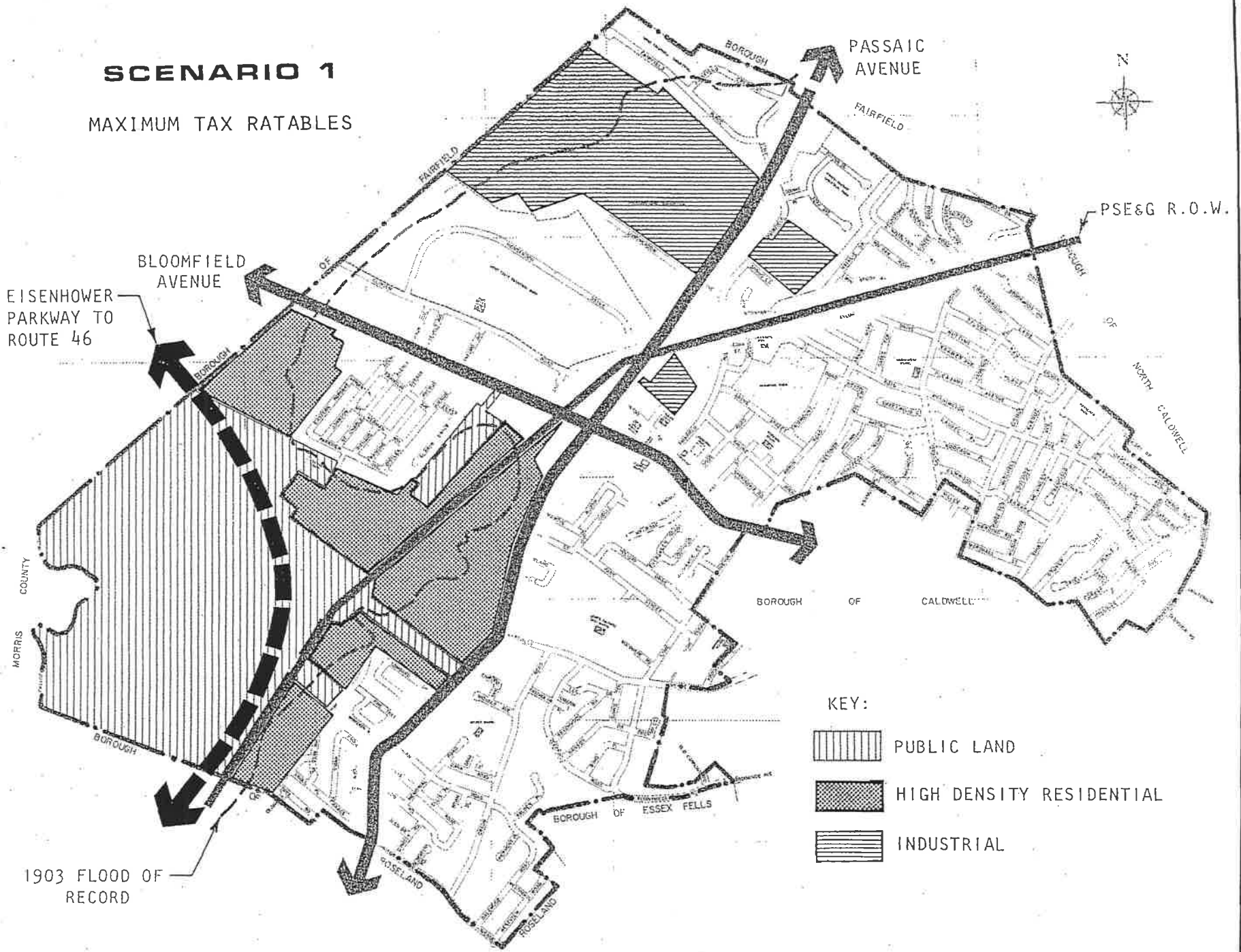
Projected Population - 16,650 persons

Population projections for each scenario range from 13,340 for maximizing conservation and open spaces to 23,540 for maximizing higher density residential development.

	<u>Scenario</u>	<u>Projected Population</u>
1.	Maximum Tax Rateables	20,810
2.	Maximum Conservation and Open Space	13,340
3.	Emphasize Single Family Character	17,550
4.	Maximum High Density Residential Development	23,540
5.	Project Current Zoning	16,650

SCENARIO 1

MAXIMUM TAX RATABLES



IMPACTS ON:

LAND USE

There will be additional pressure for both rental and subsidized housing for a broader range of income groups, and the current ratio of rental units to total housing resources will increase. Single-family areas should increase in value and desirability as they become a smaller percentage of total housing at the same time that local employment opportunities are increasing.

The commercial base of Bloomfield Avenue will be strengthened. However, possibility of strip commercial along Passaic Avenue will adversely affect surrounding industry and offices.

The high quality of industrial and office development should continue.

COMMUNITY FACILITIES

A new school might be required west of PSE&G ROW.

The increased population will require large library, police and fire facilities.

TRAFFIC & UTILITIES

Eisenhower Parkway will be essential to support new traffic generators. Nevertheless, congestion can regularly be expected on Passaic and Bloomfield Avenues during rush hours. Accidents and bad weather will further exacerbate the problem. Traffic on Clinton Road and Fairfield Avenue will increase substantially, as will traffic on the several residential secondary streets which will be used as by-passes around Bloomfield and Passaic Avenues.

Increased densities and new industry (depending on the type) may require expansion of treatment facilities.

OTHER CONSIDERATIONS

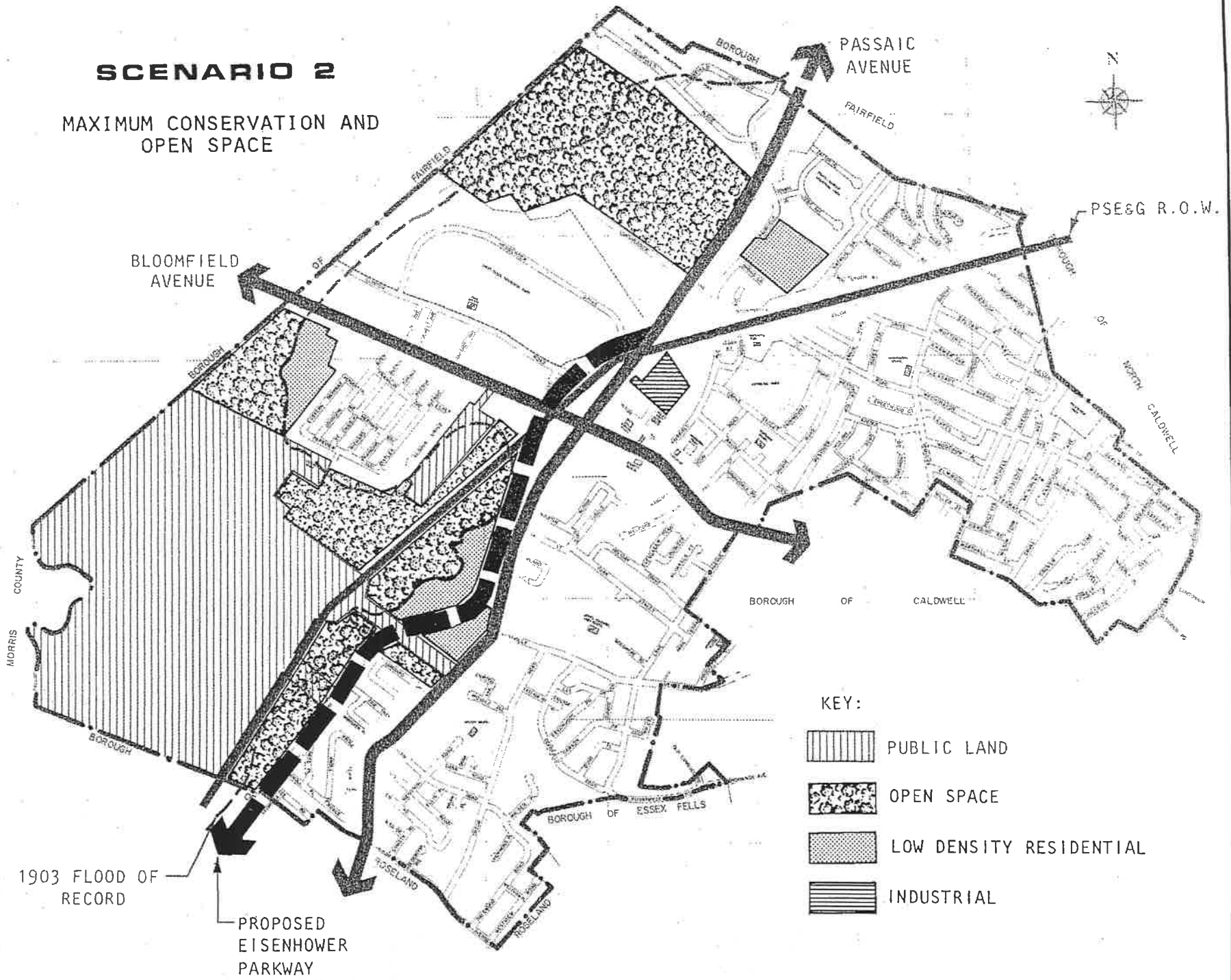
The tax rate should be stabilized due to substantial new tax ratables from apartments and industry, despite possible new school.

Extensive revision to the zoning ordinance will be required to address apartment and industrial development.

Higher densities and lower land coverage offer some opportunities to protect the flood plain, although Eisenhower Parkway will pass through County park lands and floodplain. Loss of wooded areas and swamp land will occur. Additionally, increased densities and traffic will degrade air quality, reduce open space and increase non-point source water pollution from runoff.

SCENARIO 2

MAXIMUM CONSERVATION AND OPEN SPACE



IMPACTS ON:

LAND USE

Housing opportunities are considerably reduced by the limited numbers and type of housing constructed. The ratio of apartments to the total housing stock will be reduced. Housing values in the older sections of the Borough may decline due to tax increases. The newer areas, however, should maintain their value and desirability.

There will be little substantial expansion of commercial development, while the total area available for industrial development will be reduced.

COMMUNITY FACILITIES

No new school facilities should be required.

Recreation opportunities should be substantially increased.

TRAFFIC & UTILITIES

No major increase of locally generated traffic is expected. Eisenhower Parkway's relocation out of the floodplain will reduce residentially developable land.

Utilities can be extended with little stress on the system.

OTHER CONSIDERATIONS

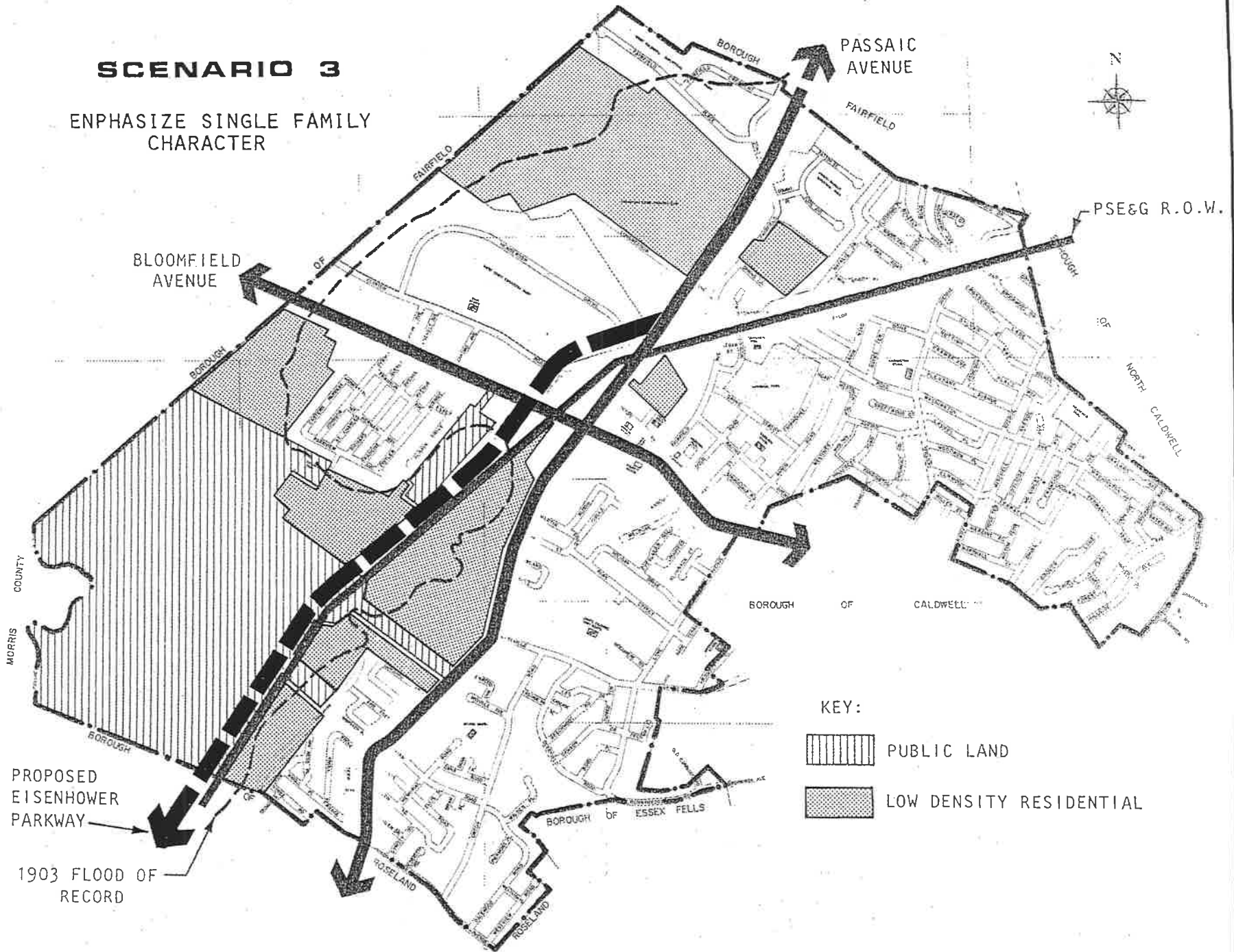
The tax rate is expected to increase substantially to support a land acquisition program and loss in developable land.

No major revisions of the zoning ordinance are anticipated, other than a strengthening of controls on construction in the flood plain.

Environmental quality will remain high. Flood waters will not adversely affect surrounding development. Air quality will not be degraded from local sources. Additionally, water quality from storm water runoff will be stabilized and/or improved.

SCENARIO 3

ENPHASIZE SINGLE FAMILY CHARACTER



IMPACTS ON:

LAND USE

COMMUNITY FACILITIES

The Borough's single-family character is stabilized by major increase in one-family homes. The residential development of the golf course requires special site planning due to location between two industrial parks and proximity to Fairfield Airport. Additionally, areas adjacent to flood plains may be adversely affected by flooding.

A substantial impact on the school system can be anticipated with a possible new school required west of Passaic Avenue. The servicing of pupils in this area will create problems of pedestrian accessibility.

Commercial areas may increase slightly. The larger remaining parcels will be developed for residential purposes and another large regional shopping center is not likely.

Additional recreation areas will be required to serve the larger residential developments. These may be tied into flood plain areas. Police, fire and library services will also have to be expanded.

No substantial impact on industrial development is anticipated, although industrial land will increase in value due to scarcity.

TRAFFIC & UTILITIES

OTHER CONSIDERATIONS

The present traffic system (with Eisenhower Parkway) is generally adequate although both Passaic Avenue and Bloomfield Avenue should still experience some congestion during rush hours. The older residential areas should not be adversely affected by traffic from the new residential developments.

The tax rate can be expected to increase as a result of the requirements of the school system.

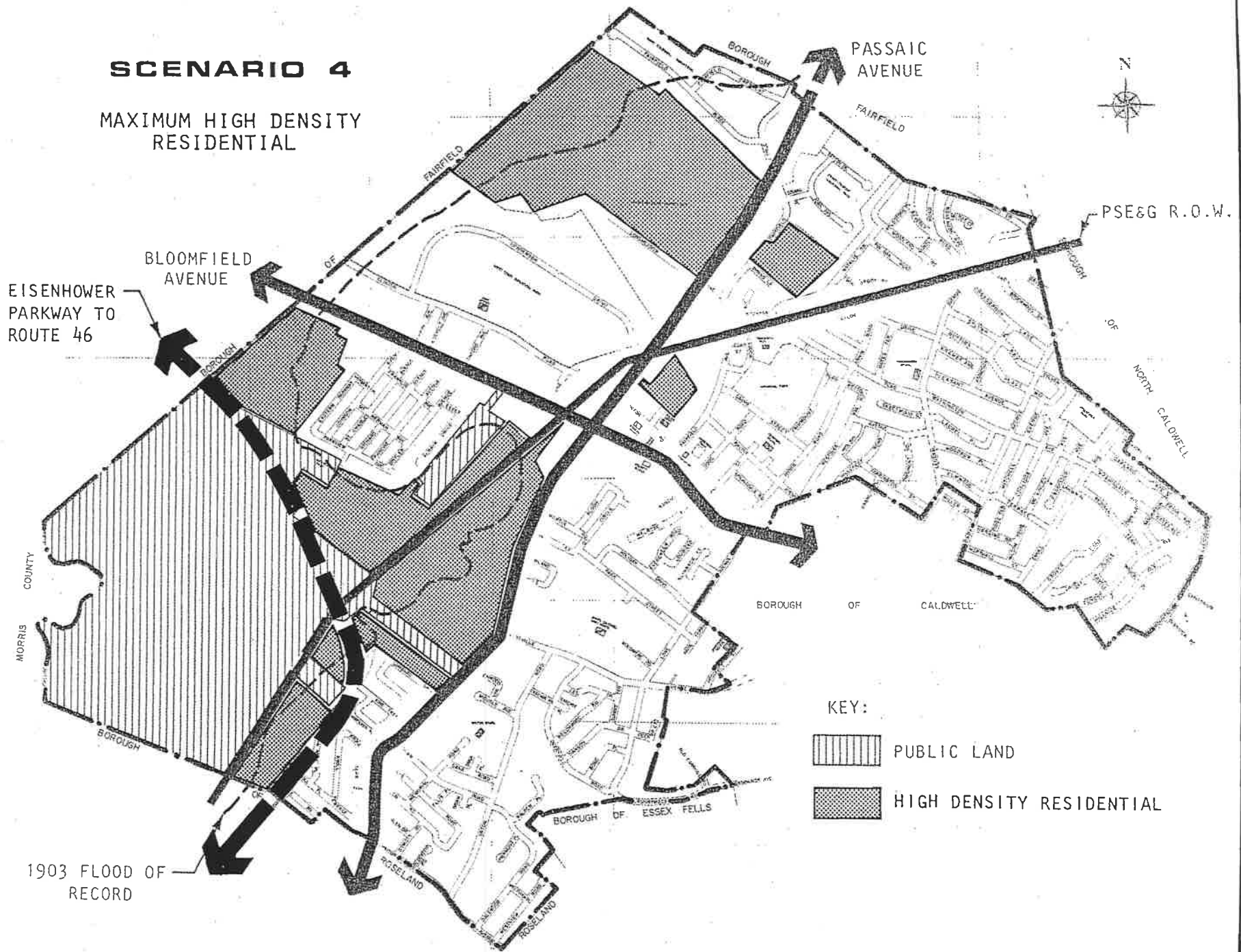
No major changes will be required in the zoning ordinance, except for regulations covering moderate density developments along Bloomfield Avenue.

Utilities will be extended as necessary and should require little in the way of improvements to the treatment system.

Environmental quality should not be substantially degraded. However, increased storm water runoff will adversely affect surface water quality, although cluster development may control this. There will be some degradation of air quality, but not substantial.

SCENARIO 4

MAXIMUM HIGH DENSITY RESIDENTIAL



IMPACTS ON:

LAND USE

COMMUNITY FACILITIES

Land values on vacant land should increase significantly in anticipation of higher density development. The ratio of rental units to the total housing stock will increase dramatically. The socioeconomic profile of the Borough will become more heterogeneous as a result of the availability of a range of rental housing types. Cohesive residential areas west of Passaic Avenue might be adversely affected by intrusion of higher density residential development and traffic.

One or two additional schools may be required west of Passaic Avenue to serve the areas north and south of Bloomfield Avenue.

The commercial base of Bloomfield Avenue will be strengthened. New shopping areas might be required to serve nearby apartments.

Additional park and recreation areas will be required west of Passaic Avenue. Fire, police and library services will require expansion.

High quality industry and offices can be expected in the few remaining industrial parcels.

TRAFFIC & UTILITIES

OTHER CONSIDERATIONS

Increased traffic can be expected on Passaic and Bloomfield Avenues with congestion occurring often during rush hours. Other streets such as Fairfield Avenue and Clinton Road will receive substantial additional traffic.

The tax rate should be stabilized although the school's capital improvements may cause a slight increase.

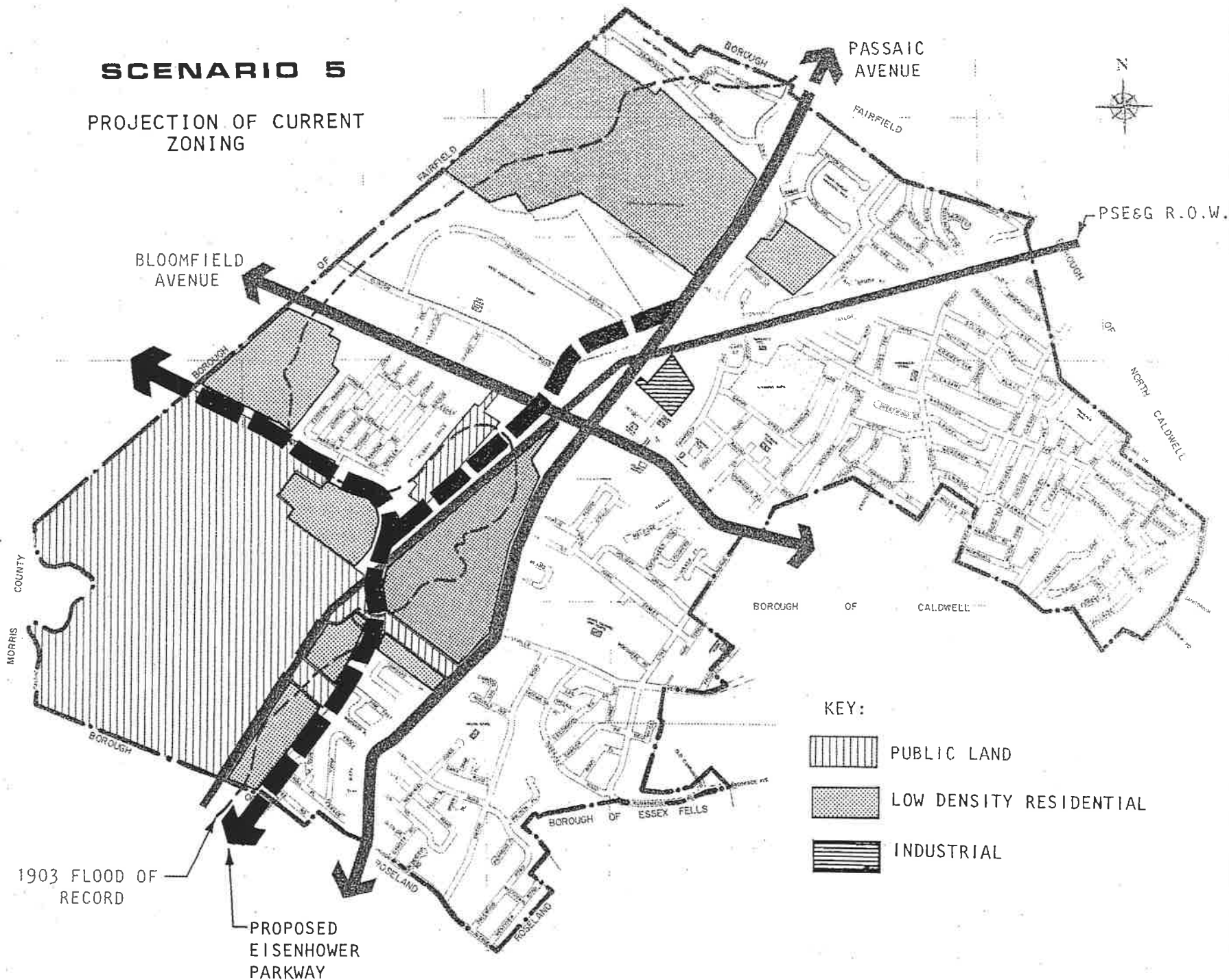
Increased residential densities may require expansion of the sewage treatment system.

The zoning ordinance will require substantial revision to address higher density residential standards.

Environmental quality will decline slightly due to increased population. Traffic will cause degradation of air quality; however, control of storm water should be effective on the development of larger parcels through proper planning.

SCENARIO 5

PROJECTION OF CURRENT ZONING



IMPACTS ON:

LAND USE

Housing opportunities will be reduced with limited new apartment construction. Housing values should be stabilized or increase moderately as a result of balanced residential/non-residential development, although pressures for higher density development will continue. Residential development on the golf course is located between two industrial parks and in proximity to the Fairfield Airport.

No significant changes are expected from commercial and industrial development.

COMMUNITY FACILITIES

The impact on school facilities will be limited except for transportation of students from the west side of Passaic Avenue to public schools located on the east side.

No significant impacts on other community facilities are expected.

TRAFFIC & UTILITIES

Increased traffic can be anticipated along the northern section of Passaic Avenue.

The relocation of Eisenhower Parkway will improve access to properties east of the PSE&G ROW but will create a major interchange in the center of the Borough.

Utilities will be extended as necessary with no anticipated stress on the system.

OTHER CONSIDERATIONS

Tax rate will increase moderately to reflect new single-family developments.

No major revisions to the zoning ordinance are necessary.

Flood plain areas are inadequately projected. Storm waters will further degrade the Passaic River. Air quality will decline as development continues.

GOALS AND OBJECTIVES

Community Character

West Caldwell with its population of 12,330 persons is a largely developed community. It has an established character which reflects not only its own recent growth, but also the more traditional low density residential character of the surrounding communities of Caldwell, Essex Fells, Fairfield, North Caldwell and Roseland.

The predominant use of land within the Borough is residential. The Borough's limited geographical area, its prevailing land use and its relatively low density in Essex County characterizes West Caldwell as a small, essentially, developed, suburban residential community.

Goods, services and employment for West Caldwell residents and others are available within the Borough. Industrial development is prominent in the northwest quadrant of West Caldwell. The major concentration of commercial activities are located at and near the intersection of Bloomfield and Passaic Avenues.

Much of the Borough's open land is in public ownership including 410 acres of Essex County Park Commission land, and an additional 23.3 acres of Caldwell and West Caldwell lands located adjacent to the Essex County lands.

As noted earlier, nine privately-owned, vacant parcels were identified which were of such size and character as to commend an alternative use analysis. That is, as part of the concept planning process various uses and densities were applied to these nine parcels and their environmental and socioeconomic implications were analyzed.

In analyzing the alternate uses, a basic premise is that the majority of West Caldwell residents support maintaining the Borough's variety and balance of land uses within its basic, low-density residential character. This character is generally expressed by low-rise, residential structures set on landscaped lawns along tree-shaded streets.

Additionally, the residents of the Borough place a high value on open space and recreation activities. This is reflected in part by the many acres of park lands as well as an active recreation program.

A second major premise in the development of this land use plan is that there are no community-wide pressures for significant population increases or intense urbanization. Some population increase is anticipated, and a moderate and well-planned growth rate is not to be discouraged.

Based on these two premises, the Borough's goals and objectives relating to future land use development are presented on the following pages.

GOALS

OBJECTIVES

GENERAL

It is the goal of West Caldwell to maintain its suburban residential character with a strong regional employment base as well as adequate shopping to serve both the Borough and surrounding communities. This requires an orderly allocation of land uses to preclude incompatible development and potential blighting influences. Living areas, working areas and leisure-time areas are to be coordinated and integrated to provide a balanced community development pattern.

To capitalize on existing, vacant land resources to achieve the desired pattern of residential development.

To design new developments to support and enhance the existing character of the Borough and the neighborhoods within which the new uses are located.

To ensure that adjacent land uses are compatible with regard to such factors as noise, traffic, odor, activity and appearance.

To provide through land development legislation the standards and the design flexibility to encourage mutually compatible and supportive development.

RESIDENTIAL

The preservation and enhancement of residential neighborhoods while encouraging decent, safe and sanitary housing for all residents of the Borough is a major goal.

To prevent the incursion of incompatible non-residential uses into residential neighborhoods.

To establish a residential density pattern which will produce desirable concentrations of residences and will not overburden local community facilities or cause congestion.

To sustain the high quality of the neighborhoods and to protect individual property values by encouraging proper standards of design, construction, privacy and a healthful living arrangement.

GOALS

OBJECTIVES

RESIDENTIAL

The provision of a variety of housing types is desirable to serve the changing demographic profile of the Borough as well as the life style of the individual resident.

To permit garden apartments and town houses in well-defined areas related to major roads.

To protect the older, single-family sections of the Borough as a valuable, moderate and middle-income housing resource.

To improve stressed residential areas, unrelated to larger neighborhoods, by creating opportunities for upgrading through higher intensity development.

COMMERCIAL

The existing commercial (shopping) base of the Borough must be protected and strengthened. This can best be accomplished by concentrating, rather than dispersing shopping areas.

To concentrate major shopping activities on Bloomfield Avenue.

To avoid strip shopping development along both Bloomfield Avenue and Passaic Avenue.

To avoid overzoning for commercial development thereby creating a situation which encourages retail establishments unrepresentative of the Borough's character.

GOALS

OBJECTIVES

INDUSTRIAL

An important element of a well-balanced community is office and industrial uses which not only provide job opportunities for local residents, but also is an important support for the tax base. It is the goal of the Borough to encourage new office and industrial development, of a high performance order, to locate in West Caldwell in order to provide the fiscal base necessary to maintain housing values.

To protect the economic values of industrially zoned land by assuring good access and proper amenities.

To provide sites and areas for office and industrial use which have varying lot sizes and locations in the Borough.

To encourage these industries to meet accepted suburban performance standards on noise, odor, and other possibly harmful deterrents.

To protect existing industrial development and industrially zoned land from non-compatible uses.

OPEN SPACE

Open space in the Borough provides both functional and psychic values. It is the goal of the Borough that adequate open space is available to provide for the physical and mental well-being of all residents of West Caldwell.

Lands periodically inundated by flood waters must be protected from encroachment by residential development. Currently, no residential structures are located within the 1903 flood plain. It is the goal of the Borough to continue this policy.

To locate open space and recreation areas so they are readily accessible to most residents of the Borough.

To use open space lands as protection to developed areas from flooding.

To design and utilize watercourses as important open spaces.

To provide a variety of large and small open spaces to serve Borough-wide needs, as well as neighborhood need.

To use open space as a buffer between non-compatible developments.

LAND USE PLAN

The proposed land use plan for the Borough of West Caldwell takes into account analyses of regional conditions, existing land use, environmental and socioeconomic factors and existing and proposed transportation systems.

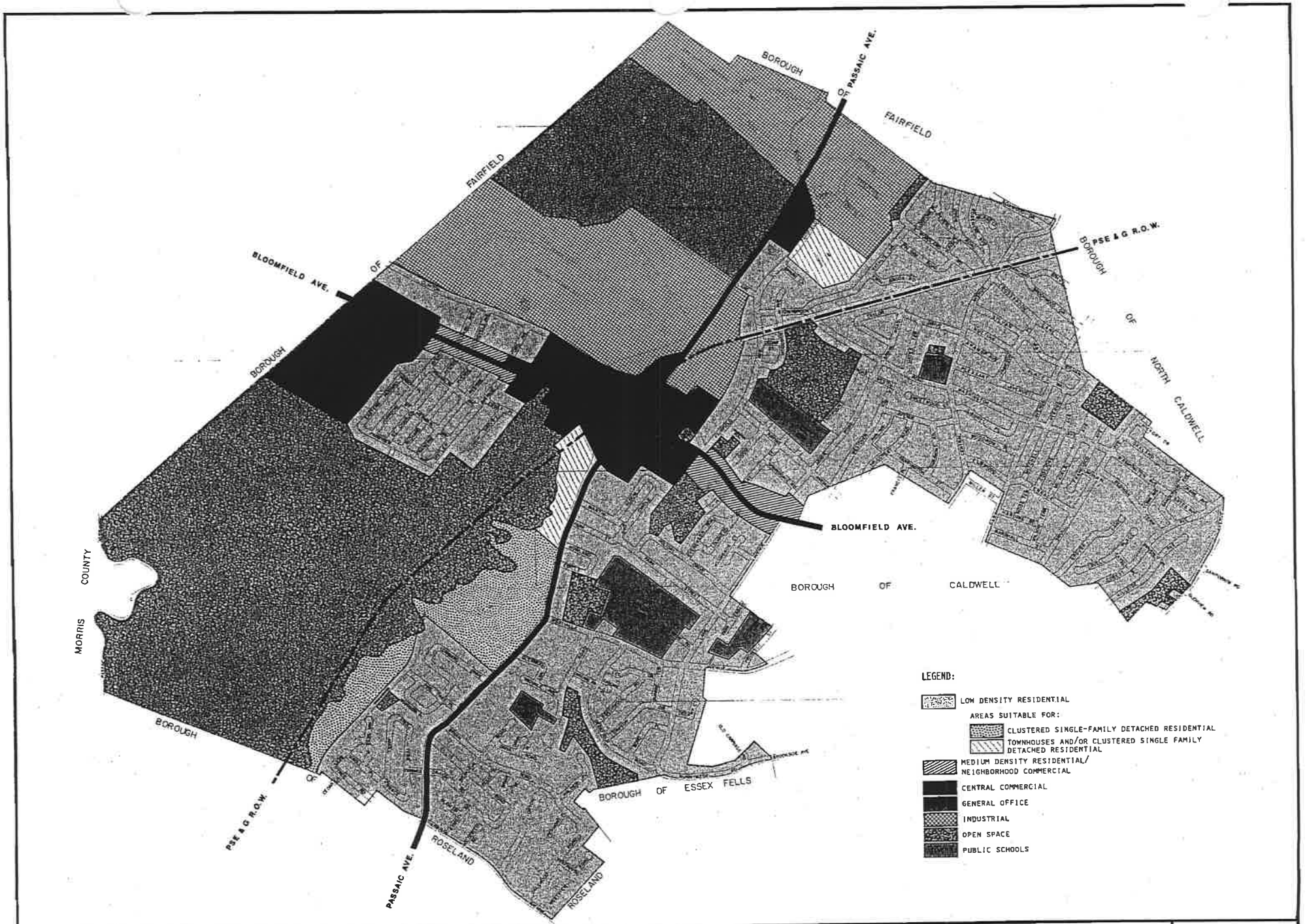
The plan is intended to carry out the Borough's goals and objectives discussed earlier. This can best be accomplished by assuring that new land development enhances and complements the existing character of the Borough. The major elements of the land use plan are as follows:

- (i) No residential development should be permitted on land within the 1903 floodplain or in other designated floodplains.
- (ii) Residential development is to be located generally east of the PSE&G right-of-way and Passaic Avenue. Due to flood plain lands, isolation from other residential areas and the non-residential character of surrounding areas, residential development in the western sections of the Borough should be limited to infill of existing neighborhoods.
- (iii) Retail uses are to be concentrated in the area of the Bloomfield Avenue - Passaic Avenue intersection.
- (iv) General commercial and office uses and higher density residential development are logical and desirable uses along Bloomfield Avenue and Passaic Avenue.
- (v) Industrial development should be located in the northwest quadrant of the Borough adjacent to similar uses in Fairfield.










Preservation of Floodplain Lands

Preservation and management of floodplain lands are essential to the Borough's health, safety and welfare. Floods are natural phenomena. Numerous floods have occurred along the Passaic River -- and will continue to occur periodically in the future.

Flood damages, however, are a consequence of the unwise development of floodplain lands. Increased runoff



LEGEND:

-  LOW DENSITY RESIDENTIAL
- AREAS SUITABLE FOR:
 -  CLUSTERED SINGLE-FAMILY DETACHED RESIDENTIAL
 -  TOWNHOUSES AND/OR CLUSTERED SINGLE FAMILY DETACHED RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL/
NEIGHBORHOOD COMMERCIAL
-  CENTRAL COMMERCIAL
-  GENERAL OFFICE
-  INDUSTRIAL
-  OPEN SPACE
-  PUBLIC SCHOOLS

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DRESDNER ASSOCIATES**

LAND USE PLAN



JUNE 1978



caused by extensive suburbanization has reduced the capacity of rivers and streams to carry storm waters within their banks further exacerbating flooding conditions.

Several principles of flood plain management are recommended. These are not intended to be all-inclusive, but rather specific proposals to provide direction to future development.

- (i) Future flood damage can be significantly reduced by preserving floodplains as open space. No development, fill or soil removal should be permitted in the floodway section of the floodplain.
- (ii) No residential structures are to be permitted in the floodplain. Residential structures are 24-hour activity uses. They serve as essential shelter to the family, providing food, social communion and rest. As a 24-hour activity serving all age groups, residential areas are much more susceptible to health and safety problems from flooding than are non-residential areas, and should be accordingly protected.
- (iii) Non-residential structures may be permitted in floodplain areas as long as:
 - first floor elevations are at least one foot above the 100-year or 1903 storm elevation, whichever is greater, and
 - neither the peak runoff rate nor the total volume of runoff water shall be greater after development than before development.

Residential Land Use and Housing Plan

This land use plan proposes residential land uses in two densities:

- Low density areas are generally single-family residences ranging from one to four dwelling units per acre. This is the predominant residential density of the Borough.
- Medium density areas are apartments and town houses along Bloomfield Avenue not exceeding 15 dwelling units per acre.

Additionally, a housing plan is proposed.

1. Low Density Residential Areas

Low density residential areas include (i) the eastern half of the Borough, (ii) The Gardens, a subdivision located off Bloomfield Avenue and west of Passaic Avenue, and (iii) a section between Bloomfield and Clinton Avenues west of Sanford Avenue.

Most of the land designated for low density residential use is already developed. Except for scattered single lots, the only large vacant parcels proposed for low density residential development are located between Passaic Avenue and the PSE&G right-of-way south of Bloomfield Avenue, and along Fairfield Avenue northeast of Spring Lane. These larger parcels all include flood plain lands, some to a greater extent than others. Two techniques are proposed to encourage proper development of these flood-impacted areas, consistent with the density of adjacent areas, while not encroaching on the floodplain.

- (i) For the area generally west of Passaic Avenue and south of Howland Circle (vacant land parcels 5 and 6) where the floodplain covers a portion of the total area, "clustering" of single-family homes is recommended as a conditional use. Clustering consists of reducing lot size, but not density. The "saving" in acreage is used as open space. In the case of vacant land parcels 5 and 6, the open space would be floodplain lands. The number of units developed under clustering would be no greater than the number permitted under standard zoning; however, the minimum lot size under the clustering concept should be reduced no more than 15% below the lot size ordinarily permitted in that zoning district.
- (ii) For the areas west of Passaic Avenue, north of Howland Circle (vacant parcel 7) and along Fairfield Avenue (vacant parcel 9), townhouses at a density of six to nine units per developable (non-floodplain) acre are recommended as conditional uses. At this net density, these two areas can develop at a gross density consistent with the surrounding area. Both of these vacant parcels lend themselves to townhouses because of their proximity to non-residential areas and major streets. They are effective transition residential types between traditional low density, detached single-family homes and more intense uses. Additionally, they provide a desirable housing type for the Borough.

The density of six to nine units per acre will permit townhouses at the following standards for the developable portion of the parcel:

floor area ratio	0.20
site coverage	15%

Substantial buffers and setbacks should be provided to mutually protect and preserve townhouses with their surrounding uses and activities.

No residential structures or roads are to be placed in the floodplains, although parking areas may be located there.

It should be clearly understood that the purpose of these techniques is to permit residential development on the developable portion of flood-impacted parcels at a gross density not to exceed the number of single-family units possible under the regulations of that zone.

The single-family residential area west of Sanford Avenue between Bloomfield Avenue and Clinton Road is particularly susceptible to the incursion of non-residential or higher-density residential uses. The area is located between two heavily trafficked streets; it is isolated from the main residential portion of the Borough; and it is bounded by commercial and industrial uses. Nevertheless it is a viable residential area which should be protected by assuring that the scattered vacant lots located in the residential zone are developed with homes at a density and use consistent with the present zoning ordinance.

Except for the above areas and The Gardens, no new residential areas should be developed west of the PSE&G right-of-way and Passaic Avenue.

2. Medium Density Residential

Medium density residential areas consisting of garden apartments and townhouses at a density not to exceed 15 dwelling units per acre and a defined lot area coverage and floor area ratio are proposed along Bloomfield Avenue from the Borough of Caldwell to Roosevelt School and from Distler Avenue to Johnson Avenue.

These two sections of Bloomfield Avenue are currently intermixed with apartments and small retail/commercial uses, a combination which works well. The development of garden apartments along Bloomfield Avenue has upgraded low density residential uses which were in transition on this heavily trafficked street. Redevelopment of single-family homes on Bloomfield Avenue by higher density garden apartments and/or townhouses should continue. The area between the Borough of Caldwell and Roosevelt School, including Kanouse Place and Roosevelt School is particularly suitable for development of higher density residential uses.

3. Housing Plan

As noted earlier, West Caldwell's housing stock is in generally good condition. Although the Borough is basically a single-family community, 229 units or 7.4 percent of the total housing stock were located in multi-family structures including garden apartments and townhouses in 1970. In all likelihood this percentage will increase, but only slightly because of the limited vacant, developable land remaining in the Borough.

Recognizing built-in constraints relating to lack of developable land and the present character of the Borough, West Caldwell's housing plan should be directed toward the following:

- (i) Maintain the excellent quality of older housing in the northeastern section of the Borough, adjacent to Caldwell. These areas are a prime resource for moderate and middle income housing, as are The Gardens.
- (ii) Upgrade residential areas presently stressed, including Kanouse Place, Melrose Place and Spring Lane.
- (iii) Provide housing for senior citizens who are residents of the Borough.

A number of Federal- and State-aided housing programs are available to assist communities in maintaining and upgrading housing quality. West Caldwell has a housing maintenance code, administered by the Borough building inspector, which is essential in maintaining minimum standards of housing quality to assure public health, safety and welfare. Two specific housing programs are proposed for West Caldwell. The first program assists moderate-income homeowners with low-interest loans for home improvements. The second program promotes the development of housing for the elderly.

- (i) Home Improvement Loan Program - This program of the New Jersey Mortgage Finance Agency provides low interest loans for home improvements to modest-income homeowners through private lending institutions. The program is particularly useful in smaller communities like West Caldwell which have neither community development block grants nor rehabilitation programs.
- (ii) Housing for the Elderly - A variety of Federal and State programs which provide grants and loans for the construction and development of housing for the elderly are available. Sponsors for subsidized housing for the elderly can be either public agencies or private, non-profit groups. Rental supplement programs for elderly tenants are also available.

Commercial Land Use Plan

Three classes of commercial uses are proposed; (i) retail and services, (ii) offices and general commercial, and (iii) neighborhood commercial. Retail and service uses are proposed to be located as follows:

- along Bloomfield Avenue between Roosevelt School and Sanford Avenue
- along Passaic Avenue between Kirkpatrick Lane and Clinton Road.

These areas are concentrated in the center of the Borough and are adequate in size to serve not only the needs of Borough residents but also the residents of nearby communities. Expansion of retail and service uses beyond the areas proposed will detract from the existing retail concentration by creating a commercial shopping strip along Bloomfield Avenue and/or Passaic Avenues. This strip would aggravate traffic conditions as well as adversely affect surrounding areas. In order to protect the existing retail area, and other commercial areas, it is important that overzoning of retail uses be avoided.

Office and general commercial uses are proposed:

- between Passaic Avenue and Fairfield Avenue north of Spring Lane
- along Bloomfield Avenue west of The Gardens.

This latter area (vacant parcel 2) is largely within the 1903 floodplain. It is not suited for residential development because of its flood prone condition, as well as its isolation from the main residential sections of the Borough and supporting community facilities.

A third commercial area is proposed for neighborhood-type commercial activities along Bloomfield Avenue to intermix with the medium density development proposed for this same area along Bloomfield Avenue.

Industrial Land Use Plan

Industrial uses are proposed for the northwest quadrant of the Borough. The three industrial parks in the Borough are located in this area which is also adjacent to the industrial development in Fairfield. Vacant parcel 8, located behind the Essex County Vocational school is also proposed for industrial development. In general, it is recommended that all industrial land be located in existing M-1 and M-2 zone districts subject to existing Zoning Ordinance use and intensity limitations, and performance standards for such districts.

The only parcel in this quadrant not proposed for industrial development is the Mountain Ridge Country Club golf club which is proposed to remain as open space.

Open Space Plan

Proposed open spaces are divided into the following categories:

- Borough and County parkland and open space
- areas within the 1903 floodplain
- Mountain Ridge Country Club

Other open spaces are school playgrounds and playfields. The future disposition of floodplain lands and the Mountain Ridge Country Club (vacant parcel 1) are of major significance to the Borough as well as to downstream communities. Extensive development of these two areas will have a substantial impact on the character of the Borough. Additionally, increased runoff coupled with decreased retention areas will further exacerbate flooding conditions.

The floodplain areas, particularly those portions of the floodplain adjacent to or part of residential parcels, are proposed to remain as open space. These floodplain areas include:

- land within the 1903 flood located east of both the Essex County park lands and The Gardens (vacant parcels 3 and 4),
- the floodway and flood fringe of the brook located on vacant parcel 9.

When located as part of a proposed residential development, these floodplain lands can be used as open space serving residential areas. However, no soil removal or fill should be permitted in the floodplain.

The country club is the largest single tract in private ownership remaining in the Borough. It is bounded on all sides by industrial properties and is in the flight path of the Fairfield airport. The country club provides important community open space -- it is a "green lung" between two substantial industrial parks -- it provides aesthetic relief to a large regional industrial area. The site is inappropriate for comprehensive residential development because of the surrounding industrial development. Commercial or industrial development of the 163 acre tract will create major traffic

problems on arterial and neighborhood streets. Its future retention as open space is vital to the community interest. The golf course will come under increasing pressure for more intense development. Methods of retaining the golf course should be explored; possibilities include:

- acquisition of development rights
- tax abatement
- public acquisition and management
- very limited development to complement the golf course use, e.g. seasonal homes for members or and expanded restaurant to serve the public.

Municipal parks are also part of the Borough's open space system. Over the past decade, the Borough had acquired all municipal park lands proposed in the 1964 Master Plan. Additional park areas are proposed to serve northern and southern sections of the Borough as follows:

- (i) It is recommended that Borough-owned land along Woodland Road be developed as a park to serve the area north of the PSE&G right-of-way. It will also be a buffer between the Essex Passaic Industrial Park and nearby residential areas.
- (ii) It is recommended that Borough-owned land and portions of the present Eisenhower Parkway right-of-way be developed as park area to serve the residential subdivisions west of Passaic Avenue in the southern portion of the Borough.
- (iii) Consider park and recreational use of other Borough-owned land and Public Service right-of-way.

Comments on the Land Use Plan

In the analysis section of this plan, nine vacant parcels were identified as particularly important in terms of their impact on the future development and character of the Borough (Table 9). The Land Use Plan presented specific recommendations for these parcels in context with their surrounding areas and the Borough as a whole, as follows:

Parcel 1: Retain the golf course as a golf course, possibly permitting limited, seasonal residences to serve members only. Rezone from R-1 to a new Open Space Zone.

Parcel 2: Develop as commercial offices similar to adjacent uses along Bloomfield Avenue. Rezone from R-3 to O-P.

Parcel 3: Preserve as open space by rezoning from R-3 to proposed Open Space Zone. Identify as proposed park on Official Map.

Parcel 4: Preserve as open space by rezoning from R-3 to proposed Open Space Zone. Identify as proposed park on Official Map.

Parcel 5: Develop as low density residential, utilizing clustering to offset floodplain lands. Retain present density and zoning.

Parcel 6: Develop as low density residential, utilizing clustering to offset floodplain lands. Retain present zoning and density.

Parcel 7: Develop as low density residential, utilizing clustering or townhouse development to offset floodplain lands. Retain present zoning and density.

Parcel 8: Develop as industrial use under present zoning.

Parcel 9: Develop as low density residential utilizing clustering or townhouse development to offset floodplain lands. Retain present zoning and density.

Table 10 presents the proposed distribution of land use based on the Land Use Plan.

TABLE 10
DISPOSITION OF USES IN THE LAND USE PLAN

<u>Use</u>	<u>Acres</u>	<u>Percent</u>
Low Density Residential	1,129	33.4
Medium Density Residential	50	1.4
Commercial	185	5.4
Industrial	400	11.9
Public and Semi-public	260	7.7
Open Space	858	25.4
Streets	500	14.8
TOTAL	3,382	100.0

The Land Use Plan recognizes West Caldwell's social, environmental and locational strengths. Perhaps the Borough's greatest strength is in the quality and diversity of its land use. Its basic low density residential character has been strengthened by (i) protection and reservation of flood prone lands; (ii) a substantial local employment base concentrated in three industrial parks; (iii) provision of multi-family housing as a desirable land use along Bloomfield Avenue; and (iv) development of a variety of retail, office and general commercial uses which serve the Borough and surrounding communities.

The proposed plan will not place undue pressure on existing community facilities. Proposals for townhouses and garden apartments will provide a variety of housing types to serve a broad spectrum of families. The commercial and industrial base of the Borough will be further strengthened by the judicious disposition of non-residential lands.

The increase in population to a horizon of 13,000 to 14,000 residents is within the service capacity of public and semi-public community facilities. No new schools will be required to serve the projected population, and local taxes are expected to remain essentially stable except for possible inflationary changes. The Land Use Plan recommends a balancing of homes, shopping, jobs and recreation that (i) reflects the community's goals and objectives and (ii) is fiscally responsible.

Eisenhower Parkway

Eisenhower Parkway is currently proposed to extend into West Caldwell from Roseland, generally parallel to and west of Passaic Avenue, north to its joining with Passaic Avenue north of Clinton Road.

It is not within the scope of this Land Use Plan to make comprehensive recommendations regarding the traffic aspects of Eisenhower Parkway. However, the road will have a substantial and significant impact on the development of abutting lands. Of particular concern is the southern section of Eisenhower Parkway located between the PSE&G right-of-way and Passaic Avenue. The proposed Parkway, in this section, abuts a 197-home subdivision. Additionally the proposed parkway isolates vacant, developable areas between it and the PSE&G right-of-way.

It is recommended that proposed Eisenhower Parkway be relocated west of the PSE&G right-of-way to reduce substantially its negative effects on nearby residential and residentially developable lands. By this relocation, Eisenhower Parkway would be buffered from residential development by the 150' PSE&G right-of-way as well as by floodplain lands east of the PSE&G right-of-way.

As a result of this Land Use Plan, it is further recommended that a comprehensive traffic and environmental analysis be made of the proposed northerly terminus of Eisenhower Parkway. It is the stated purpose of the Eisenhower Parkway extension to facilitate the north-south flow of inter-county traffic by connecting major thru-routes, thereby alleviating congestion on such roads as Passaic Avenue, by diverting a significant volume of traffic to the new roadway. Included in the review should be a thorough analysis of the possible realignment of Eisenhower Parkway to generally follow the easterly perimeter of the Essex County Park, finally terminating near the intersection of Bloomfield Avenue and Route 46 in Fairfield Borough. Should the analysis indicate that this terminus would achieve the desired reduction in traffic load on Passaic Avenue, it would appear to be a more desirable alternative than the presently proposed terminus at Henderson Drive in West Caldwell. By routing Eisenhower Parkway to Route 46, it would appear that the thru-traffic impact on the northern end of Passaic Avenue and its local feeder streets in West Caldwell could be minimized; it would avoid the necessity of constructing three major new at-grade intersections in the most traffic-intensive portion of the Borough, and would provide more direct access to the underutilized portion of Route 46, which is a parallel alternate to Passaic Avenue north of Clinton Road.

Relationship to the Zoning Ordinance

The Land Use Plan proposes no significant changes in densities over those permitted in the current zoning ordinance. However, in order to better carry out the goals and objectives of the plan as well as specified recommendations, the zoning ordinance should be revised to reflect the following:

1. Many of the vacant, residentially zoned lots remaining are partially or largely covered by floodplain lands. The zoning ordinance should permit increased densities on the developable portions (non-floodplain) of the site to offset the undevelopable portion of the site. In no case, however, should the gross site density be exceeded. This increased density on the developable portion of the site can be accomplished, for example, by clustering (reducing lot sizes) or by changing the building type (from single-family detached houses to townhouses). When net residential densities are increased on floodplain-impacted parcels, they should be considered as conditional uses subject to comprehensive standards governing the density and placement of structures on the site.

2. Limitations and controls on activities within the floodplain should be more explicit relating to:

- land uses and activities
- limitations to soil removal and fill
- site hydrology, both surface and subsurface.

The floodplain area consists of both the floodway and the flood fringe. Within the floodway no structures should be placed, nor any elevations substantially changed. Uses should be restricted to parks and open space and agriculture. Development within the flood fringe would be less restrictive; however, no residential structures would be permitted, and first floor elevations of any structure would be at least one foot above flood elevation.

3. Conflicts between the Land Use Plan and the zoning ordinance should be resolved by the following revisions to the zoning ordinance:

- (i) Place the Mountain Ridge Golf Course in an open space and/or recreation zone intended to retain the essential open, recreational character of the site. Accessory and complementary uses would be permitted. The site should be taken out of the R-1 classification due to its unsuitability for such large scale residential development. An Open Space zoning district would permit country clubs, swim clubs, golf courses (but not golf driving ranges), tennis courts, public parks, and playgrounds and similar low density recreation uses.

Conditional uses may include seasonal homes limited to members of the club.

Essex County park lands should also be placed in the Open Space Zone.

Comprehensive regulations for this proposed zone should be prepared and amended to the zoning ordinance.

- (ii) Rezone Kanouse Place from R-4 to B-1 to encourage higher density residential development.
- (iii) Rezone lands west of The Gardens from R-3 to O-P.

4. Identify conditional uses ordinarily permitted in a residential zone such as houses of worship, hospitals, home professions and occupations, nursery schools, private and parochial schools. Specific standards for development of these special uses should be established, including lot area, yards, height, coverage, off-street parking, signage, and employees (where applicable).

Include cluster and townhouse options in single-family zones as conditional uses.

5. Develop comprehensive design standards for all multi-family residential developments. These standards should include density, floor area coverage, yards and height, off-street parking and aesthetic relationships.

Relationship to Surrounding Communities

This Land Use Plan coordinates well with the planning efforts and existing patterns of land use in surrounding communities. Residential areas, existing and proposed, in West Caldwell are well related to similar residential uses in North Caldwell, Caldwell, Essex Fells and Roseland. Industrial development in the northwestern part of the Borough is adjacent to similar development in Fairfield. Additionally, the preservation of open space within the 1903 floodplain retains a large storage area for Passaic River flood waters which is a positive factor in terms of downstream communities.

This plan provides no land use conflicts with surrounding communities. Additionally, it complies with the Essex County Land Use Plan.

BOROUGH COUNCIL

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Council President
Edward John Davies
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Janet May, Secretary

Edward John Davies, Councilman
Henry Glista
Benedict F. Martorana

Robert C. Rubino, Mayor

Borough Administrator: Donald E. West

Borough Attorney: John J. McDonough, Esq.

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TOWNSHIP OF WEST CALDWELL

INCORPORATED 1904

30 CLINTON ROAD
WEST CALDWELL, NEW JERSEY 07006
(201) 226-2300

Hon. Mayor and Council
Township of West Caldwell
30 Clinton Road
West Caldwell, New Jersey

July 26, 1982

Subject: Reexamination Report - Master Plan and Development Regulations

Dear Mayor Reiher and Members of the Council:

In accordance with the provisions of the Municipal Land Use Law (N.J.S.A. 40:55D-89), which requires a reexamination of municipal master plans and development regulations no later than August 1, 1982, the West Caldwell Planning Board, at the direction of the Governing Body, is pleased to present herein a report of its findings on this subject.

In June, 1978, in conjunction with its consultant, Allen J. Dresdner, AIP, the Planning Board adopted a Land Use Plan Element and certain other plan elements of a Master Plan in accordance with the provisions of the Municipal Land Use Law. The adoption of the Master Plan concluded an extensive series of meetings between the Board and its consultant and other community agencies, including full opportunity for formal and informal public input from interested parties. The adopted Plan emphasized the desire of West Caldwell residents to continue our community's variety and balance of land uses within its basic, low-density residential character.

Following the adoption of the Master Plan, the Planning Board, at the direction of the Mayor and Council and acting in accordance with the provisions of the Municipal Land Use Law, drafted revised development regulations consistent with and implementing the provisions of the adopted Master Plan. Upon completion of the Board's recommendations, the Mayor and Council adopted a revised Zoning Ordinance in December, 1979 and a revised Land Use Procedures Ordinance in August, 1980.

continued

During the Board's deliberations on the Master Plan in 1978, the major concerns related to land development in West Caldwell were identified and addressed. The then Borough was essentially a developed community, and its basic residential character was well established. The major areas of vacant lands were, and still remain, located west of Passaic Avenue, and, in several cases, these lands were, and continue to be, impacted by flood hazard areas. In our overview of the community, nine significant vacant parcels were identified which would come under increasing pressure for development.

The principles of concept planning, which is a study of alternative futures with an evaluation of their impact on the character of the community and its residents, were applied to each parcel. From these various scenarios, a recommended land use was chosen for each of the selected parcels, based upon the overall goals and objectives established in the Master Plan. These goals and objectives, in addition to maintaining the present character of the community with its balanced variety of land uses, emphasized the value placed on open space and recreation activities, as well as the preservation and protection of flood-prone lands.

The findings of the Planning Board's current reexamination of the elements of the Master Plan have affirmed and reinforced the goals and objectives set forth in the 1978 Plan, as well as its specific land use recommendations. The concerns expressed then, specifically the control of development on flood-prone lands, the preservation of open spaces and the maintenance of the community's basic low-density residential character, remain unchanged. Since the original adoption of the Plan, one of the nine identified parcels has been approved for development, with this approval conforming in all respects with the goals and objectives of the Plan. Since 1978, moreover, these principles have been applied to all land use decisions made by the Planning Board with respect to site plan and subdivision review, and have provided a continuity and consistency of approach through all of the Board's deliberations.

As part of its current reexamination, the Board has adopted an addendum to the Master Plan which updates certain statistical data based upon the results of the 1980 Census. Significantly, this data, among other results, confirms that the population of West Caldwell has decreased slightly since 1970, which is consistent with a major premise of the 1978 Plan that there were no community-wide pressures for significant population increases or intense urbanization. The Board has also carefully reviewed the nature and extent of all Zoning Ordinance variances requested during the past four years, as well as the current status, practicability and applicability of all provisions of the Zoning, Land Use Procedures and Land Subdivision Ordinances in light of current governmental policies related to land use, recent court decisions and amendments to the Municipal Land Use Law. As a result, certain revisions to these Ordinances have been prepared by the Planning Board and are herein recommended to the Governing Body for its consideration.

continued

Among the recommended Zoning Ordinance revisions are greatly expanded and detailed standards for all Conditional Uses, an expanded and revised compilation of prohibited uses, provisions regulating certain additional accessory uses, revised and clarified standards for residential cluster development, expanded nonconforming use, parking and sign regulations, and a revised and simplified Ordinance format.

Among the recommended Land Use Procedures Ordinance revisions are provisions to permit alternate members to the Planning Board, the inclusion of energy conservation provisions, revised and clarified definitions of certain terms used in the Ordinance, clarification of permitted exceptions to site plan and subdivision review regulations, a revised fee schedule and provisions to insure consistency with the requirements of the Municipal Land Use Law.

Among the recommended Land Subdivision Ordinance revisions are provisions which significantly update all regulations and standards, which were last amended in April, 1976. Among the major revisions are the adoption of Standard Details of Construction, new and significantly expanded design standards for streets, lots and utilities, provisions for subdivision review exceptions, a revised and simplified Ordinance format and provisions to insure consistency with the requirements of the Municipal Land Use Law.

Attached to this report are copies of "Addendum A - Elements of the Master Plan", adopted by resolution of the Planning Board after public hearing on July 26, 1982, as well as detailed proposals for revisions to Chapters XVIII, XIX and XX of the Revised General Ordinances of the Township of West Caldwell, as detailed in this report.

The Planning Board is confident that the adoption of these recommendations by the Governing Body will further enhance our community's long established practice of sound planning and consistent land use regulation, and that such adoption will further serve to preserve and protect the quality of life in our community.


S. Ludwig, Chairman
West Caldwell Planning Board

cc: Planning Board

PLANNING BOARD
TOWNSHIP OF WEST CALDWELL
ESSEX COUNTY, NEW JERSEY

RESOLUTION

WHEREAS, the Municipal Land Use Law, N.J.S.A. 40:55D-89 requires the governing body to provide for a general re-examination of its master plan and development regulations by the Planning Board which shall prepare a report on the findings of such re-examination, and requires the first such re-examination to be completed by August 1, 1982; and

WHEREAS, the Planning Board of the Township of West Caldwell did, on March 22, 1982 and July 26, 1982, hold Public Hearings with respect to said re-examination, after public notice pursuant to the Municipal Land Use Law; and

WHEREAS, the Planning Board has reviewed and considered the said master plan and development regulations, together with all testimony, comments and correspondence received in connection therewith; and

WHEREAS, the Planning Board has recommended specific changes for the master plan and development regulations, as set forth in its report attached hereto and made part hereof;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of West Caldwell, on this 26th day of July, 1982, that said report and development regulation changes attached hereto be and the same are hereby recommended to the Mayor and Council, and that said master plan changes attached hereto be and the same are hereby adopted.


Secretary

Vote On Resolution:

For: 7

Against: 0

Abstain: 0

Not Voting: 0

TOWNSHIP OF WEST CALDWELL

INCORPORATED 1904

30 CLINTON ROAD
WEST CALDWELL, NEW JERSEY 07006
(201) 226-2300

July 26, 1982

ADDENDUM "A"

ELEMENTS OF THE MASTER PLAN

TOWNSHIP OF WEST CALDWELL

ESSEX COUNTY, NEW JERSEY

TABLE 1 (Page 3)

COMPARATIVE POPULATION CHANGES, 1950 and 1980

<u>Area</u>	<u>Population</u>		<u>% Change</u>
	<u>1950</u>	<u>1980</u>	<u>1950-1980</u>
Essex County	905,949	851,116	(6.1)
Western Essex County (Caldwells, Roseland, Essex Fells, Fairfield)	18,259	40,543	122.0
West Caldwell	4,666	11,407	144.5

TABLE 2 (Page 4)

COMPARATIVE DENSITIES, 1980

<u>Area</u>	<u>Population Density/Acre</u>
Newark	21.3
Belleville	16.7
Bloomfield	13.8
Glen Ridge	9.4
Montclair	9.7
Verona	7.9
Caldwell	9.9
West Caldwell	3.5

TABLE 4 (Page 9)

POPULATION TRENDS, 1940-1980

<u>Area</u>	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>% Change 1950-1980</u>
Caldwell	4,932	6,270	6,942	8,677	7,624	21.6
Essex Fells	1,466	1,617	2,174	2,541	2,363	46.1
Fairfield	1,392	1,906	3,310	6,884	7,987	319.0
North Caldwell	1,572	1,781	4,163	6,733	5,832	227.5
Roseland	1,556	2,019	2,804	4,453	5,330	164.0
West Caldwell	3,458	4,666	8,314	11,913	11,407	144.5
West Essex	14,376	18,259	27,707	41,201	40,543	122.0
Essex County	837,340	905,949	923,545	932,526	851,116	(6.1)

TABLE 5 (Page 9)

COMPARISON OF POPULATION CHARACTERISTICS, 1980

<u>Area</u>	<u>1980 Population</u>	<u>Density/ Acre</u>	<u>% Pop. over 64</u>
Caldwell	7,624	9.9	17.8
Essex Fells	2,363	2.8	12.3
Fairfield	7,987	1.2	6.3
North Caldwell	5,832	3.1	5.8
Roseland	5,330	2.3	10.0
West Caldwell	11,407	3.5	10.2
West Essex	40,543	2.6	10.3
Essex County	851,116	10.4	11.6

TABLE 6 (Page 12)

CHARACTERISTICS OF HOUSING, 1980

<u>Condition</u>	<u>West Caldwell</u>		<u>Essex County</u>	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
<u>Lacking Some or All Plumbing</u> <u>For Exclusive Use</u>	11	0.3	9,351	2.9
<u>Persons/Room (Occupied Dwelling Units)</u>				
1.0 or under	3,579	99.2	280,824	93.5
1.01 to 1.50	29	0.8	14,295	4.8
1.51 or more	1	-	5,184	1.7
<u>Rooms/Dwelling Unit</u>				
6 or more	2,963	81.2	112,900	35.6
4 or 5	570	15.6	124,133	39.1
3 and under	116	3.2	80,076	25.3

Data Source:

State Data Center, State of New Jersey
 Department of Labor, Division of Planning and Research
 Office of Demographic and Economic Analysis
 Trenton, New Jersey 08625

1. New Jersey Population Per Household, 1970 & 1980 (December, 1981).
2. New Jersey Population by Age and Sex, 1980 (March, 1982).
3. New Jersey 1980 Census of Population and Housing, Municipal Profiles:
 - a) Volume I: Characteristics of Persons (January, 1982)
 - b) Volume II: Characteristics of Households and Families (January, 1982).
 - c) Volume III: Characteristics of Housing Units (January, 1982).

LAND USE PLAN
AND
HOUSING PLAN

1989

TOWNSHIP OF WEST CALDWELL
NEW JERSEY

PLANNING BOARD OF THE
TOWNSHIP OF WEST CALDWELL

CONSULTANT: DRESDNER, ROBIN & ASSOCIATES

LAND USE PLAN
AND
HOUSING PLAN

1989

TOWNSHIP OF WEST CALDWELL
NEW JERSEY

PLANNING BOARD OF THE TOWNSHIP OF WEST CALDWELL

CONSULTANT: DRESDNER, ROBIN & ASSOCIATES

TOWNSHIP OF WEST CALDWELL, NEW JERSEY

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Janet May
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Robert Podvey, Attorney

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Gerald Yeager
Daniel Klohs

Patrick Sprouls, Attorney

OCTOBER 23, 1989

LAND USE PLAN
AND
HOUSING PLAN

TOWNSHIP OF WEST CALDWELL, NEW JERSEY

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REEXAMINATION REPORT

Introduction

The Municipal Land Use Law (MLUL) requires municipalities to reexamine their master plans at least every six years. The basis for this requirement is to assure regular reviews of current information and changing conditions in the interest of keeping long-range planning as up to date as possible.

In C. 40:55D-89 of the MLUL, the following language is set forth:

The governing body shall, at least every 6 years, provide for a general reexamination of its master plan and development regulations by the planning board which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the county planning board and the municipal clerks of each adjoining municipality. The first such reexamination shall have been completed by August 1, 1982. The next reexamination shall be completed by August 1, 1988. Thereafter, a reexamination shall be completed at least once every six years from the previous reexamination.

The Township of West Caldwell prepared a comprehensive Master Plan in 1964. Revisions to elements of the Master Plan were prepared in 1978.

In accordance with the six year requirement, a reexamination of the 1978 Plan was conducted in 1982. This report was titled, Addendum "A", Elements of the Master Plan. The 1978 Master Plan, as amended in 1982, was readopted in August 1988 by the Township Planning Board.

It should be noted that in 1981 West Caldwell changed its official name from the Borough of West Caldwell to the Township of West Caldwell.

The Reexamination Report, must by law, address four areas of concern. Those areas are discussed below along with the information requested under each item.

C.40:55D-89a.

This provision of the MLUL reads as follows:

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

At the time of the 1978 Master Plan (and 1982 Addendum), three major land use problems, perhaps better termed as issues, were identified. These land use issues were:

- undeveloped lands;
- areas that were developed but subject to pressure for change; and
- areas of stressed housing.

As identified in the 1978 Master Plan, the vacant areas that would come under increasing pressure for development are:

- The area west of Passaic Avenue and south of Bloomfield Avenue, a portion of which is in the Passaic River floodplain, and consisting of:

Between proposed Eisenhower Parkway and the PSE&G right-of-way, there are 27.7 acres of privately-owned vacant land, about one-half of which is within the Passaic River flood plain. These lands are currently zoned R-3 and presently lack access to public roadways;

The lands east of proposed Eisenhower Parkway which are partially developed and are currently zoned R-3 and R-3A; and

The remainder of private vacant lands in the area are located west of the Eisenhower Parkway and south of Bloomfield Avenue. These vacant lands are primarily zoned OP and OS and consist of 123.4 acres. Virtually all of these lands are located within the flood plain including large sections owned by the Essex County Park Commission.

- The Mountain Ridge Golf Course, although not vacant and in active use, is subject to change to a more intensive use. It consists of 163.9 acres and is zoned OS.
- The Fairfield Avenue area consists of two sections. The first is a 9.5 acre tract located behind the Essex County Vocational School zoned M-1. The second area is located between Fairfield Avenue and Natalie Drive. The area is zoned R-3 and includes 13 acres. A portion of the tract is in a 100-year floodway.

The developed areas that were projected to come under pressure to intensify land use either because of low density or age of development included the following:

- Roosevelt School, closed by the Board of Education, on July 1, 1978;
- residential concentrations on Bloomfield Avenue between (i) Loughheed and Fairfield Avenues, and (ii) west of Debaun and Johnson Avenues; and

- scattered residential development on Passaic Avenue north of Clinton Road.

Lastly, three areas were identified as areas of concern in terms of housing condition. These areas were along Kanouse Place, Melrose Place and Spring Lane.

The goals and objectives identified in the 1978 Master Plan consist of five subject areas:

- general
- residential
- commercial
- industrial
- open space

The goals and objectives identified under each of these areas are listed below:

(i) General Goals and Objectives

It is the goal of West Caldwell to maintain its suburban residential character with a strong regional employment base as well as adequate shopping to serve both the Township and surrounding communities. This requires an orderly allocation of land uses to preclude incompatible development and potential blighting influences. Living areas, working areas and leisure-time areas are to be coordinated and integrated to provide a balanced community development pattern.

- To capitalize on existing, vacant land resources to achieve the desired pattern of residential development.
- To design new developments to support and enhance the existing character of the Township and the neighborhoods within which the new uses are located.
- To ensure that adjacent land uses are compatible with regard to such factors as noise, traffic, odor, activity and appearance.
- To provide through land development legislation the standards and the design flexibility to encourage mutually compatible and supportive development.

(ii) Residential Goals and Objectives:

The preservation and enhancement of residential neighborhoods while encouraging decent, safe and sanitary housing is a major goal.

- To prevent the incursion of incompatible non-residential uses into residential neighborhoods.
- To establish a residential density pattern which will produce desirable concentrations of residences and will not overburden local community facilities or cause congestion.
- To sustain the high quality of the neighborhoods and to protect individual property values by encouraging proper standards of design, construction, privacy and a healthful living arrangement.

The provision of a variety of housing types is desirable to serve the changing demographic profile of the Township as well as the life style of the individual resident.

- To permit garden apartments and town houses in well-defined areas related to major roads.
- To protect the older, single-family sections of the Township as a valuable, moderate and middle-income housing resource.
- To improve stressed residential areas, unrelated to larger neighborhoods, by creating opportunities for upgrading through higher intensity development.

(iii) Commercial Goals and Objectives:

The existing commercial (shopping) base of the Township must be protected and strengthened. This can best be accomplished by concentrating, rather than dispersing shopping areas.

- To concentrate major shopping activities on Bloomfield Avenue.
- To avoid strip shopping development along both Bloomfield Avenue and Passaic Avenue.
- To avoid overzoning for commercial development thereby creating a situation which encourages

retail establishments unrepresentative of the Township's character.

(iv) Industrial Goals and Objectives:

An important element of a well-balanced community is office and industrial uses which not only provide job opportunities for local residents, but also is an important support for the tax base. It is the goal of the Township to encourage new office and industrial development, of a high performance order, to locate in West Caldwell in order to provide the fiscal base necessary to maintain housing values.

- To protect the economic values of industrially zoned land by assuring good access and proper amenities.
- To provide sites and areas for office and industrial use which have varying lot sizes and locations in the Township.
- To encourage these industries to meet accepted suburban performance standards on noise, odor, and other possibly harmful deterrents.
- To protect existing industrial development and industrially zoned land from non-compatible uses.

(v) Open Space Goals and Objectives:

Open space in the Township provides both functional and psychic values. It is a goal of the Township that adequate open space is available to provide for the physical and mental well-being of all residents of West Caldwell.

Lands periodically inundated by flood waters must be protected from encroachment by residential development. Currently, no residential structures are located within the 1903 flood plain. It is the goal of the Township to continue this policy.

- To locate open space and recreation areas so they are readily accessible to most residents of the Township.
- To use open space lands as protection to developed areas from flooding.
- To design and utilize water courses as important open spaces.

- To provide a variety of large and small open spaces to serve Township-wide needs, as well as neighborhood need.
- To use open space as a buffer between non-compatible developments.

C: 40:55D-89b.

This provision of the MLUL reads as follows:

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

(i) Vacant Lands

West Caldwell is an established community with very little undeveloped land. There are, however, several large, privately owned, vacant parcels located west of Passaic Avenue. These properties have remained undeveloped due, in part, to the large sections of these lands that are either in the flood hazard area or are wetlands. The State's freshwater wetlands regulations which became effective July 1, 1988 have reduced the development potential of these lands even more so than before. Any future development proposals for these wetlands would also have to consider the buffer regulations (part of the freshwater wetlands regulations) which will become effective July 1, 1989. The tightening of environmental regulations present both opportunities and constraints to West Caldwell. On the one hand, the regulations reenforce the Township's objectives to preserve and protect the environmentally critical areas, while on the other hand the regulations significantly reduce the potential to develop the remaining vacant parcels of land in the Township.

(ii) Housing

A need to provide a variety of housing types "to serve the changing demographic profile of the Township" was specified in the 1978 Master Plan. The Master Plan showed that the number of elderly citizens in the Township was increasing and that this segment of the population was the one most in need of affordable housing. Census data shows that the number of persons aged 65 and over has increased from 7.2 percent of the total population in 1970 to 10.1 percent of the total population in 1980. This increase in the 65 and over population has occurred while the total population has decreased.

The Fair Housing Act (Chapter 222, Laws of New Jersey) was adopted and signed into law in 1985 in response to the Mt. Laurel II decision. The Mt. Laurel II decision handed down by the New Jersey Supreme Court in January 1983 requires all municipalities to provide a realistic opportunity for the construction of housing affordable to households of lower income. The extent of the obligation depends, in part, on how a municipality is designated in the State Development Guide Plan. The Guide Plan, published by the New Jersey Department of Community Affairs in May 1980, divided the State into the following regions: growth areas, limited growth areas; agricultural areas; and conservation areas. All of West Caldwell, with the exception of the most western part of the Township is located within a growth area meaning that its Mt. Laurel II obligation includes indigenous need, reallocated present need and prospective need. The western most portion of the Township, which contains the Passaic River wetlands, is within a State designated conservation area (see Figure 1). Using the analytic methodology set forth in the "Fair Share Housing Criteria and Guidelines" (N.J.S.A. 52:27d-301 et. seq.), West Caldwell has a total need of 247 low and moderate income units. Of that "total need" number, however, the Township's indigenous need is only 15 units. Indigenous need, is the calculated number of deficient housing units which are occupied by low and moderate income households within the municipality of concern and is a component of present need. The prospective and present need are determined with statistical data from the entire region the municipality is located within. This is discussed further in the Housing Plan section of this report.

Although, as mentioned previously, the Township has expressed a need for diversified housing, the lack of vacant, developable land has made it difficult to fulfill this need. To the extent that residential development has occurred, it has done so through residential infill. During the eight year period between 1980 through 1987 there were a total of 58 dwelling units constructed in the Township, of which 55 were single-family units, and three were two-to four-family units.

An additional residential concern in the Township as reported in the 1978 Master Plan was the stressed housing conditions on Spring Lane, Kanouse Place and Melrose Place. Since that time the conditions of the houses on Spring Lane and Melrose Place have noticeably improved. The houses on Kanouse Place have remained relatively the same and, as of the writing of this

report, two of the four homes on Kanouse Place are for sale.

Other concerns expressed in the 1978 Master Plan included the disposition of Roosevelt School and the potential for scattered residential development along Bloomfield Avenue and along Passaic Avenue north of Clinton Road to be subject to increased development pressure. The Roosevelt School is now used by Essex County College and the residential dwellings mentioned above have not been redeveloped at higher densities. The zoning ordinance continues to work effectively to maintain the low density, residential character of the Township.

(iii) Commercial and Industrial

Part of the Township's Master Plan objectives included the creation of more office and industrial uses. Since 1978, a major office condominium development has been constructed in the northern section of the Township off Fairfield Avenue and new offices were built in the Dodge Drive industrial area.

(iv) Traffic

The problem of traffic congestion in the Township along Passaic Avenue has not yet been resolved. Traffic on the southwestern portion of Passaic Avenue is proposed to be relieved by completion of a four-lane, divided, Eisenhower Parkway. However, the alignment and schedule for Eisenhower Parkway is apparently on hold. The Final Environmental Impact Statement for the project has not been distributed nor have public hearings been held on the document. There is no current schedule for the New Jersey Department of Transportation to complete and distribute the document.

(v) Zoning

Rezoning of sections of the Township to implement the Master Plan was accomplished, as follows:

- The Mountain Ridge Golf Course was rezoned from R-1 to OS;
- An R-3A zone was created along Passaic Avenue west of Kirkpatrick Lane; and
- Most of the area west of the PSE&G easement and south of Bloomfield Avenue was rezoned to OS and OP from R-1.

This provision of the MLUL reads as follows:

The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, and changes in State, county and municipal policies and objectives.

There have been two major changes which have occurred at the State level that have significant implications for West Caldwell, as well as for all of New Jersey's municipalities. Since the adoption of the Master Plan in 1978 both the Freshwater Wetlands Program and State Development Guide Plan have come into effect. The newly enacted wetlands regulations reenforces the Township's policies and objectives concerning preservation of environment-ally sensitive lands. The State Development Guide Plan identifies most of West Caldwell as a growth area (except the Passaic River wetlands in the western section of the Township which is a conservation area) and by doing so requires West Caldwell to make provisions for low- and moderate-income housing. Although these programs do not change West Caldwell's Master Plan assumptions, policies and objectives, they will have an impact on future development in West Caldwell.

The Draft Preliminary State Development and Redevelopment Plan, which will replace the State Development Guide Plan if adopted, was released on January 30, 1988. Although this Plan must go through several review stages before it is adopted as the State Plan, all municipalities should be aware of the polices, strategies and objectives set forth in the plan and should begin to incorporate these into their local planning elements.

The general strategies of the Draft Plan are:

- (i) to guide growth in ways that protect the natural environmental and make the most efficient use of existing and planned public services; and
- (ii) to encourage a pattern of growth that will produce less need for public services and reduce the costs of meeting that need.

To implement these strategies the Draft Plan delineates a system of tiers, of which one through four are growth areas and five through seven are limited growth areas; and lays out strategies, policies and standards for each of these tiers.

West Caldwell is located in Tier 2 which includes stable cities and suburbs. The emphasis in Tier 2 communities is on maintaining adequate service levels and to balance growth with

open space needs while preserving the "suburbia" community character and quality of life. The desire to maintain adequate services and balanced growth, while preserving the existing character and quality of life is expressed in the Township's 1978 Master Plan goals and objectives. The difficulty that many Tier 2 communities face is that they must accommodate regional low and moderate income needs while having relatively little vacant land. West Caldwell is in this situation.

The Draft State Plan recognizes that for many Tier 2 communities such as West Caldwell, where vacant, developable land is at a premium, infill development and redevelopment are critically important in land use planning and future development.

There are no Tier 7 areas located in West Caldwell. Tier 7 is reserved for environmentally sensitive areas. Development patterns in these areas are characterized by low density residential, low intensity recreation and undeveloped open space, compatible with the natural resources found in these locations. Generally, this Tier includes pristine watersheds, reservoir watersheds, and habitats of endangered and threatened species.

Based on the criteria in the Draft State Plan, the areas of the Township adjacent to the West Essex Park as well as floodplain areas along the Western boundary of the Township should be considered for Tier 7 designation. This area maintains a high degree of environmental sensitivity in that it is heavily influenced by wetlands and floodplains.

A discussion of West Caldwell's fair share obligations, as calculated from the Fair Housing Act is included in the Housing Plan section of this report.

C.40:55D-89d.

This provision of the MLUL reads as follows:

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.

This is addressed in the Land Use Plan section of this report.

* * *

LAND USE PLAN

Regional Location

West Caldwell is located in western Essex County on gently sloping land extending from the floodplain of the Passaic River on the west to the western slope of the second Watchung Mountain on the east. The Township is bounded by the following municipalities:

- on the north, by the Borough of Fairfield;
- on the east by the Borough of North Caldwell;
- on the south, by the Township of the Borough of Caldwell and the Borough of Essex Fells; and
- on the west, by the Borough of Roseland and the Township of East Hanover (Morris County).

West Caldwell is well located in relation to major highways. It is immediately proximate to I-80 and I-280 via Bloomfield Avenue and Passaic Avenue respectively. I-80 connects with I-287 and I-280 connects with the Garden State Parkway. Eisenhower Parkway, a four-lane, divided highway which extends from Route 24 in Summit to I-280 in Roseland is proposed to extend north through West Caldwell to connect with Passaic Avenue in the area of Clinton Road. The status of this road remains unclear; the alignment is still being studied, it lacks funding, and environmental constraints place severe limitations on its construction.

Population

The Township's 1987 population is estimated to be 11,575 persons (see Table 1) by the New Jersey Office of Business Economics (NJOBE). The estimated 1987 population is well below earlier projections of the 1985 population.

<u>Source</u>	<u>1985 Population Projection</u>
1964 Master Plan	13,350
1978 Master Plan	13,000 to 14,000
NJOBE Series I	14,505
Series II	14,675
Series III	16,511
Series IV	13,273
Essex County	20,600

Table 1

Comparison of Population Characteristics
Township of West Caldwell, New Jersey
1980 and 1987

<u>Area</u>	<u>1987 Population</u>	<u>Density/ Sq. Mile</u>	<u>% Pop. over 64</u>	<u>% Households With</u>	
				<u>Poverty Income</u>	<u>Income over \$50,000</u>
Caldwell	7,691	6,409	17.8	2.0	7.8
Essex Fells	2,370	1,823	12.3	1.1	49.6
Fairfield	8,438	798	6.3	2.7	14.6
North Caldwell	6,834	2,357	5.6	0.5	36.2
Roseland	5,516	1,541	10.0	3.4	21.2
West Caldwell	11,575	2,297	10.1	1.7	15.1
West Essex	42,424	1,725	10.4	1.9	24.1
Essex County	844,545	6,627	11.6	15.2	6.7

Table 2

Population Trends 1950-1980
Township of West Caldwell and Surrounding Communities
1950 - 1980

<u>% Change Area</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1950-1980</u>
Caldwell	6,270	6,942	8,677	7,624	21.6
Essex Fells	1,617	2,174	2,541	2,363	46.1
Fairfield	1,906	3,310	6,884	7,987	319.0
North Caldwell	1,781	4,163	6,733	5,832	227.5
Roseland	2,019	2,804	4,453	5,330	164.0
West Caldwell	4,666	8,314	11,913	11,407	144.5
West Essex	18,259	27,707	41,201	40,543	122.0
Essex County	904,949	923,545	932,526	851,304	-5.9

Source: U.S. Census of Population, 1950, 1960, 1970 and 1980.

West Caldwell's population increased rapidly from 4,666 persons in 1950 to 11,913 persons in 1970. This was an increase of 155.3 percent during these two decades compared to Essex County's population increase of only 3.0 percent (see Table 2). Between 1970 and 1980, however, the Township actually lost population decreasing by 506 persons to 11,407 persons or by 4.2 percent. The basic reasons for this decrease are:

- Family size declined dramatically between 1970 and 1980 from 3.67 persons per household to 3.16 persons per household, or by 13.9 percent (see Table 3).
- Single-person households increased between 1970 and 1980 from 6.4 percent of all households to 11.0 percent of all households. Additionally, single head of household families accounted for 366 households or 10.7 percent of all households in 1980. Together, single-person households and single head of family households accounted for 21.1 percent of the households in the Township (see Table 3).
- The median age increased between 1970 and 1980 from 30.9 years to 35.5 years of age. Persons aged 65 and over comprised 847 households or 23.5 percent of the total households and increased by 10.1 percent over their number in 1970 (see Tables 3 and 4).

The major demographic changes that occurred in West Caldwell between 1970 and 1980 were (i) the increase in elderly persons as a percent of the total population, (ii) the increase in single person households and single-person heads of household, and (iii) the decrease in pre-school and school-age persons. These changes are generally consistent with regional, state and national trends. Although it is difficult to predict the future, it seems clear that the Township's demographic character is changing with the consequent new needs and application of resources.

Environmentally Sensitive Lands

State and federal legislation have placed substantial restrictions on development of environmentally sensitive lands. For the purposes of this plan, environmentally sensitive lands are considered (i) flood hazard areas and (ii) wetlands. The 100-year and 500-year flood hazard areas are delineated in the Flood Insurance Rate Maps (FIRM) prepared by the U.S. Department of Housing and Urban Development.

Wetlands have been mapped by the U.S. Fish and Wildlife based primarily on aerial photographs, topographic maps and soil surveys. Both the 100-year flood hazard area and wetlands are shown on the Sensitive Environmental Areas map. Authorization to

Table 3

Selected Demographic Statistics, 1970 and 1980

	<u>1970</u>	<u>1980</u>
% Single-Person Households	6.4	11.0
% Single-Person Head of Households	3.0	10.7
% Persons 65 Years and Older	7.2	10.1
% 17 Years and Younger	33.0	27.1
% 25 to 54 Years	41.2	41.4
Average Household	3.67	3.16

Source: U.S. Census of Population, 1970 and 1980.

Table 4

Population Distribution
Township of West Caldwell
1970 and 1980

<u>Age Group</u>	<u>1970</u>	<u>1980</u>	<u>% Change 1970 to 1980</u>
Under 5	929	594	-36.1
5 - 19	3717	2832	-23.8
20 - 44	3657	3815	4.7
45 - 64	2752	3007	9.3
65 and over	858	1159	35.1
Totals:	11,913	11,407	
1970: percent of total population 65 and over			= 7.2
1980: percent of total population 65 and over			= 10.2

Source: U.S. Census of Population, 1970 and 1980.

construct within the mapped critical areas is subject to rules and regulations of the State and federal governments.

The major 100-year flood hazard areas are located, as follows:

- Hatfield Swamp generally south of Bloomfield Avenue and west of Passaic Avenue;
- Portions of the Passaic River floodplain north of Clinton Road along the Township's border with Fairfield;
- Along Deepavaal Brook and its tributaries; and
- Along Pine Brook.

Wetlands are generally located within the flood hazard areas. Three wetland areas not associated with the delineated flood hazard areas are located within the Township:

- an area in Wrensch Park;
- an area along Park Street between Lane Avenue and Liddy Place; and
- an area between the Westville Avenue Pool and Park Street.

Vacant Lands

An inventory of vacant lands was prepared based on a land use survey and tax records. There are 85 vacant parcels (one or more contiguous lots under the same ownership) in the Township. Of these 85 parcels, 58 are privately owned and 27 are in public ownership.

Of the 85 parcels, 60 consist of small, scattered lots each less than two acres with the majority (49 parcels) being less than one acre. The larger vacant parcels are located primarily, but not solely, in the quadrant west of Passaic Avenue and south of Bloomfield Avenue.

Number of Vacant Parcels

	<u>< 1 acre</u>	<u>1 - 2 acres</u>	<u>> 2 acres</u>	<u>Total</u>
Public	19	4	4	27
Private	<u>30</u>	<u>7</u>	<u>21</u>	<u>58</u>
Total	49	11	25	85

The future use and development of the smaller vacant parcels (less than one acre) would be determined primarily by the character, use and density of surrounding development as well as market conditions. The larger parcels (more than one acre), however, are subject to all of the above plus higher density residential development to achieve the State of New Jersey's affordable housing policies, regulations and judicial decisions.

Major Issues for Future Land Planning

As noted in the 1978 Land Use Plan, "Relatively few major land use decisions remain in the Borough [Township]. The character of the community is well established and except for vacant lands to the west of Passaic Avenue the Township is largely developed." Nevertheless, the 1978 Land Use Plan identified specific (potential) land use problems, which are described on Table 5.

The new development that occurred in West Caldwell since the 1978 Land Use Plan has carried forward the goals, objectives and specific recommendations of that Land Use Plan. Several of the site-specific problems identified in the 1978 Land Use Plan were resolved by rezoning and/or proper development of vacant lands. The Township has consistently applied public and private sector resources towards implementation of its Land Use Plan.

The major land use issues facing the Township of West Caldwell during the coming six years are:

- Maintenance of the single-family residential character of the Township.
- The use and intensity of development of vacant lands west of Passaic Avenue and south of Bloomfield Avenue.
- The protection and preservation of environmentally sensitive lands including but not limited to that portion of the Township (adjacent to the West Essex Park) west of Passaic Avenue that should be considered for designation as Tier 7.
- The location and density of affordable housing for low- and moderate-income families. Since the 1978 adoption of the Land Use Plan and particularly over the past several years, court decisions and State legislation have placed new and pressing responsibilities on New Jersey municipalities; specifically, the provision of affordable housing for low- and moderate-income families.

TABIE 5

Status of Land Use Issues
Identified in 1978 Land Use Plan

<u>Land Use Issue</u>	<u>Current Status</u>
Vacant lands east of proposed Eisenhower parkway and south of Bloomfield Avenue	Rezoned from R-3 to OP and OS zoning districts. Virtually all in the 100-year flood hazard area and wetland remains vacant.
Vacant lands between proposed Eisenhower Parkway and the PSE&G right-of-way	Rezoned from R-1 to R-3. Lacks road access and is largely in the 100-year flood hazard area and wetland.
Vacant lands between proposed Eisenhower Parkway and Passaic Avenue	Zoning largely retained except for new R-3A in northern section of area. Remains vacant. Large portions of area within 100-year flood hazard area and wetland.
Mountain Ridge Golf Course	Rezoned from R-1 to OS. Remains a golf course.
Vacant lands located behind Essex County Vocational School	Developed with offices consistent with Land Use Plan.
Vacant lands between Fairfield Avenue and Natalie Drive	Rezoned from R-3 to R-3A. Largely flood hazard area and wetland.
Closing of Roosevelt School	Now used by Essex County College.

TABLE 5 (con't)

<u>Land Use Issue</u>	<u>Current Status</u>
Residential concentrations on Bloomfield Avenue between Loughheed and Fairfield Avenues	Mixed use development. New businesses and offices appropriate for the area. Developing consistent with Land Use Plan.
Residential concentrations on Bloomfield Avenue West of Debaun and Johnson Avenues	No change. Existing residential remains inconsistent with surrounding area.
Scattered residential development on Passaic Avenue north of Clinton Road	No change. Existing residential remains inconsistent with surrounding area.
Housing along Kanouse Place	No change. Increase in vacancies on two of four housing units vacant at time of survey.
Housing along Melrose Place	Noticeable improvement and upgrading consistent with Land Use Plan.
Housing along Spring Lane	Noticeable improvement and upgrading consistent with Land Use Plan.
Develop park on Township-owned land along Woodland Road	Not implemented.
Develop park on Township-owned land west of Passaic Avenue in the southern part of West Caldwell	Not implemented.

Existing Land Use

During December 1988, a survey of the pattern, distribution and intensity of land uses in West Caldwell was conducted, updating a similar survey conducted in 1978. In comparing the 1978 and 1988 data, the major findings are:

- The character of the Township continues as a single-family community. Despite the Township's relatively stable population, there has been continuing new residential construction at a modest rate. Between 1980 and 1987, 58 new residential units were built, of which 55 or 95 percent were single-family homes. This development consisted essentially of residential infill.
- Commercial development has expanded consistent with the Township's Master Plan. New commercial development has occurred along Passaic Avenue and Bloomfield Avenue, the two streets along which commercial development is currently concentrated.
- New industry has located in areas specifically identified in the Master Plan for industrial uses: (i) the West Essex Industrial Park, (ii) the West Caldwell Industrial Village, (iii) the Essex-Passaic Industrial Park and (iv) the Dodge Drive Industrial Area.
- State and federal legislation have placed new restrictions on the development of environmentally sensitive, lands. Specifically, development of flood hazard areas and wetlands are generally regulated and prohibited. For the most part, these environmentally sensitive lands have remained undeveloped.
- Vacant lands have declined as privately-owned properties were developed. The map on the following page, Vacant Land, shows the distribution of vacant properties throughout the Township.

In summary, over the past decade the Township grew at a moderate, planned rate primarily in the form of infill or as extensions of existing concentrations. The largest remaining areas of vacant land are characterized by environmental constraints such as flood hazard areas and wetlands. These environmentally sensitive areas are more difficult to develop and are typically the last land areas in a community to be developed. As a community becomes built-up the pressures to build on these vacant, environmentally sensitive lands increase.

Relationship to State Plan

The Township of West Caldwell is classified as a Tier 2 community in The Preliminary State Development and Redevelopment Plan. The Tier 2 communities are stable cities and suburbs and are described in the State Plan thusly:

These cities and suburbs include many of the established and attractive communities where New Jerseyans most want to live and work. These municipalities do not experience the fiscal distress associated with Tier 1 municipalities. They tend to be almost developed, growing less rapidly than newer municipalities on the metropolitan periphery. Stable Cities and Suburbs are in proximity to Tier 1 municipalities.

The State Plan lists and describes the following five critical issues that are likely to affect Tier 2 communities over the next two decades:

- maintaining community character.
- maintaining and improving infrastructure.
- increased fiscal distress.
- accommodating future growth.
- comprehensive planning.

The Township of West Caldwell anticipated and recognized these as critical issues in its 1978 plan (see Goals and Objectives of the Plan) and has, over the years, directed its planning efforts to these issues.

Goals and Objectives

The goals and objectives incorporated in the 1978 Master Plan remain valid and current and are consistent with the State Plan's policies for Tier 2 communities. The Township's goals and objectives are listed below; new goals and objectives (i.e. those that were not listed in the 1978 Master Plan) are highlighted in italic text:

(i) General Goals and Objectives

It is the goal of West Caldwell to maintain its suburban residential character with a strong regional employment base as well as adequate shopping to serve both the Township and surrounding communities. This requires an orderly allocation of land uses to preclude incompatible development and potential blighting influences. Living areas, working areas and leisure-

time areas are to be coordinated and integrated to provide a balanced community development pattern.

- To capitalize on existing, vacant land resources to achieve the desired pattern of residential development.
- To design new developments to support and enhance the existing character of the Township and the neighborhoods within which the new uses are located.
- To ensure that adjacent land uses are compatible with regard to such factors as noise, traffic, odor, activity and appearance.
- To provide through land development legislation the standards and the design flexibility to encourage mutually compatible and supportive development.
- *To preserve and conserve environmentally sensitive areas.*

(ii) Residential Goals and Objectives

The preservation and enhancement of residential neighborhoods while encouraging decent, safe and sanitary housing is a major goal.

- To prevent the incursion of incompatible non-residential uses into residential neighborhoods.
- To establish a residential density pattern which will produce desirable concentrations of residences and will not overburden local community facilities or cause congestion.
- To sustain the high quality of the neighborhoods and to protect individual property values by encouraging proper standards of design, construction, privacy and a healthful living arrangement.

The provision of a variety of housing types is desirable to serve the changing demographic profile of the Township as well as the life style of the individual resident.

- To permit garden apartments and town houses in well-defined areas related to major roads.

- To protect the older, single-family sections of the Township as a valuable, moderate and middle-income housing resource.
- To improve stressed residential areas, unrelated to large neighborhoods, by creating opportunities for upgrading through higher intensity development.

Housing opportunities for low- and moderate-income families including senior citizens should be provided and enhanced.

- *To permit flexibility in housing types including townhouses, garden apartments, duplexes, etc. to meet the special financial constraints of low- and moderate-income housing.*
- *To permit flexible zoning options to aid in proper residential development of the few large and environmentally sensitive properties remaining in the Township.*
- *To ensure reasonable development and redevelopment opportunities for the construction and rehabilitation of affordable housing for low- and moderate-income families.*

(iii) Commercial Goals and Objectives

The existing commercial (shopping) base of the Township must be protected and strengthened. This can best be accomplished by concentrating, rather than dispersing shopping areas.

- To concentrate major shopping activities on Bloomfield Avenue.
- To avoid strip shopping development along both Bloomfield Avenue and Passaic Avenue.
- To avoid overzoning for commercial development thereby creating a situation which encourages retail establishments unrepresentative of the Township's character.

(iv) Industrial Goals and Objectives

An important element of a well-balanced community is office and industrial uses which not only provide job opportunities for local residents, but also is an important support for the tax base. It is the goal of the Township to encourage new office and industrial development, of a high performance order, to locate in West Caldwell in order to provide the fiscal base necessary to maintain housing values.

- To protect the economic values of industrially zoned land by assuring good access and proper amenities.
- To provide sites and areas for office and industrial use which have varying lot sizes and locations in the Township.
- To encourage these industries to meet accepted suburban performance standards on noise, odor, and other possibly harmful deterrents.
- To protect existing industrial development and industrially zoned land from non-compatible uses.

(v) Open Space Goals and Objectives

Open space in the Township provides both functional and psychic values. It is a goal of the Township that adequate open space is available to provide for the physical and mental well-being of all residents of West Caldwell.

Lands periodically inundated by flood waters must be protected from encroachment by residential development. Currently, no residential structures are located within the 1903 flood plain. It is the goal of the Township to continue this policy.

- To locate open space and recreation areas so they are readily accessible to most residents of the Township.
- To use open space lands as protection to developed areas from flooding.
- To design and utilize water courses as important open spaces.
- To provide a variety of large and small open spaces to serve Township-wide needs, as well as neighborhood need.
- To use open space as a buffer between non-compatible developments.

Wetlands should be incorporated into the open space system of the Township.

- *To preserve all wetland areas as open space.*
- *To retain a reasonable upland buffer area around wetlands to protect the integrity of the wetland.*

Land Use Plan Recommendations

The Land Use Plan is part of a continuing process of guiding the Township's long-range development. In compliance with the Municipal Land Use Law, the Master Plan is to be reexamined every six years. Each reexamination may result in modifications of, or a continuation of, established policies and objectives. In general, it is the intent of this Land Use Plan that new development would be a logical and consistent extension of existing development in terms of use, density and character.

For the most part, this Land Use Plan continues the goals, objectives and specific recommendations of the 1978 Land Use Plan. It is an objective of the Township to provide for opportunities for affordable housing. It is the intent of this Land Use Plan to provide such opportunities while maintaining the basic, single-family residential character of this Township. The major elements of the Land Use Plan continue to be:

- (i) No residential development should be permitted on land within the 100-year flood hazard area or in wetlands.
- (ii) Residential development is to be located generally east of the PSE&G right-of-way and Passaic Avenue. Due to flood plain lands and wetlands, isolation from other residential areas and the non-residential character of surrounding areas, residential development in the western sections of the Township should be limited to infill of existing neighborhoods.
- (iii) Retail uses are to be concentrated in the area of the Bloomfield Avenue - Passaic Avenue intersection.
- (iv) General commercial and office uses and higher density residential development are logical and desirable uses along Bloomfield Avenue and Passaic Avenue.
- (v) Industrial development should be located in the northwest quadrant of the Township adjacent to similar uses in Fairfield.

1. Preservation of Environmentally Sensitive Lands

The Land Use Plan establishes the principle of preserving flood hazard areas and wetlands including buffer areas from development.

- (i) Future flood damage can be significantly reduced by preserving floodplains as open space. No development, fill or soil removal shall be permitted in the floodway section of the floodplain.

- (ii) No residential structures shall be permitted in the 100-year flood hazard area. Residential structures are 24-hour activity uses. They serve as essential shelter to the family, providing food, social communion and rest. As a 24-hour activity serving all age groups, residential areas are much more susceptible to health and safety problems from flooding than are non-residential areas, and should be accordingly protected.
- (iii) Non-residential structures may be permitted in 100-year flood hazard areas as long as:
 - first floor elevations shall be at least one foot above the 100-year storm elevation; and
 - the peak stormwater runoff rate shall be no greater after development than before development.
- (iv) No development shall be permitted in wetland areas as defined by the New Jersey Department of Environmental Protection, except that where such wetlands are encroached upon they should be replaced on the site at a ratio of two acres of new wetland for each acre of wetland displaced.
- (v) Wetland buffer areas (i.e. upland areas immediately abutting wetlands) shall be protected to assure the future integrity and viability of the wetland.

As part of the Preliminary State Development and Redevelopment Plan cross-acceptance process, West Caldwell should urge that Essex County nominate the Passaic River flood hazard area and wetlands in West Caldwell and Fairfield for listing in the State Plan to be managed in accordance with Strategies and Policies for Tier 7 Environmentally Sensitive Areas. This flood hazard area and wetlands is part of a larger, contiguous wetland system that includes portions of Morris and Bergen County as well.

2. Residential Land Use Plan

This Land Use Plan proposes residential land uses in two densities:

- Low density areas are generally single-family residences ranging from one to four dwelling units per acre. This is the predominant residential density of the Township.
- Medium density areas are apartments and town houses along Bloomfield Avenue not exceeding 15 dwelling units per acre.

- Affordable housing density areas would be permitted as conditional uses within the low- and medium- density areas. The affordable housing areas are distinguished from low- and medium-density areas by having higher densities than permitted in the zoning ordinance for market-rate housing.

(i) Low Density Residential Areas

No changes are proposed in the Low Density Residential areas from the 1978 Land Use Plan. As noted in the 1978 Land Use Plan, most of the area designated for low-density residential use is already developed. Except for scattered single lots, the only large vacant parcels proposed for low density residential development are located between Passaic Avenue and the PSE&G right-of-way south of Bloomfield Avenue, and along Fairfield Avenue northeast of Spring Lane. These larger parcels all include flood plain lands and wetlands, some to a greater extent than others. Two techniques are proposed to encourage proper development of these flood-impacted areas, consistent with the density of adjacent areas, while not encroaching on the floodplain.

- For the area generally west of Passaic Avenue and south of Howland Circle, "clustering" of single-family homes is recommended as a conditional use. Clustering consists of reducing lot size, but not density. The "saving" in acreage is used as open space. The number of units developed under clustering would be no greater than the number permitted under standard zoning; however, the minimum lot size under the clustering concept would be reduced no more than 15% below the lot size ordinarily permitted in that zoning district.

- For the areas west of Passaic Avenue, north of Howland Circle and along Fairfield Avenue, townhouses at a density of six to eight units per developable (non-floodplain) acre are recommended as conditional uses. At this net density, these two areas can develop at a gross density consistent with the surrounding area. Both of these areas lend themselves to townhouses because of their proximity to non-residential areas and major streets. They are effective transition residential types between traditional low density, detached single-family homes and more intense uses. Additionally, they provide a desirable housing type for the Township.

The purpose of these techniques is to permit residential development on the developable portion of flood-impacted parcels at a gross density not to exceed the number of single-family units possible under the regulations of that zone.

The single-family residential area west of Sanford Avenue between Bloomfield Avenue and Clinton Road remains susceptible to the incursion of higher-density residential uses. The area is located between two heavily trafficked streets; it is located from the main residential portion of the Township; and it is bounded by commercial and industrial uses. Nevertheless it is a viable residential area which should be protected by assuring that the scattered vacant lots located in the residential zone are developed with homes at a density and use consistent with the present zoning ordinance.

Except for the above areas and The Gardens, no new residential areas should be developed west of the PSE&G right-of-way and Passaic Avenue. This is also consistent with the current zoning ordinance.

(ii) Medium Density Residential Areas

No changes from the 1978 Land Use Plan are proposed in the Medium Density Residential Areas. Areas consisting of garden apartments and townhouses at a density not to exceed 15 dwelling units per acre proposed along Bloomfield Avenue from the Township of the Borough Caldwell to Essex County College and from Distler Avenue to Johnson Avenue.

These two sections of Bloomfield Avenue are currently intermixed with apartments and small retail/commercial uses, a combination which works well. The development of garden apartments along Bloomfield Avenue has upgraded low density residential uses which were in transition on this heavily trafficked street. Redevelopment of single-family homes on Bloomfield Avenue by higher density garden apartments and/or townhouses should continue. The area between the Township of the Borough of Caldwell and Essex County College, including Kanouse Place, is particularly suitable for development of higher density residential uses.

(iii) Affordable Housing Areas

In order to provide opportunities for the construction of and/or rehabilitation for affordable housing, the following is proposed:

- Permit the construction of two-family homes on vacant lots as conditional uses in all residential districts where the vacant lot is 150 percent of the minimum lot area required in the zoning district providing that the structure would be owner-occupied and one unit is specifically designated for affordable housing.
- Provide senior citizen housing as a conditional use in the R-and B- Districts. Although senior citizen housing need not be limited to only low- and moderate-income senior citizens, senior citizen housing should reserve a percentage of the units for low- and moderate-income seniors.

Criteria for the location of these proposed conditional residential uses include:

- Two-family affordable housing should be located in residentially zoned areas east of Passaic Avenue and south of Bloomfield Avenue as in-fill to existing residential neighborhoods.
- Senior citizen housing should be located in proximity to shopping, public transportation and cultural and recreational opportunities in residential and business zoning districts.
- In order to avoid an undue concentration of two-family housing in developed single-family residential neighborhoods, vacant lots suitable for development of two-family, affordable housing should not be larger than three acres.
- The siting of building(s) should not adversely affect the character of the block front and shall be consistent and in character with adjacent buildings in terms of front-yard setbacks, architectural style and treatment, height, open space, etc.

These recommendations are expanded upon in Relationship to Zoning Ordinance section of the Land Use Plan.

3. Commercial Land Use Plan

No changes are proposed from the 1978 Land Use Plan. New commercial development has implemented the 1978 Land Use Plan; the objectives and specific recommendations of that plan remain valid.

Three classes of commercial uses are proposed; (i) retail and services, (ii) office and general commercial, and (iii) neighborhood commercial. Retail and service uses are proposed to be located as follows:

- along Bloomfield Avenue between Essex County College and Sanford Avenue
- along Passaic Avenue between Kirkpatrick Lane and Clinton Road.

These areas are concentrated in the center of the Township and are adequate in size to serve not only the needs of Township residents but also the residents of nearby communities. Expansion of retail and service uses beyond the areas proposed will detract from the existing retail concentration by creating a commercial shopping strip along Bloomfield Avenue and/or Passaic Avenues. This strip would aggravate traffic conditions as well as adversely affect surrounding areas. In order to protect the existing retail area, and other commercial areas, it is important that overzoning of retail uses be avoided.

Office and general commercial uses are proposed:

- between Passaic Avenue and Fairfield Avenue north of Spring Lane.
- along Bloomfield Avenue west of The Gardens.

This latter area is largely within the 100-year flood hazard area. It is not suited for residential development because of its flood prone condition, as well as its isolation from the main residential sections of the Township and supporting community facilities.

A third commercial area is proposed for neighborhood-type commercial activities along Bloomfield Avenue to intermix with the medium density development proposed for this same area along Bloomfield Avenue.

4. Industrial Land Use Plan

No changes are proposed from the 1978 Land Use Plan. Virtually all industrially planned and zoned land has been developed with only a few vacant parcels remaining to be developed.

Industrial uses are proposed for the northwest quadrant of the Township. The three industrial parks in the Township are located in this area which is also adjacent to the industrial development in Fairfield. A fourth area, Dodge Drive industrial

area; off Passaic Avenue has also been developed with industry consistent with the 1978 Land Use Plan and current zoning.

The only parcel in this quadrant not proposed for industrial development is the Mountain Ridge Country Club golf club which is proposed to remain as open space.

5. Open Space

Proposed open spaces are divided into the following categories:

- Township and County parkland and open space.
- areas within the flood hazard area and wetlands.
- Mountain Ridge Country Club.

Other open spaces are school playgrounds and playfields.

The future disposition of flood hazard areas and wetlands are of major significance to the Township as well as to downstream communities. Extensive development of these two areas will have a substantial impact on the character of the Township. Additionally, increased runoff coupled with decreased retention areas will further exacerbate flooding conditions.

Lands within the 100-year flood hazard area and wetlands, particularly those portions adjacent to or part of residential parcels, are proposed to remain as open space. When located as part of a proposed residential development, these environmentally sensitive lands can be used as open space serving residential areas. However, no soil removal or fill should be permitted in the floodplain.

The country club remains the largest single tract in private ownership remaining in the Township. It is bounded on all sides by industrial properties and is in the flight path of the Fairfield airport. The country club provides important community open space -- it is a "green lung" between two substantial industrial parks --it provides aesthetic relief to a large regional industrial area.

The site is inappropriate for comprehensive residential development because of the surrounding industrial development. Commercial or industrial development of the 163 acre tract would create major traffic problems on arterial and neighborhood streets. Its future retention as open space is vital to the community interest. The golf course will come under increasing pressure for more intense development. Methods of retaining the golf course should be explored; possibilities include:

- acquisition of development rights
- tax abatement
- public acquisition and management
- very limited development to complement the golf course use, e.g. seasonal homes for members or an expanded restaurant to serve the public.

Municipal parks are also part of the Township's open space system. The recommendations to increase public parks made in the 1978 Land Use Plan remain valid. They are:

- (i) It is recommended that Township-owned land and portions of the present Eisenhower Parkway right-of-way be developed as park area to serve the residential subdivisions west of Passaic Avenue in the southern portion of the Township.
- (ii) Consider park and recreational use of other Township-owned land and Public Service right-of-way.

The Land Use Plan recognizes West Caldwell's social, environmental and locational strengths. Perhaps the Township's greatest strength is in the quality and diversity of its land use. Its basic low density residential character has been strengthened by (i) protection and preservation of flood prone lands and wetlands; (ii) a substantial local employment base concentrated in three industrial parks; (iii) provision of multi-family housing as a desirable land use along Bloomfield Avenue; and (iv) development of a variety of retail, office and general commercial uses which serve the Township and surrounding communities.

The proposed plan will not place undue pressure on existing community facilities. Proposals for townhouses and garden apartments will provide a variety of housing types to serve a broad spectrum of families. The commercial and industrial base of the Borough will be further strengthened by the judicious disposition of non-residential lands.

Perhaps the greatest land use challenge facing the Township is the provision of opportunities for affordable housing while maintaining the basic character of the community. This challenge can be met through the judicious application of zoning to encourage such housing. Typically, this zoning includes increased densities (subsidies, in a way) to reduce the unit cost of housing. Because the Township is largely developed, the proposals to encourage affordable housing discussed in this report will not adversely impact the character of the Township of

West Caldwell, north of neighborhood areas within which affordable housing might be built.

6. Eisenhower Parkway

Eisenhower Parkway is currently proposed to extend into West Caldwell from Roseland, generally parallel to and west of Passaic Avenue, north to its joining with Passaic Avenue north of Clinton Road.

It is not within the scope of this Land Use Plan to make comprehensive recommendations regarding the traffic aspects of Eisenhower Parkway. However, this alignment will have a substantial and significant negative impact on the existing residential neighborhoods, as well as undeveloped residentially zoned lands. Of particular concern is the southern section of Eisenhower Parkway located between the PSE&G right-of-way and Passaic Avenue. The proposed Parkway, in this section, abuts a 197-home subdivision. Additionally the proposed parkway isolates vacant, developable areas between it and the PSE&G right-of-way.

Consistent with Township policies the alignment of Eisenhower Parkway be relocated west of the PSE&G right-of-way, with a terminus near Route 46, to reduce substantially its negative effects on nearby residential lands. By this relocation, Eisenhower Parkway would be buffered from residential development by the 150' PSE&G right-of-way as well as by floodplain lands cast of the PSE&G right-of-way.

Relationship to Zoning Ordinance

All recommendations for zoning revisions made in the 1978 Land Use Plan have been implemented in Chapters 20 and 21 as amended of the Township of West Caldwell's Revised General Ordinances.

A number of lots (24) located along Kramer Avenue and adjacent streets are currently zoned R-2. These lots are all non-conforming in area and should be rezoned to R-4. The specific lots recommended for rezoning to R-4 are:

Block 400, Lots are 1-3, 5, 7-10, 26-29, 37-45 and 47.
Block 401, Lots 12 and 13.

In order to implement the affordable housing elements of this updated Land Use Plan, the zoning ordinance should be amended to incorporate the following:

- (i) Define affordable housing as low-income housing and moderate income housing. "Low income housing means housing affordable according to federal Department of Housing and Urban Development or

other recognized standards for home ownership and rental costs, and occupied or reserved for occupancy by households with a gross household income equal to 50 percent or less of the median gross household income for households of the same size within the housing region in which the housing is located, and is subject to affordability controls."

"Moderate income housing means housing affordable according to federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs, and occupied or reserved for occupancy by households with a gross household income equal to or more than 50 percent but less than 80 percent of the median gross household income for households of the same size within the housing region in which the housing is located, and is subject to affordability controls."

- (ii) Define senior citizen housing as "housing especially designed and constructed for the use of elderly families, which means families consisting of two or more persons, one of who is 62 years of age or older. Such term shall also mean a single person who is 62 years of age.
- (iii) Permit the construction of two-family affordable housing units as conditional uses on all vacant properties in R-zones subject to:
 - a. Minimum lot area shall be 150 percent greater than required in the zone district;
 - b. The owner must occupy one unit as a year-round resident;
 - c. Three off-street parking spaces shall be provided of which at least two shall be garage spaces.
 - d. The floor area of the affordable unit of the structure shall be at least 700 square feet. No cellar or basement shall be used as living space.
 - e. The maximum height shall not exceed 35 feet or 2 1/2 stories.
 - f. There shall be no more than one residential structure on the lot.

- g. No residence shall be permitted within any Flood Hazard Area, as defined in Chapter XXI of the Revised General Ordinances of the Township of West Caldwell.
- h. The affordable housing units shall comply with all other applicable regulations of the zone in which it is located.
- i. The affordable housing units shall be sited and built with respect to adjacent properties so that the two-family residence would not adversely affect the character of the adjacent dwellings or the neighborhood.

(iv) Permit the construction of senior citizen housing as a conditional use in R- and B- zoning districts subject to:

- a. The minimum lot area shall be 1.5 acres.
- b. The maximum floor area ratio shall not exceed 0.75.
- c. Of the total senior citizen housing units provided, 20 percent shall be affordable to low-and moderate-income families/persons.
- d. Off-street parking shall be provided in the ratio of 0.75 to 1.50 spaces for each dwelling unit. No parking shall be located within the front yard nor in any side yard within 10 feet of the front yard or any property line.
- e. There shall be provided a minimum of 50 s.f. of passive outdoor recreation for each dwelling unit.
- f. The height of the senior citizen building(s) shall not exceed the maximum height permitted in the zone in which the building(s) is located.
- g. No residence shall be permitted with any Flood Hazard Area, as defined in Chapter XXI of the Revised General Ordinances of the Township of West Caldwell.
- h. Senior citizen housing shall be sited and built with respect to adjacent properties so that the senior citizen housing would not

adjacent dwellings or the neighborhood.

- i. Senior citizen housing shall comply with all other applicable regulations of the zone in which it is located.
- (v) The locational criteria described earlier in (iii) Affordable Housing Areas should be incorporated into the conditional use standards for the proposed two-family affordable housing and the senior citizen housing.

Relationship to Adjacent Communities

This Land Use Plan coordinates well with the planning efforts and existing patterns of land use in surrounding communities. Residential areas, existing and proposed, in West Caldwell are well related to similar residential uses in North Caldwell, Caldwell, Essex Fells and Roseland. Industrial development in the northwestern part of the Township is adjacent to similar development in Fairfield. Additionally, the preservation of open space within flood hazard areas retains a large storage area for Passaic River flood waters which is a positive factor in terms of downstream communities.

This plan provides no land use conflicts with surrounding communities. Additionally, it complies with the Essex County Land Use Plan.

* * *

HOUSING ELEMENT/FAIR SHARE PLAN

Introduction

The Mt. Laurel II decision¹, handed down by the New Jersey Supreme Court in January 1983, requires all municipalities to provide a realistic opportunity for the construction of housing affordable to households of lower income. The extent of that obligation depends, in part, upon how a municipality is designated in the State Development Guide Plan. The Guide Plan, published by the New Jersey Department of Community Affairs in May 1980, divided the state into the following regions: growth areas; limited growth areas; agricultural areas; and conservation areas.

The Township of West Caldwell is located wholly within a growth area, according to the State Development Guide Plan. Since the Township of West Caldwell is located within a growth area, its Mt. Laurel II obligation includes indigenous need, reallocated present need and prospective need.

"Indigenous need" means deficient housing units which are occupied by low and moderate income households within a municipality and is a component of present need. "Reallocated present need" means that portion of a housing region's present need which is distributed to designated growth areas. The reallocated present need represents a redistribution of units within a region. In other words, certain municipalities have present needs which exceed the regional average, and this excess is redistributed among the remaining municipalities. "Prospective need" is defined as a municipality's share of the region's anticipated future low and moderate income housing need.

The Fair Housing Act

In response to the Mt. Laurel II decision, the Fair Housing Act was adopted in 1985 and signed by the Governor (Chapter 222, Laws of New Jersey, 1985). The Act established a Council on Affordable Housing (COAH) to insure that the mandate of Mt. Laurel II would be implemented by all New Jersey municipalities.

The Fair Housing Act also required each municipality in the state to include an adopted housing element in its master plan. The principal purpose of the housing element is to provide for methods of achieving the goal of access to affordable housing to meet the municipality's present and prospective housing needs. The statute states that particular attention must be paid to low

¹ South Burlington County NAACP v. Mt. Laurel Township, 92 NJ 158, 456 A.2d 390 (1983)

and moderate income housing. The housing element must contain the following elements:

C. 52:27D-301 Mandatory Contents of Housing Element

- a. *An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income household and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;*
- b. *A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next six years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;*
- c. *An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;*
- d. *An analysis of the existing and probable future employment characteristics of the municipality;*
- e. *A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and*
- f. *A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.*

The purpose of this report is to promulgate a housing element and fair share plan for the Township of West Caldwell in accordance with the Fair Housing Act, N.J.S.A. 52:27D-301 et. seq., and specifically with the substantive rules of the New Jersey Council on Affordable Housing, N.J.A.C. 5:92.

(i) Household Size

A household is defined as one or more persons, whether related or not, living together in a dwelling unit. Table 6 presents the households by number of persons for 1980 in the Township of West Caldwell and Essex County.

As indicated in Table 6, the average household size in 1980 was 3.16 persons, down from 3.67 in 1970 for the Township. The decrease in the average persons per

household is a reflection of the decline in children and the increase in the elderly. The decline was similar in Essex County. In the County, the 1980 household size was 2.79, down from 3.02 persons in 1970.

Table 6

Household Characteristics
Township of West Caldwell and Essex County
1980

<u>Household Size</u>	<u>West Caldwell</u>		<u>Essex County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1 person	374	10.4	75,502	25.2
2 persons	11,058	29.3	83,461	27.8
3 persons	744	20.6	52,473	17.5
4 persons	819	22.7	43,936	14.6
5 persons	401	11.1	23,779	7.9
6 or more persons	<u>213</u>	<u>5.9</u>	<u>21,152</u>	<u>7.0</u>
Totals	3,609	100.0	300,303	100.0
<u>Average Persons Per Household</u>				
1970:		3.67		3.02
1980:		3.16		2.79

Source: U.S. Bureau of the Census, 1970 & 1980

Various trends during the late 1960's and 1970's contributed to the reduction in household size. These include the tendency to marry at later ages, increases in divorce rates, increases in the number of elderly living alone, and the desire by single working persons to have their own housing units. Collectively, these trends have resulted in reductions of household size. This explains why the number of households increased from 1970 to 1980 while the population declined during the same period.

Recent studies have suggested that the decline in household size may have stabilized in the early 1980's. If this is the case, then in the future there probably will be a higher correlation between household formation, new dwelling units and population growth.

Table 7 details the types of households in West Caldwell in 1980. One-person households represented

10.4 percent of the total households in West Caldwell. Of these, 70.6 percent, or 264 households, were occupied by single-person females, and 188 persons or 50.3 percent of the one-person households were elderly. Persons aged 65 and over comprised 847 households, or 23.5 percent of the total number of households.

Table 7

Types of Households
Township of West Caldwell
1980

Type of Household	Number
One Person:	374
Male Householder	110
Female Householder	264
Two or More Persons:	3,035
Married Couple Family	2,816
Other Family	
Male Householder, No Wife	84
Female Householder, No Husband	282
Non-Family*	
Male Householder	32
Female Householder	21
Two or more persons	659
One or More Persons 65 Years or Over:	847
One Person	188
Two or More Persons	659

* Not a member of a family; roomers, boards, resident employees, foster children, etc., are included in this category.

Source: U.S. Bureau of the Census, 1980.

(ii) Income

The Township of West Caldwell had a per capita median income of \$10,792 in 1979, significantly higher than the per capital income of the County and the state of \$7,538 and \$8,127, respectively. In 1979, medium

household income for the Township was \$30,534 which is also higher than the County and state median income of \$16,186 and \$19,800, respectively. Median and per capita income is shown in Table 8.

Table 8

Per Capita and Household Income
Township of West Caldwell, Essex County and New Jersey
1979

	<u>Median Income</u>	<u>Per Capita Income</u>
Township	\$ 30,534	\$ 10,792
County	16,186	7,538
State	19,800	8,127

Source: U.S. Bureau of the Census, 1980.

As indicated in Table 9, there were 302 households or 8.4 percent of the total number of households with incomes less than \$10,000. On the other hand, 544 households, or 15.0 percent had incomes of \$50,000 or more. In comparison, the County had 97,913 households, or 32.5 percent earning \$10,000 or less while only 20,217 households or 6.8 percent earned more than \$50,000.

(iii) Housing Costs as a Percent of Income

Table 10 shows the housing costs of owner occupants as percentages of total income. A total of 782 households were spending over 25 percent or more of their incomes for housing costs. The affordability criteria for housing as a percent of income, set by Mt. Laurel II, is that no more than 28 percent of gross income should be allocated for housing costs. Of the 782 households, 156 or 19.9 percent had incomes below \$10,000 and were paying 25 percent or more of their income for housing. No households with incomes less than \$10,000 had housing costs less than 25 percent of their income.

Table 11 provides the same cost data for renter occupied households. There were 219 households who paid over 25 percent or more of their gross incomes for housing costs. There were 93 households whose incomes were below \$10,000 and who were paying 35 percent or more of gross incomes for housing costs. The current affordability criteria for renter housing is 30 percent, also set by Mt. Laurel II.

Table 9

Household Income Distribution
Township of West Caldwell and Essex County
1979

<u>Income</u>	<u>West Caldwell</u>		<u>County</u>	
	<u>Number of Households</u>	<u>Percent</u>	<u>Number of Households</u>	<u>Percent</u>
Less than \$2,500	65	1.8	18,875	6.3
\$ 2,500 - \$4,999	59	2.2	32,555	10.8
\$ 5,000 - \$7,499	71	2.0	24,198	8.0
\$ 7,500 - \$ 9,999	87	2.4	22,285	7.4
\$10,000 - \$12,499	81	2.2	23,368	7.8
\$12,500 - \$14,999	92	2.5	19,199	6.4
\$15,000 - \$17,499	169	4.7	20,899	6.9
\$17,500 - \$19,999	151	4.2	17,024	5.7
\$20,000 - \$22,499	263	7.3	17,677	5.9
\$22,500 - \$24,499	225	6.2	13,244	4.4
\$25,000 - \$27,499	250	6.9	14,179	4.7
\$27,500 - \$29,999	231	6.4	10,725	3.6
\$30,000 - \$34,999	454	12.6	18,441	6.1
\$35,000 - \$39,999	348	9.6	13,309	4.4
\$40,000 - \$49,999	535	14.8	14,587	4.8
\$50,000 - \$74,999	385	10.7	13,412	4.5
\$75,000 or more	159	4.3	6,805	2.3

Source: U.S. Bureau of the Census, 1980.

Table 10

Owner Occupant Housing Costs
as Percentages of Income
Township of West Caldwell
1979

<u>Income Range:</u>	<u>Less than</u>		<u>\$20,000 or More</u>
	<u>\$10,000</u>	<u>\$10,000-\$19,999</u>	
Less than 20%	0	76	1,651
20% to 24%	0	44	416
25% to 34%	28	127	289
35% or More	128	112	98

Source: U.S. Bureau of the Census, 1980.

Table 11

Renter Occupant Housing Costs
as Percentages of Income
Township of West Caldwell
1979

<u>Income Range:</u>	<u>Less than</u>		<u>\$20,000 or More</u>
	<u>\$10,000</u>	<u>\$10,000-\$19,999</u>	
Less than 20%	0	10	97
20% to 24%	0	23	34
25% to 34%	5	56	19
35% or More	93	46	0

Source: U.S. Bureau of the Census, 1980.

While the number of owner and renter occupied households paying more than 28 and 30 percent of income, respectively, appears high, it doesn't necessarily mean that all households exceeding the criteria are in distress. Indeed, Mallach notes in Inclusionary Housing Program (p. 78) that in 1981, the average first time buyer was paying up to 36 percent of income for housing.² Also, income figures are often understated since people often think that somehow the information may get back to the IRS. Actual income may be higher. However, it appears that there are households in West Caldwell with significant financial constraints.

(iv) Number and Age of Housing Units

At the time of the 1980 census, there were 3,651 housing units in the Borough, of which 3,649 were year-round, and two were seasonal. Of the 3,649 year-round units, 3,609 were occupied and 40 were vacant for a vacancy rate of 1.1 percent.

Of the 3,651 housing units, only 849, or 23.3 percent were constructed before 1940.

² Mallach, Alan, Inclusionary Housing Programs, Policies and Practices, Center for Urban Policy Research, Rutgers University, New Brunswick, N.J., 1984.

(v) Type and Size Characteristics

Most of the housing stock in the Township of West Caldwell is in single-family detached housing. There were 3,257 single-family detached homes in 1980 including one mobile home. The remaining 391 units were in buildings containing two or more housing units.

Table 12 also illustrates housing units by the number of rooms. There were only seven units with one room, and 679 units had two, three, four, and five rooms. These units presumably include most of the rental units in the Township.

Six or more room units were the largest single category with 1,963 units, or over 72 percent of all housing in the Township. This reflects the predominance of single-family detached homes which tend to be larger than multiple-family units.

(vi) Tenure of Households

Of the 3,609 occupied housing units, almost nine out of ten (88.7 percent) are owner-occupied. Only 408 units of the total occupied units are renter-occupied.

(vii) Housing Values

Housing values for owner occupied non-condominium housing units in 1980 are given in Table 13. Approximately 5.8 percent of the homes were valued under \$50,000, and 66.1 percent were between \$50,000 and \$100,000. Of all of the housing units, 28.1 percent were valued over \$100,000. The median value was \$84,100.

(viii) Contract Rents

The median contract rent in 1980, as shown in Table 11, was \$353. Of the total number of renter occupied units, 11 or 2.6 percent, paid less than \$150 a month for rent. On the other hand, 287 renters, or 70.5 percent, paid \$300 and over a month.

(ix) Housing Conditions

Table 14 details the condition of the housing in the Township of West Caldwell based upon the status of the plumbing facilities, heating equipment, and the extent of overcrowding. These factors are utilized in

Table 12
 Housing Data
 Township of West Caldwell
 1980

<u>Characteristics</u>	<u>Housing Units</u>	
	<u>Number</u>	<u>Percent</u>
Year Round Units	3,651	100.0
Tenure of Occupied Units		
Owner Occupied	3,201	88.8
Renter Occupied	<u>408</u>	<u>11.2</u>
	3,609	100.0
Year Structure Built		
1975 - March 1980	62	1.7
1970 - 1974	201	5.5
1960 - 1969	1,138	31.1
1950 - 1959	982	26.9
1940 - 1949	419	11.5
Before 1940	<u>849</u>	<u>23.3</u>
	3,651	100.0
Units in Structure		
One (single-family detached)	3,256	89.2
Two or More Units	<u>395</u>	<u>10.8</u>
	3,651	100.0
Number of Rooms		
One	7	0.2
Two	10	0.3
Three	99	2.7
Four	201	5.5
Five	369	10.1
Six or More	<u>2,963</u>	<u>81.2</u>
	3,649	100.0

Source: U.S. Bureau of the Census, 1980.

Table 13

Housing Values
Township of West Caldwell
1980

Owner Occupant Non-Condominium Housing Units by Value

<u>Value Range</u>	<u>Number</u>	<u>Percent</u>
Less than \$24,999	5	0.2
\$ 25,000 - \$29,999	1	0.0
\$ 30,000 - \$34,999	12	0.4
\$ 35,000 - \$39,999	30	1.0
\$ 40,000 - \$49,999	126	4.2
\$ 50,000 - \$79,999	1,156	38.6
\$ 80,000 - \$99,999	823	27.5
\$100,000 - \$149,000	786	26.3
\$150,000 or More	58	1.9

Median Value: \$84,100

Renter Occupied Units by Contract Rent

<u>Contract Rent</u>	<u>Number</u>	<u>Percent</u>
Less than \$99	3	0.7
\$100 - \$119	3	0.7
\$120 - \$139	3	0.7
\$140 - \$149	2	0.5
\$150 - \$159	6	1.5
\$160 - \$169	3	0.7

Source: U.S. Bureau of the Census, 1980.

Table 14
 Indicators of Housing Conditions
 Township of West Caldwell
 1980

<u>Status of Plumbing Facilities</u>	<u>Number</u>	<u>Percent</u>
Having complete plumbing for exclusive use	3,638	99.7
Lacking complete plumbing for exclusive use	11	0.3
<u>Status of Heating Equipment</u>		
With central heating system.	3,629	99.4
Without central heating system	22	0.6
<u>Occupied Units by Persons Per Room</u>		
1.00 or less	3,579	99.2
1.01 - 1.50	29	0.8
1.51 or more	1	0.0

Source: U.S. Bureau of the Census, 1980

determining housing deficiency. About 0.3 percent, or 11 units in the Township were lacking complete plumbing for the exclusive use of the unit occupants. Similarly, 22 units or 0.6 percent of the total housing units in the Township were without central heating. In addition, 30 units or 0.8 percent were occupied by more than 1.01 persons per room.

Estimated Future Housing Construction

Table 15 details the dwelling units authorized by building permits between 1980 and 1987. In addition, the table lists the number of units which were demolished.

During the eight year period between 1980 through 1987, there were a total of 58 dwelling units constructed, of which 55 were single-family units, and three were two- to four-family units. During the same time period, six residential units were

demolished. The average annual net increase in dwelling units between 1980 and 1987 was 6.5 units.

Table 15

Dwelling Units Authorized by Building Permits
Township of West Caldwell
1980-1987

<u>Year</u>	<u>Total</u>	<u>Single Family</u>	<u>2-4 Family</u>	<u>5+ Family</u>	<u>Demolitions</u>
1987	4	4	0	0	0
1986	10	10	0	0	1
1985	16	16	0	0	0
1984	9	9	0	0	1
1983	10	7	3	0	1
1982	1	1	0	0	2
1981	3	3	0	0	1
1980	5	5	0	0	

Source: New Jersey Residential Building Permits, 1980 - 1987.

Other than the residential development approved and under construction, additional construction will most likely occur on small, scattered residential lots and along Passaic Avenue. It is probable that most of the housing will be single-family detached units and town house type of development.

Employment Data

Covered employment in West Caldwell increased by 2,137 jobs or 37.6 percent between 1977 and 1987. As indicated in Table 16, there were 5,682 jobs in 1977 and by 1987 this number had increased to 7,819 jobs. Since 1980, however, the number of jobs stabilized in the area of 7,600 with a low of 7,190 jobs in 1984 and a high of 7,863 jobs in 1986.

The Northwest Housing Region contains Essex, Sussex, Morris, and Union Counties. As shown in Table 16, the persons to job ratio in 1986 ranged from 2.04 to 5.62 to 1 in the latter three counties. These ratios compare to 2.67 to 1 in Essex County and 1.46 to 1 in the Township of West Caldwell.

Table 17 indicates how residents in the Township of West Caldwell and Essex County earn their living and where they work. The proportion of residents in West Caldwell in white and blue collar jobs is significantly greater than Essex County as a whole. Conversely, a larger proportion of Essex County residents are employed as laborers and craftsmen than West Caldwell residents. The largest category by jobs in the Township is

managerial and professional which represented 42.0 percent of the labor force compared to the county percentage of 24.7 in the same category. The largest category by jobs in the county is technical, sales and administrative support, with 32.6 percent of the jobs in this group. The county, on the other hand, has 19.6 percent of the workforce in the operators, fabricators and laborers group while West Caldwell had only 8.4 percent in the same category. As expected, farming, forestry and fishing represent less than one percent of the jobs in both the Borough and the county.

Table 16

Employment Data
Township of West Caldwell and Essex County
1980

Year	West Caldwell			Essex County		
	Number of Jobs	Number	Difference Percent	Number of Jobs	Number	Difference Percent
1977	5,682	--	--	304,940	--	--
1978	6,019	337	5.6	306,133	1,913	0.4
1979	6,991	972	13.9	310,664	4,531	1.5
1980	7,687	696	9.0	308,195	-2,469	-0.8
1981	7,715	28	0.4	303,754	-4,441	-1.4
1982	7,381	-334	-4.5	301,476	-2,278	-0.7
1983	7,724	343	4.5	305,879	4,403	1.5
1984	7,190	-534	-7.4	318,749	12,870	4.2
1985	7,584	394	5.2	313,036	-5,713	-1.8
1986	7,863	279	3.5	316,313	3,277	1.0
1987	7,819	-44	-0.6	316,145	-168	-0.1
1977-87		2,137	37.6		11,205	3.6

Population to Job Ratio

Area	1986** Population	1986 Covered Employment	Population to Jobs
West Caldwell	11,517	7,863	1.46 to 1
Essex County	843,925	316,313	2.67 to 1
Union County	504,658	237,029	2.13 to 1
Sussex County	122,812	21,836	5.62 to 1
Morris County	418,527	205,299	2.04 to 1

Source: N.J. Department of Labor, Covered Employment Trends, 1977-1986

** Population Estimates for New Jersey, July 1, 1986.

Table 17 also identifies reported employment by place of work for the Township and the county. Approximately 16 percent of resident workers in the Township of West Caldwell work in the Township. The relatively high proportion of the labor force working outside the Township is evidenced by a mean travel time to work of 28.2 minutes. This travel time compares to the mean travel time of workers in Essex County of 23.2 minutes. Over 57 percent of resident workers in Essex County are employed in the county.

From 1980 through 1987, the number of jobs in West Caldwell increased by 132 from 7,687 to 7,819, respectively. It should be noted that the greatest number of jobs in West Caldwell was registered in 1986 with a total of 7,863 while the lowest figure of 7,190 occurred in 1984.

Based upon the lack of substantial developable land, past employment trends are not necessarily accurate in predicting future employment in the Township. The employment base in West Caldwell is expected to remain stable with no significant increase in employment.

Determination of West Caldwell "Fair Share"

The Township of West Caldwell is located within Region No. 2, the Northwest region. This region consists of Essex, Morris, Sussex and Union counties. Since West Caldwell is located within an area identified as a growth area, its affordable housing obligation consists of indigenous, reallocated present, and prospective need.

Using the analytic methodology set forth in the "Fair Share Housing Criteria and Guidelines" (N.J.S.A. 52:27d-301 et seq.), promulgated by COAH, the Township of West Caldwell has a total "pre-credited need" of 247 low and moderate income units.

(i) Present Need

The Township of West Caldwell's present need includes two components: indigenous need, and reallocated present need.

Indigenous need is the total number of deficient housing units occupied by low and moderate income households within a community. The indigenous need is based on the presence of a number of statistical factors.

The factors used in the Council on Affordable Housing's approach include:

Table 17

Comparative Employment Data
Township of West Caldwell and Essex County
1980

<u>Employment by Occupation</u>	<u>West Caldwell</u>		<u>Essex County</u>	
	<u>Number</u>	<u>Percentage</u>	<u>Number</u>	<u>Percentage</u>
Managerial and Professional	2,368	42.0	88,540	24.7
Technical, Sales and Administrative Support	1,756	31.2	116,963	32.6
Service	508	9.0	47,527	13.3
Farming, Forestry and Fishing	23	0.4	1,435	0.4
Precision Production, Craft and Repair	509	9.0	33,991	9.5
Operators, Fabricators and Laborers	<u>471</u>	<u>0.4</u>	<u>70,301</u>	<u>19.6</u>
	5,635	100.0	358,757	100.0
 <u>Employment by Place of Work (Reported)</u>				
Worked in Area of Residence	810	16.1	N/A	N/A
Worked Outside Area of Residence	4,231	83.9	N/A	N/A
Worked in County	N/A	N/A	198,510	57.6
Worked Outside County	N/A	N/A	145,872	42.4
Mean Travel Time:	28.2 min.		23.2 min.	

Source: U.S. Bureau of the Census, 1980.

- The year the structure is built. A distinction is made between units built before and after 1940.
- Persons per room. 1.01 or more persons per room is an index of overcrowding.
- Access to the unit. A unit is unacceptable if one must pass through another dwelling unit to enter it. This is a measure of privacy.
- Plumbing facilities. A household must have the exclusive use of complete plumbing facilities.
- Kitchen facilities. Adequate kitchen facilities include sink with piped water, stove and refrigerator.

- Heating facilities. The existing of central heat is used as a measure of adequacy.
- Elevator. Buildings of four stories or more are considered inadequate if they do not have an elevator.

A unit must have at least two characteristics to be classified as a deficient unit provided it is occupied by a Mt. Laurel family. Three indices of deficiency are available at both the municipal and subregional levels. These indices are used to calculate a share of the subregional indigenous need to be allocated to a municipality. The deficiency factors are: (1) plumbing facility - nonexclusive use of complete plumbing; (2) heating facilities - nonpresence of central heat or vented room heaters; (3) persons per room - overcrowding at 1.01 or more persons per room.

Using the methodology of the COAH, West Caldwell has an indigenous need of 15 units, as shown on Table 18.

Reallocated present need is a share of the excess deteriorated units in a region transferred to all communities which are within the growth area with the exception of selected urban aid cities. Urban aid cities are generally densely populated and have a higher than average proportion of low and moderate income families living in deteriorated housing and are not expected to share in the regional burden. Excess deficient units are allocated and redistributed to all of the other municipalities within growth areas in the region.

Low and moderate income housing is distributed to each community using both economic and land use factors. The factors were selected as measures of both municipal responsibility and capacity.

The factors used in distributing reallocated present need include:

- Covered employment in the municipality as a percentage of the regional covered employment (1984).
- Municipal area in the growth area as percentage of the growth area in the region as included in the official State Development Guide Plan (SDGP).

- Municipal (1983-1984) aggregate per capita income as a percentage of the 1983-1984 regional aggregate per capita income.

Using the allocation formula, the Township of West Caldwell has a reallocated present need of 116 units and a total present need of 131 units.

Table 18

Calculation of Present Need
Township of West Caldwell
1987

<u>Factor</u>		
Municipal single index need		33
Subregional single index need	÷	<u>469</u>
Municipal share of deficient housing units occupied by low and moderate income households		0.070
Subregional multiple index need	x	<u>208</u>
Indigenous need		<u>15 units</u>
<hr/>		
Regional pool of excess housing units		8,829
Present need allocation ÷ 100	x	<u>0.01314</u>
<u>Reallocated present need</u>		<u>116 housing units</u>
<u>Present Need</u>		
Indigenous need		15
Reallocated present need		<u>116</u>
Present Need		<u>131 housing units</u>

Source: Appendix B, Fair Share Housing Criteria and Guidelines, New Jersey Council on Affordable Housing, 1986, Calculations by Dresdner, Robin & Associates, 1988.

(ii) Prospective Need

Prospective need is the share of the total projected population that will qualify for low and moderate income housing. An allocation formula is used to calculate West Caldwell's share of the Essex, Morris, Sussex and Union prospective need.

Applying the allocation formula to the Township of West Caldwell (Table 19), the Township has a total 1987-1993 prospective need of 140 housing units.

Table 19

Calculation of Prospective Need
Township of West Caldwell
1993

<u>Factor</u>	
Regional prospective need	9,759
Prospective need allocation factor ÷ 100	x <u>0.01439</u>
Municipal prospective need	<u>140 housing units</u>

Source: Appendix B, Fair Share Housing Criteria and Guidelines, New Jersey Council on Affordable Housing, 1986.
Calculations by Dresdner, Robin & Associates, 1988.

(iii) Total Need

The Township of West Caldwell's total affordable housing need number for the period 1987 to 1993 is 271 units. The total need number is modified by a number of factors. These factors include demolitions, filtering, residential conversions, and spontaneous rehabilitation.

Demolitions. The fair share formula identifies demolition as a factor which eliminates housing opportunities for low and moderate income households. Therefore, the number of demolitions is added to the total need number.

The number of municipal demolitions which occurred during 1983 and 1984 (one) are averaged and multiplied by six to obtain the projected 1987-1993 demolitions which would be three demolitions. That number is then multiplied by a percentage of

demolitions which affect low and moderate income households within the Essex, Morris, Sussex and Union subregion (20.7 percent).

In West Caldwell, this represents one additional unit to be added to the previously calculated total need.

Filtering. Filtering is a factor which causes a reduction in the total need number, based upon the recognition that housing needs of low and moderate income households are partially met by sound housing units formerly occupied by higher income sectors of the housing market. That is, as higher income households vacate certain units, they then become available to households of lower income. Filtering is positively correlated with the presence of multi-family housing units.

To calculate the impact that filtering has on the affordable housing obligation of a community, it is first necessary to determine the total number of multi-family housing units in West Caldwell (391) and then divide that number by the total number of multi-family housing units within the region (334,839). This share is then multiplied by the filtering estimates for the region (12,678).

In West Caldwell, filtering will reduce the total housing obligation by 14 units.

Residential Conversions. Residential conversion is the creation of dwelling units from already existing residential structures. Residential conversion is a significant source of housing supply to low and moderate income households, and it will cause a reduction in total municipal need. Residential conversion is positively correlated with the presence of two- to four-family housing units.

In order to evaluate the impact of residential conversion on a municipality's total need, it is first necessary to determine the total number of two- to four-family housing units within West Caldwell (122), and then divide this number by the total number of two- to four-family dwelling units within the region (165,631). This share is then multiplied by the regional conversion estimates (3,267) to obtain a projection of municipal residential conversions.

The Township of West Caldwell's residential conversions will reduce the total affordable housing obligation by two dwelling units.

Spontaneous Rehabilitations. Spontaneous rehabilitation measures the private market's ability to rehabilitate deficient low and moderate income units up to code standard. It will cause a reduction to the total municipal need. Spontaneous

rehabilitation is positively correlated with aggregate per capita income.

To evaluate the impact of spontaneous rehabilitation on municipal need, it is necessary to first divide the municipal aggregate per capita income (\$170,779,752) which is divided by the regional aggregate per capita income (\$22,029,857,240) to obtain a municipal share (0.00775). This share is then multiplied by the projected number of spontaneously rehabilitated units for the region (1,194).

In the Township of West Caldwell, spontaneous rehabilitation will cause a net reduction of 9 units.

(iv) Net Affordable Housing Obligation

The total pre-credited affordable housing need for the Township of West Caldwell is 247 units, as follows:

Total Present Need:	131 Units
Prospective Need:	<u>140 Units</u>
Total:	271 Units
Demolitions	+1 Units
Filtering	-14 Units
Residential Conversions	- 2 Units
Spontaneous Rehabilitation	<u>- 9 Units</u>
Total Pre-Credited Need:	247 Units

Credits

The Fair Housing Council's guidelines include a provision for crediting. According to N.J.A.C. 5:92-6.1a as amended, credits are granted for all qualified units created after April 1, 1980, when the housing is either funded, financed, or otherwise assisted by a government program specifically designed to provide low or moderate income housing or was rehabilitated and is presently occupied by either the original low or moderate income household or a subsequent low or moderate income household. West Caldwell has no housing units which qualify for credits.

Municipal Adjustments

The fair housing criteria and guidelines provide for municipal adjustments in the fair share number based upon available land capacity, public facilities, and infrastructure. Subchapter 8 of the Council's substantive rules provides the criteria by which a municipal fair share may be adjusted. It specifies the following:

Adjustments shall be made to eliminate specific parcels of vacant land from consideration as sites for low and moderate income housing. Adjustments shall yield vacant, suitable, developable, available and approvable land within each municipality requesting and demonstrating that such adjustments to its fair share are in keeping with these criteria. Adjustments shall be made to municipal fair share when the Council determines that such adjustments are required due to available land capacity, public facilities or infrastructure. All municipalities requesting adjustment of present and prospective need shall submit an existing land use map at an appropriate scale to display the land uses of each parcel within the municipality. Such map shall display the following land uses: single family, two- to four-family, other multifamily, commercial, industrial, agricultural, parkland, other public uses, semipublic uses and vacant land. Municipalities seeking an adjustment based on historic sites, agricultural lands or environmentally sensitive

areas shall submit transparent overlays drawn to the same scale as the existing land use map depicting eligible sites as delineated herein.

Section 8.2 of the rules provides further that the "Council shall only adjust reallocated present and prospective need which the municipality proposes to address through inclusionary developments". It adds that "specific parcels of vacant and developable lands shall be excluded as potential sites for low and moderate income housing based on specific] criteria". These criteria are discussed in detail below.

In the Township of West Caldwell, there are currently 85 parcels of vacant, undeveloped land in either public or private ownership. Abutting lots under the same ownership are considered a single parcel; however, public utility rights-of-way are not included as vacant land nor are vacant parcels which have received site plan approval (Block 1201, Lots 7 and 15) or are part of an airport easement (Block 1400, Lot 4.01). These three lots are in an industrial zoning district. Of these 85 parcels, 60 or 70.5 percent consist of small, scattered lots each less than two acres in area (the majority less than one acre) and are eliminated from considerations as appropriate for development of low and moderate income housing (see Table 20).

Each of the remaining 25 vacant parcels in excess of two acres identified in Table 20 were analyzed with respect to Chapter 8 of COAH's substantive rules. Those vacant parcels that can be excluded based on these rules are identified and discussed below.

- (i) Parcels Excluded Due to Historic or Architectural Character or Proximity to An Area of Historic or Architectural Significance

No sites qualify for exclusion.

(ii) Parcels Excluded Due to Environmentally Sensitive Land

None of the identified vacant lands are regulated by the Pinelands Commission, Division of Coastal Resources or the Hackensack Development Commission.

The following parcels exhibit wetlands, flood hazard areas and/or areas with slopes in excess of 15 percent:

Site 34 consists of 7.8 acres. It is located on Passaic Avenue at the northwest boundary of the Township in an M-1, Limited Manufacturing District. Approximately 75 percent or 5.8 acres of the 7.8 acre site is in the 100-year flood hazard area or in wetlands. The remaining two acres is located to the rear of the property along the municipal boundary line. The entire length of street frontage is within the 100-year flood hazard area. This entire parcel is excluded as a potential site for low and moderate income housing.

Site 35 consists of 2.9 acres along York Avenue in an M-1, Limited Industrial District. Approximately 80 percent or 2.3 acres are in the 100-year flood hazard area or in wetlands. This entire parcel is excluded as a potential site for low and moderate income housing.

Site 36 consists of 9.6 acres off York Avenue in an M-1, Limited Industrial District. The entire site is within the 100-year floodplain or in wetlands. The site is also land-locked. This entire parcel is excluded as a potential site for low and moderate income housing.

Site 41 consists of 2.2 acres along Bloomfield Avenue in a B-3, General Business District. The entire site is within the 100-year floodplain or in wetlands. This entire parcel is excluded as a potential site for low and moderate income housing.

Site 51 consists of 6.7 acres along the PSE&G easement right-of-way in an OS, Open Space District. The entire site is within the 100-year floodplain or in wetlands. Additionally, the site has no access to a public street. This entire parcel is excluded as a potential site for low and moderate income housing.

Site 53 consists of 2.6 acres at the end of Aldrin Drive in an OS, Open Space District. The entire site is within the 100-year floodplain or in wetlands. This entire parcel is excluded as a potential site for low and moderate income housing.

TABLE 20

Characteristics of Vacant Land
Township of West Caldwell
1988

<u>Site</u>	<u>Block</u>	<u>Lot</u>	<u>Ownership</u>	<u>Acreage</u>	<u>Zone</u>	<u>% Env. Sens.</u>
1	102	9	Pr.	0.2	R-4	0
2	200	12	Pr.	4.1	R-4	0
3	208	11	Pr.	0.2	R-4	0
4	302	10	Pr.	0.2	R-4	0
5	401	10	Pr.	0.2	R-4	0
6	401	12	Pr.	0.3	R-2	0
7	506	18	Pr.	0.2	R-4	0
8	506	27	Pr.	0.2	R-4	0
9	601	51	Pr.	0.3	R-3	0
10	602	14	Pr.	2.1	R-2	0
11	603	30	Pr.	0.5	R-2	0
12	701	26	Pu.	1.0	R-2	0
13	708	2	Pr.	0.5	R-2	0
14	708	3	Pr.	0.4	R-2	0
15	800	26	Pr.	0.4	R-4	0
16	801	41	Pu.	0.2	R-4	0
17	803	21	Pu.	0.1	R-4	0
18	803	25	Pu.	0.1	R-4	0
19	900	5	Pu.	0.2	R-4	0
20	900	12	Pr.	0.4	R-3	0
21	901	3	Pu.	0.2	R-3	0
22	901	20	Pu.	0.3	R-3	0
23	901	22	Pu.	0.4	R-2	0
24	901	23	Pu.	1.3	R-2	0
25	1001	4	Pu.	1.0	R-2	0

Pr. = Private
Pu. = Public

TABLE 20 (continued)

<u>Site</u>	<u>Block</u>	<u>Lot</u>	<u>Ownership</u>	<u>Acreage</u>	<u>Zone</u>	<u>Env. Sens.</u>
26	1002	29	Pu.	0.6	R-3	0
27	1101	7	Pu.	0.6	R-2	0
28	1101	14	Pu.	0.3	R-3	0
29	1101	17	Pu.	0.2	R-3	0
30	1101	24	Pr.	0.9	R-3	0
31	1101	38	Pu.	0.6	R-3	0
32	1101	42	Pu.	0.3	R-3	0
33	1101	59,60	Pr.	5.7	R-3A	0
34	1201	2	Pr.	7.8	M-1	75
35	1201	16	Pr.	2.9	M-1	80
36	1201	21	Pr.	9.6	M-1	100
37	1300	6	Pr.	0.9	M-1	25
38	1300	11	Pu.	0.8	M-1	0
39	1500	14	Pr.	0.6	M-2	0
40	1502	1	Pr.	2.4	M-2	0
41	1600	1	Pr.	2.2	B-1	100
42	1600	2	Pr.	1.0	B-3	90
43	1600	3	Pr.	1.1	B-3	25
44	1600	24	Pr.	1.0	B-3	0
45	1600	29	Pr.	0.9	R-3	10
46	1602	22	Pr.	2.3	R-3	0
47	1700	2	Pr.	1.7	B-3	25
48	1813	8	Pu.	0.1	R-3	100
49	1900	14	Pr.	0.1	R-3A	0
50	1901	8	Pr.	0.1	M-1	0
51	1903	5	Pr.	6.7	M-1	100
52	1903	6	Pu.	20.4	OS	95
53	1903	7	Pr.	2.6	OS	100
54	2000	1	Pr.	21.8	R-3A	35
55	2000	2,3,5,6,11,12	Pr.	28.5	R-3A	65

50

PR = Private
Pu. = Public

TABLE 20 (continued)

<u>Site</u>	<u>Block</u>	<u>Lot</u>	<u>Ownership</u>	<u>Acreage</u>	<u>Zone</u>	<u>Env. Sens.</u>
56	3100	8	Pr.	35.5	R-3	35
57	2000	20	Pr.	0.4	R-3A	100
58	2101	4	Pr.	0.3	B-3	0
59	2101	8, 12	Pr.	3.5	R-3	0
60	2101	9	Pr.	1.0	R-3	0
61	2101	10	Pr.	0.4	R-3	0
62	2201	39	Pr.	0.2	R-4	0
63	2203	10	Pr.	0.2	B-1	0
64	2203	33	Pu.	0.3	R-4	0
65	2203	37	Pu.	0.2	R-4	0
66	2301	24, 25	Pu.	0.3	R-4	0
67	2401	10	Pr.	0.1	R-4	0
68	2401	44	Pu.	2.8	R-4	0
69	2500	11	Pu.	1.4	R-4	0
70	2500	15	Pr.	0.2	R-4	0
71	2608	3, 01	Pr.	0.3	R-4	0
72	2608	13	Pr.	0.2	R-4	0
73	2608	15	Pr.	0.2	R-4	0
74	2608	17	Pr.	0.1	R-4	0
75	2900	35	Pr.	1.3	R-3	0
76	3100	4	Pr.	13.5	R-3	15
77	3100	6	Pu.	9.6	R-3	100
78	3101	1	Pr.	3.7	R-3	55
79	3101	3	Pu.	0.9	R-3	100
80	3101	5	Pu.	7.3	R-3	100
81	3101	6	Pr.	7.0	R-3	100
82	3200	3, 4, 5	Pr.	17.4	R-3	90
83	3200	6, 7, 8	Pr.	8.0	R-3	70
84	3304	1	Pu.	1.2	R-3	0
85	1700	9, 10, 11, 14, 16	Pr.	62.0	OP	95

PR = Private
 PU = Public

Site 76 consists of 13.5 acres along Passaic Avenue in an R-3, Single-Family Residence District. Approximately 90 percent or 12.2 acres is within the 100-year floodplain or in wetlands. This entire parcel is excluded as a potential site for low and moderate income housing.

Site 77 consists of 9.6 land-locked acres in an R-3, Single-Family Residence District. The entire site is within the 100-year floodplain or in wetlands. This entire parcel is excluded as a potential for low and moderate income housing.

Site 78 consists of 2.7 acres between the PSE&G transmission line and the proposed Eisenhower Parkway in an R-3, Single-Family Residence District. Approximately 80 percent or 3.0 acres is within the 100-year floodplain or in wetland. This entire parcel is excluded as a potential for low and moderate income housing.

Site 80 consists of 7.3 acres between the PSE&G transmission line and the proposed Eisenhower Parkway in an R-3, Single-Family Residence District. The entire site is within the 100-year floodplain or in wetland. This entire parcel is excluded as a potential for low and moderate income housing.

Site 81 consists of 7.0 acres between the PSE&G transmission line and the proposed Eisenhower Parkway in an R-3, Single-Family Residence District. The entire site is within the 100-year floodplain or in wetland. This entire parcel is excluded as a potential for low and moderate income housing.

Site 82 consists of 17.4 acres between the PSE&G transmission line and the proposed Eisenhower Parkway in an R-3, Single-Family Residence District. Approximately 90 percent or 15.7 acres are within the 100-year floodplain or in wetland. This entire parcel is excluded as a potential for low and moderate income housing.

Site 83 consists of 8.0 acres between the PSE&G transmission line and the proposed Eisenhower Parkway in an R-3, Single-Family Residence District. Approximately 90 percent or 7.2 acres are within the 100-year floodplain or in wetland. This entire parcel is excluded as a potential for low and moderate income housing.

(iii) Parcels Excluded when the Legislature Adopts
Legislation to Protect Other Natural Resources

This provision, at present, is not applicable to any vacant site in West Caldwell.

(iv) Parcels Excluded to Preserve Adequate Recreation,
Conservation and Open Space

Under Section 8.3 of COAH's rules:

Municipalities may reserve three percent of their total developed and developable acreage for active municipal recreation and exclude this acreage from consideration as potential sites for low and moderate income housing. In determining developable acreage, municipalities shall calculate their total vacant and undeveloped lands and deduct from that total number the lands excluded by the Council's policy regarding historic and architecturally important sites, agricultural lands and environmentally sensitive lands. Municipalities shall exclude from this calculation of total vacant and undevelopable lands, those owned by nonprofit organizations, counties to the state or federal government and when such lands are precluded from development at the time of substantive certification.

The Township, can set aside or reserve 5.2 acres of vacant and developable land for recreation (see Table 21).

Table 21

Calculation of Amount of Acreage that West Caldwell
May Reserve for Active Municipal Recreation Under Section 78.3
of COAH's Rules

Total acreage in West Caldwell acres	3,382
Vacant land excluded from low and moderate income development due to historic character or due to environmental constraints	172.0
Vacant lands owned by counties or the State or Federal government that are precluded from development	<u>469.7</u>
Total Developed and Developable Acres	2,740.3
3% reservation	<u>x 0.03</u>
Amount of land that may be reserved by the Township for active municipal recreation	82.2
Existing Township-owned park and recreation land	77.0
Potential municipal reservation	<u>5.2</u>

(v) Parcels Excluded When Such Lands Have Been Designated in an Adopted County Master Plan

All parcels set aside and reserved for recreation and open space have been excluded as potential sites for low and moderate income housing. These lands account for 409.7 acres of reserved park and open space owned by the Essex County Park Commission (417 acres) and the New Jersey Conservation Foundation (52.7 acres).

Vacant and Developable Sites

Vacant and developable sites are vacant sites that have "not been specifically excluded from consideration for low and moderate income housing as a result of COAH's policies regarding historic and architecturally important sites, agricultural lands, environmentally sensitive lands and recreation, conservation and open space".

The following sites have been identified as vacant and developable:

<u>Site</u>	<u>Block</u>	<u>Lot</u>	<u>Acreage</u>
2	200	12	4.1
10	602	14	2.1
33	1101	59, 60	5.7
40	1502	1	2.4
46	1602	22	2.3
54	2000	1	23.0
55	2000	2, 3, 5, 6, 11, 12	28.5
56	3100	8	35.5
59	2101	8, 2	3.5
68	2401	44	2.8

Fair Share Plan

The Township of West Caldwell has a total pre-credited affordable housing need of 247 units. The New Jersey Fair Housing Act, in response to the Mt. Laurel II decision, requires all municipalities to provide a realistic opportunity for the construction of housing affordable to households of low- and moderate-income. The Fair Share Plan presented herein examines the alternatives to meeting the Township's need for affordable housing and recommends from these alternatives the housing programs that would most effectively close the gap in affordable housing, while protecting the quality of life and neighborhood character of the Township.

The Preliminary State Plan identifies West Caldwell as a Tier 2 Community, defined as mostly developed stable cities and suburbs. Consistent with this definition, West Caldwell is a

fairly built-up, mature community exemplified by the fact that in the eight year period between 1980 and 1987 there were a total of only 58 dwelling units built (see Table 13). Furthermore, most of the undeveloped lands, particularly the larger areas, are that way because they are environmentally sensitive, either wetlands or floodplains (see Land Use Plan, Environmentally Sensitive Lands).

The provision of 247 affordable housing units is not a simple task. Even if this number were halved it is still more housing than can reasonably be expected to be developed in the foreseeable future. The goal of this Plan, however, is to provide for reasonable opportunities for the development of affordable housing. Consistent with the Tier 2 housing strategies of the State Plan the intent of this Fair Share Plan is to be an effective instrument in the development and redevelopment of housing in ways that encourage a wide range of choices, while also maintaining the character of the Township and its attractive quality of life.

Affordable Housing Programs

The provision of housing affordable to low- and moderate-income families can be provided through a variety of options and site locations. This would reduce the potential impact on any one area, provide a selection of approaches in order to provide better opportunities for the housing to be produced, and offer public and private sector options to provide affordable housing.

The housing program alternatives examined herein are those that can best provide opportunities for the production of low- and moderate-income housing or rehabilitation. These programs are consistent with the four basic options COAH prescribes for achieving affordable housing. Additionally, this section includes a description of the current funding assistance programs dedicated to the production of affordable housing.

(i) New Construction

New construction would by definition increase the total number of housing units in the Township. While this may provide some affordable units through the filtering process it cannot, without some inducements, fulfill the Township's goals of affordable housing. In order to provide opportunities for the construction of affordable housing, it is recommended that the Township amend the zoning ordinance to permit as a conditional use what is commonly referred to as Mt. Laurel type development. In this type of development the developer is given bonuses and incentives of increased densities or dwelling units in exchange for the production of low and moderate income housing units and/or the rehabilitation of substandard housing units.

New construction that could aid low and moderate income families would be the construction of two-family units on vacant properties in R-zones provided that the lot is 150 percent of the minimum lot area required in the zoning district providing that the structure would be owner-occupied and one unit is specifically designated for affordable housing.

New construction of units dedicated to senior citizens would fill a need in the Township. A percentage of units in any citizen housing should be reserved for low- and moderate-income families.

It is recommended that the developers be given density bonuses in exchange for the production, rehabilitation or contribution towards affordable housing elsewhere in the community. These programs would need an administrative mechanism to structure and oversee them; however, it would provide an effective means towards fulfilling the Township's affordable housing needs.

(ii) Permit Streamlining

Permit streamlining can be used to reduce the costs of the development and redevelopment of affordable housing. Permit streamlining is advocated in the Preliminary State Plan; very simply it entails the consolidation of local administrative procedures and land development regulations to ensure that reasonable development and redevelopment opportunities are not hampered by unnecessary and costly regulatory delays. The State Plan suggests the use of the procedures recommended in the Model Site Development and Subdivision Ordinance Handbook, published by the New Jersey Department of Community Affairs.

(iii) Zoning for Infill

Permit the construction of two-family homes on vacant lots as a conditional use only when and if the following conditions could be satisfied:

- the lot is 150 percent (or greater) of the minimum lot area required by the zoning district;
- the structure is owner-occupied; and,
- one unit is specifically designated for affordable housing.

Allowing two-family homes, under these specified conditions, would provide much needed rental units for families and individuals of low and moderate incomes.

(iv) Rehabilitation

Rehabilitation can be used by West Caldwell to address its indigenous housing need which is 15 units. Rehabilitation has been mentioned as an appendage of several of the programs discussed above, however, a definitive rehabilitation program should be implemented in West Caldwell. The objective of the program would be to help restore the substandard homes of low- and moderate-income households who could not otherwise afford to make these repairs. A substandard home is one which would not meet the Township's building code. Rehabilitation programs are not restricted to ownership units. A rehabilitation program can also be implemented to upgrade rental units, provided the rent qualifies as a low- and moderate-income rent and that the rentor is of low- or moderate-income.

Rehabilitation programs are typically administered by or through a municipal agency, government official or a consultant to the local government. Funding for rehabilitation can come from several sources including municipal revenues, developer contributions and other sources discussed in the next section of this Plan, Financing for Affordable Housing.

(v) Regional Contribution Agreements (RCAs)

One option that has been used successfully in other communities are RCAs. RCAs allow a municipality to transfer up to 50 percent of its fair share housing obligation to a willing municipality within its housing region. The 50 percent is calculated after adjustments and cannot include a transfer of indigenous units. The number of transferable units in West Caldwell is 116 units, calculated as follows:

247 units	Fair Share obligation after credits and adjustments
<u>(15) units</u>	Less indigenous need
232	
x 0.5	
116	

West Caldwell's housing region includes the counties of Essex, Morris, Union and Sussex.

RCA's consist of a legal agreement between the sending municipality and the receiving municipality. Based on the RCA the sending municipality finances or helps to finance the construction or rehabilitation of low- and moderate-income dwellings in the receiving municipality.

Financing for Affordable Housing

The Fair Housing Act, requires that the Department of Community Affairs, COAH and the New Jersey Housing and Mortgage Finance Agency (NJHMFA) assist municipalities with meeting their low- and moderate-income housing obligation. This section of the Plan represents the current programs available to municipalities through either NJHMFA and/or the Department of Community Affairs. It is important to note that although requirements vary, many of the programs may require that a municipality has received substantive certification from COAH (or have been subject to a builder's remedy or have participated in a RCA).

The types of financial assistance currently available for affordable housing generally falls into one of the following categories:

- Homeownership financing including home-improvement loans - these are typically permanent mortgage loans for the purchase or improvement of owner-occupied housing.
- Rental housing finance - construction and/or permanent loans for multifamily rental housing.
- Community and housing development financing - grants or loans designed to make either the home purchaser or multifamily rental housing more affordable.

(i) New Jersey Housing and Mortgage Finance Agency

Brief descriptions of the financing programs available through NJHMFA's are provided below.

Homeownership Financing Programs

Home Mortgage Program: To enhance opportunities for affordable homeownership, the NJHMFA offers fixed rate, long term mortgages at interest rates that are generally up to two percentage points below conventional financing. Home Mortgage Program loans are available to first-time and urban homebuyers of one- to four-unit residences with as little as a 5 percent down payment and only two points. Income and purchase price limits apply.

Buy-and-Fix-It Program: Qualified first-time and urban homebuyers can obtain a single, lower-than-conventional interest rate loan to both acquire and rehabilitate an older home needing extensive repairs, commonly known as a "handyman's special."

Special Projects Program: To encourage developers to construct affordable homes in urban areas, the NJHMFA offers them set asides of low-interest mortgage funds for eligible homebuyers.

Home Improvement Loan Program: Low- and moderate-income owners of one- to four-family residences may qualify for low-interest loans to repair, modernize, expand, and make energy conservation improvements to their homes. New Jersey homeowners may borrow as much as \$15,000 and take up to nine years to repay the loan. Loans to eliminate hazardous radon from homes are also available to New Jersey families regardless of income.

Rental Housing Financing Programs

Nonsubsidized Rental Housing Production Program: Through the sale of tax-exempt and taxable bonds, the NJHMFA provides private and nonprofit developers with below-market interest rate loans to construct, substantially rehabilitate, and permanently finance rental housing developments. In return housing sponsors must reserve a portion of the units for low- and moderate-income individuals, families, and senior citizens.

Rental Repair Loan Program: NJHMFA's lower-rate loans are available for the repair and modernization of rental developments in order to maintain the state's supply of existing apartment stock by helping to preserve decent and affordable rental housing.

Low-Income Housing Tax Credit Program: In attempting to replace some of the major tax incentives eliminated under the Tax Reform Act of 1986, the NJHMFA administers federal tax credits to developers of, and investors in, low-income rental housing. Credits may be claimed as write-offs against developers' and investors' personal or business taxes for a ten-year period, provided the units are reserved for low-income residents for at least 15 years.

Continuing Care Retirement Communities (CCRCs) Program: Committed to housing the state's elderly, the NJHMFA provides its below-market financing to construct and permanently finance CCRCs, senior citizens rental

housing offering a full spectrum of support services for the elderly. Ranging from health care to meals and housekeeping, these services enable senior citizens to remain independent and prevent premature and unnecessary institutionalization.

Boarding House Life Safety Improvement Loan Program:

To help ensure that the state's boarding homes are safe for their many elderly and low- and moderate-income tenants, the agency offers loans to owners of these facilities to finance the installation of fire safety devices, including fire escapes and smoke detectors.

Community and Housing Development Financing:

Affordable Housing Program: In its Fair Housing Act of 1985, the New Jersey State Legislature designated the NJHMFA to assist municipalities in financing and developing low- and moderate-income or Mt. Laurel housing and appropriate \$15 million to the agency for state funds on an ongoing basis. It also makes its own construction and permanent financing for rental housing available and offers set-asides of its below-market rate mortgages for financing the purchase of municipally-sponsored, single family residences by qualified buyers.

Housing Assistance Corporation: Through its subsidiary, the Housing Assistance Corporation (HASCO), the NJHMFA assists private, municipal, and nonprofit housing sponsors in any and all phases of rental or purchase housing development. By providing planning, technical, financial, and managerial assistance, the corporation serves as an active partner in the development of housing for New Jersey's low- and moderate-income residents.

Contact Compliance and Minority Set-aside Programs:

Using its financial and administrative operations to promote fair and equal employment opportunities, the agency actively encourages the participation of small, minority- and women-owned businesses in agency-financed construction. The NJHMFA also stipulates that a percentage of its vendor purchases and professional services be awarded to these firms. Pending, formal agency regulations require developers receiving agency loans or grants over \$250,000 to set aside a percentage of their total contracts for small, minority- and women-owned businesses (15, 7, and 3 percent respectively).

(ii) Department of Community Affairs

A master list of the housing assistance programs available through the Department of Community Affairs is shown in Table 22. This list provides information as to the construction type (new or rehab), tenure type (ownership or rental), and type of financing (grant or loan). More detailed program descriptions are provided in Appendix A, including eligibility requirements and state agency contacts.

* * *

Table 22

Funding for Housing Assistance Programs

<u>Program</u>	<u>Construction</u>		<u>Tenure</u>		<u>Finance</u>	
	<u>New</u>	<u>Rehabilitation</u>	<u>Ownership</u>	<u>Rental</u>	<u>Grant</u>	<u>Loan</u>
Community Development Financing:						
Balanced Housing Program	X	X	X	X	X	
Small Cities Community Development Program		X			X	
Neighborhood Preservation Program		X	X		X	X
Neighborhood Housing Services Grant Funds Program		X				X
Grants to Non-Profit Housing Development Organizations	X	X			X	
Homeownership Financing:						
Home Mortgage Program (NJHMFA)			X			X
Buy and Fix It Program (NJHMFA)			X			X
Home Improvement Loan Program (HILP) (NJHMFA)			X			X

Table 22 (cont'd)

Program	Construction		Tenure		Finance	
	New	Rehabilitation	Ownership	Rental	Grant	Loan
Rental Housing Financing:						
New Jersey Urban Multi-Family Production Program (JUMPP)	X	X		X		X
Moderate Rehabilitation Program		X		X		
Rental Rehabilitation Program		X		X	X	
⁷² NJHMFPA Multi-Family Program	X			X		X
Section 8 Certificates and Vouchers				X		
Other Financing:						
NJ Urban Housing Partners	X		X	X		X
Housing Demonstration Program	X	X	X	X	X	X

Note: Program details including program descriptions, eligibility requirements and state agency contacts for these programs and provided in Appendix A of this report.

Appendix A
Housing Assistance Programs

HOUSING ASSISTANCE PROGRAMS



State of New Jersey
Thomas H. Kean, Governor

Department of Community Affairs
Anthony M. Villane Jr., D.D.S., Commissioner

I. FINANCIAL ASSISTANCE FOR CONSTRUCTION OR REHABILITATION

PROGRAMS	TYPE OF PROJECTS	TYPE OF FUNDING	FUNDING CYCLE	ELIGIBLE APPLICANTS	STATE CONTACT PERSON
Balanced Housing Program	Purchase or rental projects for low- or moderate- income occupancy.	Per unit grants of up to \$33,000 for acquisition, site preparation, rehabilitation, or construction.	Applications accepted on a continuous basis.	Municipalities, or any for profit / nonprofit developer with municipal approval.	Margaret Huchet (609) 633-6258
New Jersey Urban Multi-Family Production Program (JUMPP)	Mixed income rental housing projects in urban areas.	Long-term low-interest financing and operating assistance for projects that will be self-sustaining by end of the 15th year of operation. Loan amount determined by needs of each project. Permanent financing will be provided by the NJHMFA.	Actual annual payments made according to need as determined by annual financial audit. Initial deadline for applications will be 12/1/88.	For profit / nonprofit developers.	William Rainwater (609) 633-6258 Diane Campbell (NJHMFA) (609) 890-8900
Housing Demonstration Program	Any project that will demonstrate innovative approaches to the development of affordable housing and the prevention or elimination of slums and blight.	One-time, project specific grants and loans made on a case-by-case basis for research and development of innovative methods of affordable housing construction.	Applications accepted on a continuous basis.	Incorporated public and private organizations and governmental units.	Nancy Randall (609) 633-6257
Moderate Rehabilitation Program	Rehabilitation of marginally substandard rental units in private market to provide additional housing to very low-income households with Section 8 certificates.	Federal HUD rental assistance to eligible tenants provides a guaranteed 15-year rent stream that will assist in obtaining private or public rehabilitation financing.	Applications taken as federal funds are received.	Owners of substandard rental properties that require at least \$1,000 per unit rehabilitation and that will be eligible for rent subsidy.	Diane Kinnane (609) 633-6179

I. FINANCIAL ASSISTANCE FOR CONSTRUCTION OR REHABILITATION (continued)

PROGRAMS	TYPE OF PROJECTS	TYPE OF FUNDING	FUNDING CYCLE	ELIGIBLE APPLICANTS	STATE CONTACT PERSON
Rental Rehabilitation Program	Rehabilitation of sub-standard rental units in private market to provide additional housing to very low-income households.	Grants up to \$5,000 per unit depending on length of time units serve needs of very low-income households; Section 8 rental assistance available to eligible tenants in the units. State grant must be matched dollar for dollar by the property owner.	Applications taken as federal funds are received.	Owners of rental properties in need of rehabilitation.	Diane Kinnane (609) 633-6179
NJ Urban Housing Partners	Any residential development that meets a locality's housing needs.	Construction loans; technical assistance.	Construction loan requests are taken on a continuous basis.	For profit / nonprofit developers building affordable housing in urban areas.	Dede Meyers Barry Lee Black
Small Cities Community Development Program	Community rehabilitation, site improvement, public facilities that assist low- and moderate-income persons.	Grants up to \$350,000 for eligible activities.	Annual.	Municipalities that do not have a federal community development funding entitlement and are not located in a HUD-designated county.	Roger Hoeh (609) 633-6259
NJHMFA Multi-Family Program	Multi-family rental projects containing units for low- and moderate-income tenants.	Below market interest rate construction and mortgage loans.	Applications accepted on a continuing basis.	Private developers and well-established nonprofit groups, such as religious organizations, unions, etc.	Karen Torian (609) 890-8900

FINANCIAL ASSISTANCE FOR CONSTRUCTION OR REHABILITATION (continued)

PROGRAMS	TYPE OF PROJECTS	TYPE OF FUNDING	FUNDING CYCLE	ELIGIBLE APPLICANTS	STATE CONTACT PERSON
Weatherization Assistance Program	Weatherstripping and caulking; replacement or repair of storm windows or doors; insulation; cleaning and repair of heating systems.	Amount of funding determined by weatherization measures needed in each unit.	Applications made to local subgrantee. Contact State to determine local subgrantee in your area.	Households receiving AFDC or Supplemental Security Income; other low-income households according to current income guidelines.	Gregory Adkins (609) 292-0117

ASSISTANCE WITH HOUSING COSTS FOR INDIVIDUALS

Section 8 Certificates and Vouchers	Any rental unit in the State that meets fair market rent guidelines and has a landlord willing to participate.	Rent subsidies to a limited number of very low-income applicants to reduce their housing costs to 30% of monthly income.	Varies according to availability of certificates/vouchers in each county.	Very low-income households, or single individuals who are over 62 years of age, or disabled.	Albert McNeil (609) 633-6178
Homelessness Prevention Program	N/A	Grants and loans for security deposits and delinquent rent or mortgage payments.	Applications taken on continuous basis until funding is exhausted.	All New Jersey residents who are homeless or in imminent danger of becoming homeless due to sudden loss or delay in income.	Helen Seltz (609) 633-6202
Relocation Assistance	To ensure proper relocation of those displaced as a result of activities of State or other governments.	Assist municipalities in meeting 50% of Relocation Assistance payments to those to be displaced.	Applications taken on continuous basis.	Any State agency, local government, or publicly funded entity anticipating a program that may cause displacement.	Claire Murphy (609) 633-6258

II. ASSISTANCE WITH HOUSING COSTS FOR INDIVIDUALS (continued)

PROGRAMS	TYPE OF PROJECTS	TYPE OF FUNDING	FUNDING CYCLE	ELIGIBLE APPLICANTS	STATE CONTACT PERSON
Home Mortgage Program (NJHMFA)	For purchase of any one- to four- family residence that is ready for occupancy at time of mortgage application and that has a purchase price within program guidelines.	Low-Interest fixed-rate mortgages based on NJHMFA Interest rates for urban target areas and other areas.	On a continuous basis as funds remain available.	Home buyer in urban target area or first-time homebuyer. Income cannot exceed federally established limits, which currently range from \$43,585 to \$60,340.	Amella Brady (690) 890-8900
Buy and Fix It Program (NJHMFA)	For purchase and repair of any one- to four- family residence at least 20 years old, where repair costs equal at least 25% of total costs. Other restrictions may apply.	Low-Interest fixed-rate mortgages based on NJHMFA Interest rates for urban target areas and other areas.	On a continuous basis as funds remain available.	Home buyer in urban target area or first-time homebuyer. Income cannot exceed federally established limits, which currently range from \$43,585 to \$60,340.	Anna Auerbach (609) 890-8900
Home Improvement Loan Program (HILP) (NJHMFA)	Improvements to residences that make property more livable, remove health or safety problems, save energy, are not luxury items. Examples include new wiring, kitchens, plumbing, roofs, heating system, additional rooms or insulation.	Loan Amount \$1,000 - \$15,000. Interest rate: 7.875%. Repayment Term: 6 months - 9 years.	Throughout the year.	Owners of one- to four- family homes located in New Jersey who meet income limits (currently \$30,000 - 45,000). Property must be owner-occupied within 60 days of application.	Claudia Lovas (609) 890-8900

ASSISTANCE WITH HOUSING COSTS FOR INDIVIDUALS (continued)

5

PROGRAMS	TYPE OF PROJECTS	TYPE OF FUNDING	FUNDING CYCLE	ELIGIBLE APPLICANTS	STATE CONTACT PERSON
HILP Radon Remediation Loans (NJHMFA)	Fixing a house to prevent radon seepage. Remedial work includes ventilation, sealing cracks, spaces, and suction.	Loan amount: \$1,000 - \$15,000. Interest rate 7.875%. Repayment Term: 6 months - 10 years	Throughout the year.	One- to four- family homes in New Jersey. Homes must be owner-occupied within 60 days of loan application.	Claudia Lovas (609) 890-8900

I. NEIGHBORHOOD-FOCUSED ASSISTANCE

Neighborhood Preservation Program	Primarily single-family housing rehabilitation in a neighborhood approach with the development of a partnership composed of residents, the host municipality and local lenders.	\$85,000 per year for 3-5 years primarily for rehabilitation of owner occupied housing. Funds to be coupled with other sources (i.e. local lenders, foundations, public funds, etc.)	Variable depending upon the availability of funds.	Provides financial assistance to municipalities to undertake the restoration of threatened but still viable neighborhoods.	Gloria B. Frederick (609) 633-6257
Neighborhood Housing Services Grant Funds Program	To encourage and assist nonprofit organizations in the administration of a revolving loan fund for housing rehabilitation.	Provides one-third, not to exceed \$50,000, of annual operating budget for administration of revolving loan fund.	Variable depending on availability of State funds.	Neighborhood Housing Services Corporations or umbrella corporations.	Barry Sullivan (609) 633-6259

IV. TECHNICAL ASSISTANCE and INFORMATION

PROGRAMS	TYPE OF PROJECTS	TYPE OF FUNDING	FUNDING CYCLE	ELIGIBLE APPLICANTS	STATE CONTACT PERSON
Affordable Housing Management Services	<p>Assist municipalities to administer their low- and moderate-income housing units developed as a result of the Fair Housing Act.</p> <ul style="list-style-type: none"> ■ Tenant Screening/counseling ■ Maintain affordability controls 	N/A	N/A	Municipalities with low- and moderate-income units and which have contracted for the AHMS's services.	Jane Whealley. (609) 292-9795
Office of Housing Advocacy	<p>Technical assistance to nonprofits, individuals, municipalities interested in developing affordable housing for low- and moderate-income individuals/families. Education for nonprofits, municipalities (staff, board members, etc.) on the housing development process.</p>	N/A	N/A	Anyone interested in developing low- and moderate-income housing in the State of New Jersey.	<p>Jayshree Balachander</p> <p>Todd Jones</p> <p>Joseph Louis</p> <p>Susan Repko</p> <p>George Saunders (609) 292-9470</p>
Grants to Nonprofit Housing Development Organizations	<p>Assistance with administrative costs and non-mortgageable pre-development project costs. Intended to build the capacity of nonprofit housing development organizations to actually produce housing units.</p>	Maximum \$100,000 grants to nonprofits spread over a two-year period (\$50,000 per year).	Funded on a first come, first served basis as long as funds are available.	Nonprofits that can demonstrate community support and are or want to become housing developers.	George Saunders (609) 292-9470

IV. TECHNICAL ASSISTANCE and INFORMATION (continued)

PROGRAMS	TYPE OF PROJECTS	TYPE OF FUNDING	FUNDING CYCLE	ELIGIBLE APPLICANTS	STATE CONTACT PERSON
Housing Assistance Corporation (NJHMFA)	Co-ventures the development of affordable housing, provides assistance with development activities and administration; develops projects directly when requested. Assistance with initial review, planning, and pre-development functions for projects sponsored by non-profit groups or municipalities upon request.	N/A	N/A	Municipalities, non-profits, and private developers.	Elizabeth Zeller (609) 890-8900

V. ASSISTANCE TO SPECIAL POPULATIONS

Boarding Home Life Safety Loan Program	Fire and life safety improvements to existing rooming and boarding homes.	Deeply subsidized loans.	Applications accepted on a continuous basis.	Rooming and boarding home owners.	Bonnie Watson (609) 292-8184 Gary Anastasia (NJHMFA) (609) 890-8900
Housing Programs for the Aging: Congregate Housing Services Program	Assistance in remaining independent and residing in the community, i.e. housekeeping, personal care, daily meals.	State subsidy and casino revenue fund average \$200 per month.	Applications accepted on a continuous basis.	Persons 62 years of age or handicapped residing in qualified housing projects.	Barbara Parkoff (800) 792-8820

V. ASSISTANCE TO SPECIAL POPULATIONS (continued)

PROGRAMS	TYPE OF PROJECTS	TYPE OF FUNDING	FUNDING CYCLE	ELIGIBLE APPLICANTS	STATE CONTACT PERSON
<i>Senior Citizens Security and Transportation Program</i>	Installation of security devices and education in crime prevention.	Up to \$200 on a sliding scale.		Persons 60 years of age or older.	Penny Blakemore (800) 792-8820
Transitional Housing Services	Temporary housing subsidies for up to 18 months. Support services: Alcohol and drug screening, counseling and basic skills training designed to break the cycle of homelessness and dependency.	State and federal matching funds.	Applications accepted on continuous basis.	Chronically homeless families.	Mary Ann Nicosia (609) 633-6150
Emergency Shelters Grant Program	Renovation, substantial rehabilitation, or conversion of buildings for use as emergency shelters for homeless; provision of essential social services.	Combination of state and federal funds.	Variable depending upon availability of funds.	Those groups interested in starting, expanding, or upgrading shelters and services for the homeless.	Barry Sullivan (609) 633-6259

PLANNING BOARD
TOWNSHIP OF WEST CALDWELL
RE-EXAMINATION OF MASTER PLAN AND DEVELOPMENT REGULATIONS

WHEREAS, the Township of West Caldwell Elements of the Master Plan was duly adopted by the West Caldwell Planning Board at a public meeting held on June 26, 1978, and thereafter re-examined and re-adopted in 1982; and

WHEREAS, the Master Plan was again re-examined in 1988 and amendments adopted in 1989; and

WHEREAS, pursuant to the mandate of N.J.S.A. 40:55D-89, the Planning Board of the Township of West Caldwell has again conducted a general re-examination of the Township Master Plan and development regulations; and

WHEREAS, the purpose of the Master Plan and development regulations has been to provide for comprehensive land use and housing plans and regulations to dictate long range direction and policy permitting the Township to make rational land development decisions; and

WHEREAS, the basic premise of maintaining the Township's variety and balance of land uses within a low density residential character has remained unchanged and supported by the tenets of the Township Master Plan and development regulations; and

WHEREAS, the need for rational land development decisions continues to be effectively served by the Master Plan and development regulations; and

WHEREAS, the underlying objectives, policies and standards relating to land development in the Township are substantially similar to those set forth at the time of the adoption of the Master Plan in 1978; and

WHEREAS, the Planning Board will continue the process of updating the elements of the Master Plan by providing a comprehensive review of all statistical and factual data as well as an ongoing review of all land use consideration; and

West Caldwell Planning Board
Resolution (cont'd.)
Master Plan - May 23, 1994

WHEREAS, public comments were solicited through press releases and informative notices on the West Caldwell Municipal Access Television Station; and

WHEREAS, no comments have been received by the Board;

NOW, THEREFORE, for all of the reasons set forth above, be it

RESOLVED, that the Planning Board of the Township of West Caldwell does not presently recommend any specific changes to the Master Plan or development regulations as there have been no significant changes in the assumptions, policies and objectives forming the basis for the Master Plan and development regulations as last adopted.

Resolution adopted: May 23, 1994

Members Present: 7
Vote on Resolution:
Affirmative: 7
Negative: -

The foregoing is a true copy of a Resolution adopted by the Planning Board of the Township of West Caldwell.

Isaie Marie-Steward
Asst. Secretary

RESOLUTION

PLANNING BOARD TOWNSHIP OF WEST CALDWELL ESSEX COUNTY, NEW JERSEY

WHEREAS, the existing Master Plan of the Township of West Caldwell was duly adopted by Resolution of the West Caldwell Planning Board after public hearing on October 23, 1989, and said Plan was thereafter reexamined and readopted by said Board by Resolution adopted on May 23, 1994; and

WHEREAS, pursuant to the provisions of N.J.S.A. 40:55D-89, the Planning Board of the Township of West Caldwell has again conducted a general reexamination of the Township Master Plan and development regulations; and

WHEREAS, the basic premise of maintaining the Township's variety and balance of land uses within a low density residential character has remained unchanged and is supported by the provisions of the Township Master Plan and development regulations; and

WHEREAS, the major assumptions, policies, problems and objectives relating to land development in the Township remain substantially the same as those delineated in, and forming the basis for, the current Master Plan and last reexamination report; and

WHEREAS, the need for rational land development decisions continues to be effectively served by the current Township Master Plan, and no amendments or revisions are therefore proposed to said Plan at the present time; and

WHEREAS, pursuant to the provisions of N.J.S.A. 40:55D-26, the Planning Board has recommended certain amendments and revisions to the Township's development regulations, all fully consistent with the current Township Master Plan, and the same have been duly adopted by the Mayor and Council after public hearing on April 18, 2000; and

WHEREAS, the Planning Board intends to update the elements of the Master Plan by providing a comprehensive review of statistical and factual data based upon the results of the Year 2000 Census, when such data becomes available;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of West Caldwell on this 15th day of May, 2000 that said Board finds the existing Township Master Plan acceptable, without amendment or revision, in light of existing circumstances, and that the reexamination report, hereinabove incorporated, be and the same is hereby adopted.

The foregoing is a true copy of
a Resolution duly adopted by the
Planning Board of the Township
of West Caldwell.

Gail Marie-Stewart
Gail Marie-Stewart, Asst Secy

7 Members Present

Vote on Resolution:

7 Affirmative
- Negative

RESOLUTION

PLANNING BOARD TOWNSHIP OF WEST CALDWELL ESSEX COUNTY, NEW JERSEY

WHEREAS, pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-28 and 89), the existing Master Plan of the Township of West Caldwell was duly adopted by Resolution of the West Caldwell Planning Board after public hearing on October 23, 1989, and said Plan was thereafter reexamined and readopted by said Board by Resolutions adopted on May 23, 1994 and May 15, 2000; and

WHEREAS, said Resolution adopted May 15, 2000 provided that "the Planning Board intends to update the elements of the Master Plan by providing a comprehensive review of statistical and factual data based upon the results of the Year 2000 Census, when such data becomes available"; and

WHEREAS, said Year 2000 Census data is now available and has been compiled into a document entitled "Addendum "A" to the Land Use Plan Element and Housing Plan Element of the West Caldwell Master Plan", the same being attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of West Caldwell on this 5th day of May, 2003 that said Master Plan Addendum "A" be and the same is hereby adopted.

The foregoing is a true copy of
a Resolution duly adopted by the
Planning Board of the Township
of West Caldwell.

Gail Marie-Stewart
Gail Marie-Stewart,
Assistant Secretary

7 Members Present

Vote on Resolution:

7 Affirmative
- Negative

ADDENDUM "A"
to the
LAND USE PLAN ELEMENT
and
HOUSING PLAN ELEMENT
of the
WEST CALDWELL MASTER PLAN

YEAR 2000 CENSUS

Master Plan Elements Adopted October 23, 1989
Reexamined and Readopted May 23, 1994
Reexamined and Readopted May 15, 2000
Addendum "A" Adopted May 5, 2003

PLANNING BOARD
of the
TOWNSHIP OF WEST CALDWELL

Table 1

Comparison of Population Characteristics
Township of West Caldwell, New Jersey
2000

<u>Area</u>	<u>2000 Population</u>	<u>Density/ Sq. Mile</u>	<u>% Pop. over 64</u>	<u>% Households with</u>	
				<u>Poverty Income</u>	<u>Income over \$50,000</u>
Caldwell	7,584	6,396	17.8	2.5	60.4
Essex Fells	2,162	1,534	14.7	0.3	89.3
Fairfield	7,063	676	15.1	2.3	72.8
North Caldwell	7,375	2,465	10.9	0.8	87.7
Roseland	5,298	1,464	19.7	0.0	74.8
West Caldwell	11,233	2,224	19.1	1.2	75.2
West Essex	40,715	1,648	16.5	1.3	73.9
Essex County	793,633	6,285	11.9	12.8	45.7

Source: U.S. Census Bureau, 2000 (DP-1, DP-3, GCT-PH1)

Table 2

Population Trends 1970-2000
Township of West Caldwell and Surrounding Communities
1970-2000

<u>Area</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>% Change 1970-2000</u>
Caldwell	8,677	7,624	7,549	7,584	-12.6
Essex Fells	2,541	2,363	2,139	2,162	-14.9
Fairfield	6,884	7,987	7,615	7,063	+2.6
North Caldwell	6,733	5,832	6,706	7,375	+9.5
Roseland	4,453	5,330	4,847	5,298	+19.0
West Caldwell	11,913	11,407	10,422	11,233	-5.7
West Essex	41,201	40,543	39,278	40,715	-1.2
Essex County	932,526	851,304	778,206	793,633	-14.9

Source: U.S. Census Bureau, 2000 (GCT-P5)

Table 3

Selected Demographic Statistics, 1980-2000
Township of West Caldwell
1980-2000

	<u>1980</u>	<u>1990</u>	<u>2000</u>
% Single-Person Households	11.0	14.3	19.2
% Single-Person Head of Households	10.7	16.9	22.0
% Persons 65 Years and Older	10.1	15.5	19.1
% 17 Years and Younger	27.1	21.5	24.7
% 25 to 54 Years	41.4	43.0	41.6
Average Household	3.16	2.89	2.75

Source: U.S. Census Bureau, 2000 (DP-1, GCT-P5, GCT-P7)

Table 4

Population Distribution by Age Group
Township of West Caldwell
1980-2000

<u>Age Group</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>% Change 1980-2000</u>
Under 5	594	647	813	+36.9
5 - 19	2832	1926	2116	-25.3
20 - 44	3815	3609	3461	-9.3
45 - 64	3007	2627	2701	-10.2
65 and over	1159	1613	2142	+84.8
Totals:	11,407	10,422	11,233	-1.5

1980: Percent of total population 65 and over = 10.1
 1990: Percent of total population 65 and over = 15.5
 2000: Percent of total population 65 and over = 19.1

Source: U.S. Census Bureau, 2000 (DP-1)

Table 6

Household Characteristics
Township of West Caldwell and Essex County
2000

<u>Household Size</u>	<u>West Caldwell</u>		<u>Essex County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1 person	767	19.2	75,839	26.7
2 persons	1305	32.7	76,701	27.0
3 persons	735	18.4	50,755	17.9
4 persons	729	18.3	42,794	15.1
5 persons	322	8.1	21,969	7.7
6 persons	87	2.2	8,855	3.1
7 or more persons	45	1.1	6,823	2.4
Totals:	3990	100.0	283,736	100.0

Average Persons
Per Household:

1980	3.16	2.79
1990	2.89	2.72
2000	2.75	2.72

Source: U.S. Census Bureau, 2000 (DP-1, QT-H2)

Table 7

Types of Households
Township of West Caldwell
2000

	<u>Number</u>	<u>Percent</u>
<u>Family Households:</u>		
Male Householder	2430	60.9
Female Householder	684	17.1
Total:	3114	78.0
<u>Nonfamily Households:</u>		
Male Householder - Living alone	259	6.5
Male Householder - With Others	59	1.5
Female Householder - Living alone	508	12.7
Female Householder - With Others	50	1.3
Total:	876	22.0
Total Households:	3990	100.0

Source: U.S. Census Bureau, 2000 (QT-P10)

Table 8

Per Capita and Household Income
Township of West Caldwell, Essex County and New Jersey
2000

	<u>Median Household Income</u>	<u>Per Capita Income</u>
Township	\$ 83,396	\$ 38,345
County	44,944	24,943
State	55,146	27,006

Source: U.S. Census Bureau, 2000 (GCT-P14)

Table 9

Household Income Distribution
Township of West Caldwell and Essex County
2000

<u>Income</u>	<u>West Caldwell</u>		<u>Essex County</u>	
	<u>Number of Households</u>	<u>Percent</u>	<u>Number of Households</u>	<u>Percent</u>
Less than \$10,000	70	1.7	36,560	12.9
\$ 10,000 to \$ 14,999	120	3.0	17,456	6.2
\$ 15,000 to \$ 24,999	170	4.2	30,887	10.9
\$ 25,000 to \$ 34,999	252	6.3	30,016	10.6
\$ 35,000 to \$ 49,999	380	9.5	39,072	13.8
\$ 50,000 to \$ 74,999	751	18.8	47,511	16.7
\$ 75,000 to \$ 99,999	688	17.2	29,615	10.4
\$100,000 to \$149,999	861	21.5	28,309	10.0
\$150,000 to \$199,999	346	8.6	10,184	3.6
\$200,000 or more	364	9.1	14,082	5.0
Totals:	4002	100.0	283,692	100.0

Source: U.S. Census Bureau, 2000 (DP-3)

Table 10

Owner Occupant Housing Costs
as Percentage of Household Income
Township of West Caldwell
2000

<u>Costs as Percent of Income</u>	<u>Number</u>	<u>Percent</u>
Less than 15 percent	1094	34.3
15 to 19 percent	491	15.4
20 to 24 percent	375	11.8
25 to 29 percent	322	10.1
30 to 34 percent	248	7.8
35 percent or more	621	19.5
Not computed	35	1.1
Totals:	3186	100.0

Source: U.S. Census Bureau, 2000 (DP-4)

Table 11

Renter Occupant Housing Costs
as Percentage of Household Income
Township of West Caldwell
2000

<u>Costs as Percent of Income</u>	<u>Number</u>	<u>Percent</u>
Less than 15 percent	86	15.6
15 to 19 percent	82	14.9
20 to 24 percent	33	16.0
25 to 29 percent	26	4.7
30 to 34 percent	67	12.2
35 percent or more	204	37.1
Not computed	52	9.5
Totals:	550	100.0

Source: U.S. Census Bureau, 2000 (DP-4)

Table 12

Housing Data
Township of West Caldwell
2000

<u>Characteristics</u>	<u>Housing Units</u>	
	<u>Number</u>	<u>Percent</u>
Year Round Units:	4044	100.0
Tenure of Occupied Units:		
Owner Occupied	3441	86.2
Renter Occupied	<u>549</u>	<u>13.8</u>
	3990	100.0
Year Structure Built:		
1999 to March 2000	51	1.3
1995 to 1998	215	5.3
1990 to 1994	15	0.4
1980 to 1989	68	1.7
1970 to 1979	412	10.2
1960 to 1969	1030	25.5
1940 to 1959	1372	33.9
1939 or earlier	<u>881</u>	<u>21.8</u>
	4044	100.0
Units in Structure:		
One (single-family detached)	3365	83.2
Two or More Units	<u>679</u>	<u>16.8</u>
	4044	100.0
Number of Rooms:		
One	14	0.3
Two	42	1.0
Three	143	3.5
Four	270	6.7
Five	335	8.3
Six or More	<u>3240</u>	<u>80.2</u>
	4044	100.0

Source: U.S. Census Bureau, 2000 (DP-4, QT-H1, QT-H2)

Table 13

Housing Values
Township of West Caldwell
2000

Specified Owner-Occupied Units by Value

<u>Value Range</u>	<u>Number</u>	<u>Percent</u>
Less than \$ 50,000	13	0.4
\$ 50,000 to \$ 99,999	7	0.2
\$100,000 to \$149,999	67	2.1
\$150,000 to \$199,999	402	12.6
\$200,000 to \$299,999	1597	50.1
\$300,000 to \$499,999	1049	32.9
\$500,000 to \$999,999	43	1.3
\$1,000,000 or more	8	0.3
	3186	100.0

Median Value: \$265,900

Specified Renter-Occupied Units by Gross Rent

<u>Gross Rent</u>	<u>Number</u>	<u>Percent</u>
Less than \$ 200	0	0.0
\$ 200 to \$ 299	0	0.0
\$ 300 to \$ 499	6	1.1
\$ 500 to \$ 749	7	1.3
\$ 750 to \$ 999	131	23.8
\$1000 to \$1499	180	32.7
\$1500 or more	186	33.8
No cash rent	40	7.3
	550	100.0

Median Value: \$1193

Source: U.S. Census Bureau, 2000 (DP-4)

Table 14

Indicators of Housing Conditions
Township of West Caldwell
2000

<u>House Heating Fuel</u>	<u>Number</u>	<u>Percent</u>
Utility gas	3412	85.5
Bottled, tank or LP gas	16	0.4
Electricity	259	6.5
Fuel oil, kerosene, etc.	303	7.6
Other fuel	0	0.0
No fuel used	0	0.0
Totals:	3990	100.0
 <u>Selected Characteristics</u>		
Lacking complete plumbing facilities	0	0.0
Lacking complete kitchen facilities	0	0.0
No telephone service	17	0.4
 <u>Occupants Per Room</u>		
1.00 or less	3964	99.3
1.01 to 1.50	9	0.2
1.51 or more	17	0.4
Total Occupied Units:	3990	100.0

Source: U.S. Census Bureau, 2000 (DP-4)

Table 17

Comparative Employment Data
Township of West Caldwell and Essex County
2000

<u>Occupation</u>	<u>West Caldwell</u>		<u>Essex County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Management/professionals	2819	49.8	119,659	35.6
Service occupations	596	10.5	53,121	15.8
Sales & Office Occups	1699	30.0	97,192	28.9
Farming/Fishing/Forestry	0	0.0	207	0.1
Construction/Maintenance	325	5.7	22,811	6.8
Production/Transportation	221	3.9	43,400	12.9
Employed Population: (16 years and over)	5660	100.0	336,390	100.0
<u>Commuting to Work</u>				
Car/truck/van - alone	4757	84.8	201,772	61.5
Car/truck/van - carpool	233	4.2	39,295	12.0
Public transportation	222	4.0	61,185	18.6
Walked	73	1.3	13,922	4.2
Other means	15	0.3	2,934	0.9
Worked at home	308	5.5	9,106	2.8
Workers: (16 years and over)	5608	100.0	328,214	100.0
Mean travel time to work:	26.8 mins.		31.2 mins.	

Source: U.S. Census Bureau, 2000 (DP-3)

RESOLUTION

PLANNING BOARD TOWNSHIP OF WEST CALDWELL ESSEX COUNTY, NEW JERSEY

WHEREAS, the existing Master Plan of the Township of West Caldwell was duly adopted by Resolution of the West Caldwell Planning Board after public hearing on October 23, 1989, and said Plan was thereafter reexamined and readopted by said Board by Resolution adopted on May 23, 1994 and again on May 15, 2000; and

WHEREAS, pursuant to the provisions of N.J.S.A. 40:55D-89, the Planning Board of the Township of West Caldwell has again conducted a general reexamination of the Township's Master Plan and development regulations; and

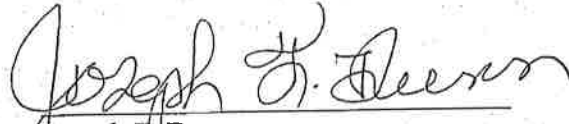
WHEREAS, many characteristics of the Township of West Caldwell have changed significantly since the adoption of the Master Plan in 1989, including the Township's demographics, environmental needs, development density and patterns, and balance between residential, commercial and industrial land uses; and

WHEREAS, the Planning Board finds the Master Plan is currently acceptable, but said Board also recognizes the need to update the elements of the Master Plan by conducting a comprehensive review of statistical and factual data based upon the results of the Year 2000 Census, the results of which were attached as Addendum "A" of the Land Use Plan Element and Housing Element of the Master Plan by Resolution of this Board dated May 5, 2003, developmental characteristics, assumptions, goals and objectives, and other indicators;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of West Caldwell on this 27th day of November, 2006, that said Board finds the existing Township of West Caldwell Master Plan and development regulations are acceptable, without amendment or revision, and that the reexamination report, hereinabove incorporated, be and same is hereby adopted; and

BE IT FURTHER RESOLVED by the Planning Board of the Township of West Caldwell, that said Board recognizes the need for amendment and revision of the Master Plan in light of newly existing data and circumstances, and resolves that necessary measures should be taken in the year 2007, subject to appropriation by the Governing Body, to begin a comprehensive analysis and review of the 1989 Master Plan with the intention of proposing and adopting amendments and revisions that are consistent with the Township's changed and changing characteristics and with the current goals and public policies of the State of New Jersey.

The foregoing is a true copy of
a Resolution duly adopted by the
Planning Board of the Township
of West Caldwell.



Joseph F. Dunn
Planning Board Administrator / Clerk

Members Present: 7
Vote on Resolution
Affirmative: 7
Negative: 0