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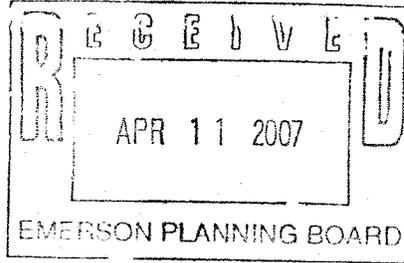
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*Community Planning
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DRAFT

**PERIODIC REEXAMINATION REPORT OF THE MASTER PLAN
BACKGROUND DATA
PRELIMINARY PLAN COMMENTS
GOALS, OBJECTIVES AND POLICY STATEMENTS**

Borough of Emerson, New Jersey

BA # 1822.01

The original document was appropriately signed and sealed on April 9, 2007 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

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SECTION I

OVERVIEW

The 2007 Borough of Emerson Master Plan Reexamination Report is part of a continuing comprehensive planning tradition initiated by the borough nearly fifty years ago. The planning board has adopted a number of master plan reports and documents since the adoption of the borough's first master plan document in 1957.

The borough planning board adopted its most recent master plan reexamination report in 1999. In addition, the planning board adopted the Central Business District (CBD) Master Plan in 2003. The CBD Plan is designed to revitalize the commercial core of the community by enhancing the local shopping experience, improve vehicular and pedestrian circulation, increase parking and improve the aesthetic character of the area. In order to implement the CBD plan, a "area in need investigation was completed. This study resulted in several parcels in the borough's CBD being designated as an "area in need of redevelopment". Subsequently a redevelopment plan for this area was created and adopted in March of 2006.

The adoption of comprehensive land use plan elements and master plan reexamination reports are necessary to ensure that the borough's planning policies and practices remain current and up-to-date. It is also necessary to ensure that the borough's master plan and zoning ordinance are consistent with the applicable provisions of the state's Municipal Land Use Law (MLUL) which mandates that all local zoning regulations be substantially consistent with a regularly revised and updated land use plan element.

This document represents a preliminary initial review of the borough master plan. It provides the obligatory background data required by statute and also addresses the various issues noted in Section 40:55D-89 of the Municipal Land Use Law. The document is comprised of two principal sections, including the following:

1. The first section addresses the community's planning and zoning issues within the framework of the statutory requirements of the New Jersey Municipal Land Use Law (MLUL) and its master plan reexamination provisions. The MLUL requires municipalities to periodically reexamine their master plan and development regulations. The statute mandates that the report must include, at a minimum, five key elements, which identify:
 - a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report;
 - b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date;
 - c. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land use, housing conditions, circulation, conservation of natural features, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County and municipal policies and objectives;
 - d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulation should be prepared; and
 - e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.
2. The second section contains an enumeration of the preliminary goals and objectives upon which the master

plan recommendations will be based. Following a review of this initial document, a subsequent report will set forth the specific plan recommendations pertaining to the community's planning and zoning issues.

THE LEGAL REQUIREMENT FOR PLANNING

The Municipal Land Use Law establishes the legal requirement and criteria for the preparation of a master plan and reexamination report. The planning board is responsible for the preparation of these documents. The board is required to prepare a review of the plan at least once every six years.

The MLUL identifies the required contents of a master plan and the master plan reexamination. The reexamination provisions are set forth above. The statute requires that a master plan include a statement of goals, objectives, and policies upon which the proposals for the physical, economic and social development of the municipality are based. The plan must include a land use element which takes into account physical features, identify the existing and proposed location, extent and intensity of development for residential and non-residential purposes, and state the relationship of the plan to any proposed zone plan and zoning ordinance. The MLUL also requires municipalities to prepare a housing plan and recycling plan, and additionally identifies a number of other plan elements such as circulation, recreation, community facilities, historic preservation and similar elements, which may be incorporated into a comprehensive master plan document.

The master plan gives the community the legal basis to regulate development in the municipality. This is accomplished through the adoption of development ordinances which are designed to implement the plan's recommendations.

PERIODIC REEXAMINATION REPORT

I. THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE MUNICIPALITY AT THE TIME OF THE ADOPTION OF THE LAST MASTER PLAN/REEXAMINATION REPORT.

The MLUL initially requires a reexamination report to identify the major land use problems and planning objectives that were enumerated in the most recently adopted master plan/reexamination report. The Borough of Emerson's 1999 reexamination report identified four problems and objectives relating to land development at the time of its adoption. The narrative below, identified as A1 through A4 and B1 through B5, is taken verbatim from the 1999 reexamination report.

A. Major Problems Identified in the 1999 Reexamination Report.

1. Housing Plan Element/Fair Share Plan.

The Borough adopted a Housing Plan Element in 1992 but never adopted the implementing Fair Share Plan. There have been very significant changes in the assumptions which formed the basis of that Plan. First of all, the number of units addressed in the Plan is more than double the number currently required by COAH. Additionally, a number of sites previously recommended for inclusionary development have since been developed without inclusionary components. It is imperative that the Board adopt a Housing Plan which conforms to COAH's current regulations so as to shield the borough from affordable housing lawsuits.

2. Preparation of a Downtown Plan.

The Borough should consider the preparation of a Downtown Plan to address the area adjacent to the New Jersey Transit Rail Station. New Jersey Transit is planning to alter the station area and the Borough should be involved in those planning efforts. The possibility exists for relocating the platform to the southerly side of Kinderkamack Road so that the roadway is not blocked during passenger loading and unloading. Additionally, additional commuter parking may prove to be feasible.

There is a great deal of focus on station area planning. These are special areas warranting review and consideration. The Borough should examine the land use designations and zoning for properties in close

proximity to the station to determine whether or not changes are required.

The Borough may also wish to consider the use of the Local Redevelopment and Housing Law to create a Redevelopment Plan for all or part of the Downtown area to upgrade the appearance and efficiency of Downtown.

3. Parks and Recreation.

The prior Master Plan Reexamination Report noted a shortfall in the amount of municipal open space available in the Borough. The 1992 Reexamination Report identified a deficit of approximately 31 acres of open space. Given the State's focus on open space preservation and the possibility of funding availability, the Borough should assess its open space needs and review its remaining undeveloped parcels for possible open space acquisition.

4. Revision of Zoning Standards for Infill Development.

As vacant available land in desirable communities dwindles, there is a tendency for significant infill development. This may take the form of development of the few remaining vacant lots, the demolition of existing homes and replacement with larger homes or the wholesale renovation of existing structures to dramatically increase their size. This often creates compatibility issues for the neighborhoods in which the development is occurring. This development is often out of character and scale with the surrounding housing. The Borough should investigate the use of revised zoning standards to ensure greater compatibility and to protect the character of established neighborhoods.

B. Major Goals and Objectives Identified in the 1999 Reexamination Report.

1. Adopt a Housing Plan Element.

As previously discussed, the Borough should adopt a Housing Plan Element. The borough should pursue a vacant land adjustment to further reduce its affordable housing obligation.

2. Preservation of Open Space/ Parks and Recreation.

The borough should do an inventory and analysis of the few remaining parcels to determine if any are suitable for preservation as parks and/or open space. Funding feasibility should be assessed and various mechanisms for open space preservation should be considered.

3. Revision of Zoning Standards.

Revisions to the zoning regulations should include design guidelines and zoning standards intended to preclude incompatible development. A study should be performed to determine what specific bulk and design standards need to be revised to protect the borough's neighborhoods against incompatible development.

4. Consideration of Design Standards.

Side yard setbacks, building height, parking location, garage orientation and other design standards should be considered.

5. Preparation of a Downtown Plan.

The borough may wish to consider the use of the Local Redevelopment and Housing Law to aid in its planning efforts to revitalize the Downtown. The land use and development regulations should be reviewed and changes made where appropriate. However, simply changing regulations does not always guarantee the implementation of a community vision.

The Local Redevelopment and Housing Law provides for the establishment of a redevelopment agency which can condemn and assemble parcels to "jump start" the redevelopment process. Public/private partnerships can be entered which can provide the borough with a far greater degree of control over the timing and quality of any development.

II. THE EXTENT TO WHICH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE BEEN INCREASED SUBSEQUENT TO THE LAST REEXAMINATION REPORT.

Several of the borough's goals and objectives, as well as the planning problems highlighted in the prior master plan, have been addressed while others remain relatively static. The static nature of most of the problems identified in the 1999 plan is a function of the type of long-range planning concerns which they represent, the general nature of most of these problems and objectives, and the extent and type of development the borough has experienced since the adoption of the last reexamination report.

1. Insufficient Supply of Affordable Housing.

In 2000, a lawsuit was filed charging that the borough was not in compliance with the State's affordable housing Mount Laurel doctrine. The court affirmed this allegation, and also concluded that the borough lacked sufficient vacant and/or underutilized land to satisfy its housing obligation. As a result, a Scarce Resource Constraint was ordered, thereby temporarily restricting the borough from granting permits for development on vacant land.

In 2002, the borough adopted six ordinances for the purpose of establishing and amending the Affordable Housing Overlay Zone and the Municipally-Sponsored Affordable Housing Overlay Zone-1 (MS-AHO). Ordinance 1203 specifically designates Block 417 Lots 2 and 3 as property within the MS-AHO Zone. As a result, five units of housing for mentally disabled residents have been constructed on this site.

In addition, in August 2003, the borough initiated participation in COAH's first round of a three round process for affordable housing. The resulting Regional Contribution Agreement (RCA) with the Borough of Ridgefield provides that Emerson will fund the development of five units of affordable housing in Ridgefield. The borough has yet to complete Rounds 2 and 3.

2. Lack of Open Space/ Parks and Recreation.

According to the 1992 Master Plan Reexamination Report, there were 31 acres of open space in the borough; this was about half of what was required by the Department of Environmental Protection for the existing population size. In 1999, the borough received an award from the Bergen County Open Space Trust. The funds allowed the borough to acquire 19.38 acres of wooded, watershed forest along Old Hook Road. As there has been only minimal population growth since 1992, the borough now has approximately 80 percent of the open space recommended for its population size.

3. Incompatible Infill Development.

Incompatible infill development has been an ongoing issue in the borough as older homes are being removed in order to build larger dwellings. This results in the construction of new development that is not in keeping with the scale and character of the surrounding neighborhoods. There has been no new ordinance adopted by the borough to address this planning concern.

4. Preparation of a Downtown Plan.

In 2003, the borough prepared a Central Business District (CBD) Master Plan which focused on developing a long-range plan to guide the growth, development and physical improvements in the CBD in order to ensure the vitality of the community's business district. Subsequently, in 2004, the borough undertook a redevelopment design study and prepared a redevelopment plan to assist in the implementation of the CBD Plan.

5. Revision of Zoning Standards to Include Incompatible Development Regulations.

Planning studies have not been performed, nor have any ordinances been adopted to address this issue.

6. Consideration of Design Standards.

The CBD Master Plan included detailed design standards for the commercial zone districts in the borough. These standards included regulations regarding building design and architecture, landscaping, parking,

circulation, streetscape and signage.

III. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTION, POLICIES AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO SPECIFIC PLANNING ISSUES AND GOVERNMENT POLICY.

The borough has experienced modest changes in growth and development that are noteworthy. The following is noted:

I. CHANGES AT THE LOCAL LEVEL

- a. Population Size. As shown in the table below, the borough experienced its greatest population growth between 1950 and 1970, at which point the population increased from 1,744 persons to 8,428. This population growth was then followed by a brief period of decline between 1970 and 1990.

The 2000 Census indicated that the borough had a population of 7,204 residents which was a 4 percent growth from 1990. Recent population growth estimates for 2001 through 2004 (totaling 1.8%) suggest that a slow rate of growth may continue to be the trend through the remainder of the decade.

**Table 1
Historic Population Trends: 1930-2004
Emerson, New Jersey**

Year	Population	Population Change	Percent Change
1930	1,394	--	--
1940	1,487	93	6.7
1950	1,744	257	17.3
1960	6,849	5,105	292.7
1970	8,428	1,579	23.1
1980	7,793	-635	-7.5
1990	6,930	-863	-11.1
2000	7,197	267	3.9
2001	7,219	22	0.3
2002	7,257	38	0.5
2003	7,283	26	0.4
2004	7,330	47	0.6
2005	7,334	4	0.06

Source: U.S. Census of Population, 1930-2004

- b. Births and Death Statistics. The number of births is important in assessing future needs for community facilities and services, particularly with respect to the school system and recreational facilities. In addition, an analysis of birth and deaths can be utilized to determine if a municipality's population change is a function of natural increase or decrease, or a result of migration into or out of the community.

Table 2 identifies the birth and death statistics for Emerson between 1990 and 2003. Over this period, births tended to outpace deaths; however, this has not been a consistent trend. In fact, most recent statistics reveal a significant increase in the number of deaths per year, with 102 deaths in 2002 and 103 in 2003, which is consistent with the data indicating an increasingly aged population as suggested in Table 3. In addition, as there are only slight changes between births and deaths, these statistics suggest that the recent slow rate of growth is a result of natural population changes.

Table 2
Births and Deaths: 1990-2003
Emerson, New Jersey

Year	Births	Deaths	Change in Births/Deaths
1990	53	61	-8
1991	80	70	10
1992	82	76	6
1993	94	71	23
1994	83	69	14
1995	100	83	17
1996	73	77	-4
1997	81	94	-13
1998	106	62	44
1999	97	65	32
2000	89	83	6
2001	80	77	3
2002	85	102	-17
2003	85	103	-18
Total	1188	1093	95

Source: State of New Jersey Department of Health and Senior Services

- c. Age Characteristics. The age characteristics of the borough's population are presented in the following table. The 2000 census indicates that the borough's population may continue to get older as the median age increased from 39.6 years of age in 1990 to 41.1 years in 2000. As the population continues to age, the "baby boomer" generation approaches retirement, and the survival rate of individuals 65 years and older increases, there will be significant impacts on community planning over the next two decades, particularly in the increased need for public and private facilities that address the needs of an increasing senior population.

The percentage of residents between the ages of 18 and 24 has decreased from 1990 to 2000. This trend, along with the prevalence of middle aged residents and children under 17, is an indication that the borough also continues to attract families with young children.

Table 3
Age Distribution: 1990 & 2000
Emerson, New Jersey

Year	1990		2000	
	Population	%	Population	%
under 5	408	5.9	500	6.9
5 to 17	1010	14.6	1,170	16.3
18 to 24	618	8.9	397	5.5
25 to 44	1950	28.1	1,976	27.5
45 to 64	1790	25.8	1,803	25
65 +	1154	16.7	1,351	18.8
Total	6930	100.0	7,197	100.0
	<i>1990 Median Age: 39.6</i>		<i>2000 Median Age: 41.1</i>	

Source: U.S. Bureau of the Census, 1990 and 2000

- d. Household Size. Between 1970 and 2000, the borough did not experience a significant change in the number of households. The household size, however, has shown a consistent decrease as the average household declined from 3.93 persons in 1970 to 2.91 persons in 2000. In comparison to the county as a whole, the borough's household size has consistently been larger as Bergen County's average household size was 2.64 persons in 2000.

Table 4
Average Household Size: 1970-2000
Emerson, New Jersey

Year	Population	Number of Households	Persons per Household: Emerson	Persons per Household: Bergen County
1970	8,428	2,121	3.93	3.19
1980	7,793	2,216	3.39	2.79
1990	6,930	2,217	3.01	2.64
2000	7,197	2,373	2.91	2.64

Source: U.S. Bureau of the Census, 1970-2000.

- e. Household Income. Table 5 shows that the median household income increased from \$61,417 in 1989 to \$74,556 in 2000. This increase can be attributed in part to the fact that the percentage of households with income greater than \$100,000 doubled during this time period, 5 percent of which earned over \$200,000 in 2000. The 2000 Census also revealed that the borough's median income was 14 percent higher than the county median of \$65,241.

Table 5
Household Income: 2000
Emerson, New Jersey

Income Category	1989		1999	
	Number	Percent	Number	Percent
Less than \$10,000	132	6	47	2
\$10,000 to \$19,999	109	5	131	5.5
\$20,000 to \$29,999	173	7.8	150	6.2
\$30,000 to \$39,999	241	11	173	7.2
\$40,000 to \$49,999	214	9.7	195	8.2
\$50,000 to \$59,999	182	8.2	158	6.6
\$60,000 to \$74,999	418	18.9	349	14.6
\$75,000 to \$99,999	340	15.4	385	16.1
\$100,000 to \$124,999	180	8.1	300	12.6
\$125,000 to \$149,999	91	4.1	180	7.5
\$150,000 to \$199,999	128	5.8	195	8.2
\$200,000 or more			127	5.3
Total	2,208	100.0	2,390	100.0
Median income (dollars)	61,417		74,556	

Source: U.S. Bureau of the Census, 2000 and 1990.

- f. **Housing Characteristics.** Tables 6 through 10 summarize the characteristics of Emerson's housing stock. Table 6 shows a slight increase in the number of housing units from 2,257 in 1990 to 2,398 in 2000 (a 6 percent increase). The percentage of owner-occupied and renter occupied units did not significantly change. The prevalence of owner occupied units remained strong as approximately 91 percent of the housing units were owner occupied.

Table 6
Year-Round Housing Units
By Tenure and Occupancy Status: 1990 & 2000
Emerson, New Jersey

Category	1990		2000	
	Number of Units	Percent	Number of Units	Percent
Owner Occupied	2052	90.9	2,191	91.3
Renter Occupied	165	7.3	182	7.7
Vacant Units	40	1.8	25	1
Total	2,257	100.0	2,398	100.0

Source: U.S. Bureau of the Census, 1990 and 2000.

Table 7 indicates that the majority of the housing units were built before 1960. This information also indicates that there is very little housing development occurring at the present time, as less than 10 percent of the total units were built between 1980 and 2000. The median year for the construction of the borough's housing is 1956.

Table 7
Year Structure Built For All Housing Units: 2000
Emerson, New Jersey

Year Structure Built	Number	Percent
Built 1939 or earlier	272	11.3
Built 1940 to 1949	231	9.7
Built 1950 to 1959	1,075	44.9
Built 1960 to 1969	449	18.7
Built 1970 to 1979	171	7.1
Built 1980 to 1989	105	4.4
Built 1990 to 1994	44	1.8
Built 1995 to 1998	37	1.5
Built 1999 to March 2000	14	0.6
Total	2,398	100.0

Source: U.S. Bureau of the Census, Housing Characteristics, 2000.

Table 8 shows that 94.6 percent of the housing stock consisted of single-family dwellings in 2000. The census data reveals that there was not a significant change in the type of housing units available between 1990 and 2000. In addition, the most significant increase in housing was seen in single-family dwellings (153 units, a 1 percent increase), which indicates that residential development has been limited to single-family homes. This is consistent with past trends, as the Borough of Emerson has historically consisted of predominantly single-family households.

Table 8
Units in Structure: 1990 & 2000
Emerson, New Jersey

Units in Structure	1990		2000	
	Number	Percent	Number	Percent
Single Family, Detached	2,076	92	2,228	92.9
Single Family, Attached	39	1.7	40	1.7
2 Units	103	4.6	97	4
3 or 4 Units	12	0.5	18	0.8
5 to 9 Units	5	0.2	15	0.6
10 or More Units	11	0.5	0	0
Mobile Home	0	0	0	0
Other	11	0.5	0	0
Total	2,257	100.0	2,398	100.0

Source: U.S. Bureau of the Census, Housing Characteristics, 1990 and 2000.

Tables 9 and 10 provide a brief overview of the value of Emerson's housing stock. Table 9 summarizes owner occupied housing values. The value of the majority of owner-occupied units reported in the 2000 Census ranged between \$175,000 and \$399,999, and the median value increased by 14.4 percent from 1990 to 2000. It is also notable that the percentage of units valued at \$199,999 and below decreased from 31.4 percent in 1990 to 17.4 percent in 2000. It is also notable that housing values increased dramatically since the 2000 Census.

Table 9
Value of Specified Owner-Occupied Housing Units: 1990 & 2000
Emerson, New Jersey

1990			2000		
Value Range	Units	Percent	Value Range	Units	Percent
\$39,999 or less	8	0.4	\$39,999 or less	14	0.6
\$40,000 to \$74,999	4	0.3	\$40,000 to \$79,999	0	0
\$75,000 to \$99,999	4	0.2	\$80,000 to \$99,999	6	0.3
\$100,000 to \$124,999	34	1.8	\$100,000 to \$124,999	0	0
\$125,000 to \$149,999	67	3.5	\$125,000 to \$149,999	11	0.5
\$150,000 to \$174,999	163	8.6	\$150,000 to \$174,999	52	2.5
\$175,000 to \$199,999	315	16.6	\$175,000 to \$199,999	285	13.5
\$200,000 to \$249,999	635	33.5	\$200,000 to \$249,999	577	27.3
\$250,000 to \$299,999	377	19.9	\$250,000 to \$299,999	525	24.8
\$300,000 to \$399,999	246	13	\$300,000 to \$399,999	524	24.8
\$400,000 to \$499,999	32	1.7	\$400,000 to \$499,999	86	4.1
\$500,000 or more	10	0.5	\$500,000 to \$749,999	33	1.6
			\$750,000 or more	0	0
Total	1,895	100.0	Total	2,113	100.0
Median (dollars)	227,800	--	Median (dollars)	260,600	14.4

Source: U.S. Bureau of the Census, Housing Characteristics, 1990 and 2000.

Table 10 shows the values of renter occupied units. The median rent increased from \$861 in 1990 to \$944 in 2000. The percentage of rentals costing under \$699 per month decreased from 27.4 percent in 1990 to 24.3 percent in 2000, while the percentage of rentals costing over \$700 per month increased from 64.6 percent in 1990 to 71.8 percent in 2000. The 2000 Census also showed that 17.1 percent of the units were priced at over \$2,000 per month. Rental values, like owner-occupied unit values, have experienced significant increases since the publication of the 2000 Census.

Table 10
Contract Rent- Specified Renter-Occupied Housing Units: 1990 & 2000
Emerson, New Jersey

1990			2000		
Contract Rent	Units	Percent	Contract Rent	Units	Percent
Less than \$100	0	0	Less than \$100	10	5.5
\$100 to \$499	10	6.1	\$100 to \$499	0	0
\$500 to \$599	20	12.2	\$500 to \$599	8	4.4
\$600 to \$699	15	9.1	\$600 to \$699	26	14.4
\$700 to \$749	15	9.1	\$700 to \$799	8	4.4
\$750 to \$999	35	21.3	\$800 to \$899	19	10.5
			\$900 to \$999	36	19.9
\$1,000 or more	56	34.2	\$1,000 to \$1,499	26	14.4
			\$1,500 to \$1,999	10	5.5
			\$2,000 or more	31	17.1
No cash rent	13	8	No cash rent	7	3.9
Total	164	100.0	Total	181	100.0
Median (dollars)	\$861	--	Median (dollars)	\$944	--

Source: U.S. Bureau of the Census, Housing Characteristics, 1990 and 2000.

- g. Recent Development Activity. Table 11 provides data on the residential development that has occurred in the borough since 1996. The data reveals that a total of 245 residential units have been built in 10 years. Table 12 provides data on the amount and type of commercial development between 1999 and 2004. This data also indicates that there was a limited amount of commercial development. In nine years, the total square footage built was 121,202 square feet. Included in this data is a 65,774 square foot multifamily unit in 1999, the individual units of which do not seem to have been included in the 1999 statistics for residential building permits issued (Table 11).

Table 11
Residential Building Permits Issued: 1996-2005
Emerson, New Jersey

Year	Residential Building Permits Issued
1996	9
1997	10
1998	116
1999	5
2000	6
2001	18
2002	17
2003	20
2004	36
2005	8
Total	245

Source: New Jersey, Department of Community Affairs

Table 12
Certificate of Occupancy for Non-Residential Development
by Square Footage: 1996-2004
Emerson, New Jersey

Year	Square Feet					Total
	Office	Retail	Agriculture	Multifamily	Signs, Fences, Utility & Misc.	
1996	0	0	0	0	0	0
1997	7,165	0	0	0	0	07,165
1998	0	0	0	0	0	0
1999	9,570	0	0	65,774	0	75,344
2000	0	1,100	0	0	2,224	3324
2001	200	0	0	0	671	871
2002	0	0	128	0	0	128
2003	25,700	0	0	0	0	25,700
2004	0	0	9,000	0	0	9,000
Total	42,635	1,100	9,128	65,774	2,895	121,532

Source: New Jersey, Department of Community Affairs

Table 13 shows the number of permits issued for demolition of housing and nonresidential units. The totals reveal a modest number of demolition permits were obtained over the past decade; 45 out of the 53 non-residential permits issued were for demolition of signs, fences, utility and miscellaneous structures.

Table 13
Demolition Permits Issued: 1996-2005
Emerson, New Jersey

Year	Residential Demolition Permits	Nonresidential Demolition Permits
1996	1	1
1997	1	1
1998	0	0
1999	1	9*
2000	0	12 (11*)
2001	4	6 (4*)
2002	3	10 (9*)
2003	5	5 (3*)
2004	22	3*
2005	0	6*
Total	37	53

Source: New Jersey, Department of Community Affairs.

*Indicates the number of demolition permits issued for signs, fences, utility & misc.

- h. Resident Employment Characteristics. Tables 14 through 17 describe employment patterns for Emerson residents from the 2000 Census. Approximately 58 percent of the borough's population over the age of 16 was employed (Table 14), with only 1.1 percent unemployed. It is notable that 40 percent of the population 16 years and over is not in the labor force. Table 15 indicates that 79 percent of Emerson's employed residents worked in professional or office occupations.

Table 14
Employment Status- Population 16 and Over: 2000
Emerson, New Jersey

Employment Status	Number	Percent
Civilian labor force	3,413	59.7
<i>Employed</i>	3,350	98.2
<i>Unemployed</i>	63	1.8
Armed Forces	0	0
Not in labor force	2,306	40.3
Total Population 16 and Over	5,719	100.0

Source: U.S. Bureau of the Census, 2000.

Table 15
Employed Residents 16 and Over by Occupation: 2000
Emerson, New Jersey

Occupation	Number	Percent
Management, professional, and related occupations	1,598	47.7
Service occupations	395	11.8
Sales and office occupations	1,031	30.8
Farming, fishing, and forestry occupations	0	0
Construction, extraction, and maintenance occupations	174	5.2
Production, transportation, and material moving occupations	152	4.5
Total	3,350	100.0

Source: U.S. Bureau of the Census, 2000.

Table 16 displays the percentage of residents employed in various industries. There have been significant decreases in employed residents by industry since 1990. The notable changes are listed below:

- 26 percent decrease in construction;
- 40 percent decrease in manufacturing;
- 27 percent decrease in wholesale trade;
- 18 percent decrease in retail trade;
- 33 percent decrease in transportation, warehousing and utilities.

Employment in the remaining industries did not experience significant changes.

Table 16
Employed Residents 16 and Over by Industry: 2000
Emerson, New Jersey

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	0	0
Construction	165	4.9
Manufacturing	344	10.2
Wholesale trade	146	4.4
Retail trade	421	12.6
Transportation and warehousing, and utilities	80	2.4
Information	163	4.9
Finance, insurance, real estate, and rental and leasing	402	12
Professional, scientific, management, administrative, and waste management services	447	13.3
Educational, health and social services	679	20.3
Arts, entertainment, recreation, accommodation and food services	163	4.9
Other services (except public administration)	195	5.8
Public administration	145	4.3
Total	3,350	100.0

Source: U.S. Bureau of the Census, 2000.

Table 17 indicates that 67 percent of the borough's employed population works within Bergen County, while the remainder is employed either outside of the county or outside of New Jersey.

Table 17
Employed Residents 16 and Over by Place of Work: 2000
Emerson, New Jersey

Place of Work	Number	Percent
Worked in county of residence	2,227	67.4
Worked outside county of residence	498	15.1
Worked outside state of residence	578	17.5
Total	3,303	100.0

Source: U.S. Bureau of the Census, 2000.

- i. Means of Transportation to Work. According to the 2000 Census 78 percent of Emerson residents drive private automobiles to work. About 16 percent either carpoled or used public transportation, while the remainder either walked or worked from their homes. Table 19 reveals that the average travel time is approximately 30 minutes.

Table 18
Employed Residents 16 and Over by Commute to Work: 2000
Emerson, New Jersey

Commuting to Work	Number	Percent
Car, truck, or van -- drove alone	2,590	78.4
Car, truck, or van -- carpoled	225	6.8
Public transportation (including taxicab)	298	9
Walked	79	2.4
Worked at home	111	3.4
Total Workers 16 years and over	3,303	100.0

Source: U.S. Bureau of the Census, 2000.

Table 19
Employed Residents 16 and Over by Travel Time to Work: 2000
Emerson, New Jersey

Travel Time to Work	Number	Percent
Did not work at home:	3,192	96.6
Less than 10 minutes	425	12.9
10 to 19 minutes	743	22.5
20 to 29 minutes	728	22
30 to 45 minutes	553	16.7
45 to 59 minutes	191	5.8
60 to 89 minutes	377	11.4
90 or more minutes	175	5.3
Worked at home	111	3.4
Total	3,303	100.0
Mean travel time (minutes)	29.9	--

Source: U.S. Bureau of the Census, 2000.

2. CHANGES AT THE STATE LEVEL

State Development and Redevelopment Plan (SDRP). On March 1, 2001, the State of New Jersey adopted an updated SDRP. The SDRP's main objective is to guide future development and redevelopment to ensure the most efficient use of existing infrastructure systems, and to maintain the capacities of infrastructure, environment, and natural resources, fiscal, economic and other systems. To this end, the SDRP divides the State into four types of planning areas that are regional in scale, and five categories of "Centers" which are compact forms of development. The SDRP sets forth policy objectives for each planning area in order to guide local planning decisions. These policy objectives intend to implement the statewide goals and objectives of the SDRP in the context of the unique qualities and conditions in each planning area.

Emerson is primarily located in the Metropolitan Planning Area (PA1), which encompasses large urban centers and developed suburban areas. In addition, areas located along the Oradell Reservoir are classified as Environmentally Sensitive (PA5). The SDRP characterizes PA-1 as fully developed with significant investment in existing, but aging, infrastructure systems. With little vacant land available for development, much of the development activity will be infill development or redevelopment. The SDRP states that public and private investment in PA-1 should be the "principal priority" of state, regional and local planning agencies, with the intent being to direct development and redevelopment into these portions of the State. Within this framework, the recommended policy objectives for PA-1 are summarized as follows:

- Land Use: Guide new development and redevelopment in PA-1 in a manner which ensures an efficient use of remaining vacant parcels and existing infrastructure.
- Housing: Preserve the existing housing stock through a program of maintenance and rehabilitation. Provide a variety of housing choices through new development and redevelopment.
- Economic Development: Promote economic development by encouraging redevelopment, infill development, public-private partnerships, and infrastructure improvements.
- Transportation: Encourage the use of public transit and alternative modes of transportation.
- Natural Resource Conservation: Reclaim environmentally damaged sites and mitigate impacts on remaining environmental and natural resources, including wildlife habitats. Special emphasis should be on air quality, preservation of historic sites, the provision of open space and recreation.
- Recreation: Maintain existing parks and open space as well as expand system through redevelopment and additional land dedications.
- Historic Preservation: Integrate and reconcile historic preservation with new development and redevelopment efforts.
- Public Facilities and Open Space: Complete, repair or replace existing infrastructure systems to enable future development and redevelopment.
- Intergovernmental Coordination: Provide for regionalization and intergovernmental coordination of land use and development policies.

The borough's Master Plan is consistent with the statewide goals and objectives of the SDRP and the policy objectives of the various planning areas. In addition, the continuing development and redevelopment of the Borough of Emerson is consistent with the recommendations contained in the State Plan.

Cross-Acceptance / SDRP. On April 28, 2004, the New Jersey State Planning Commission (SPC) approved the release of the Preliminary 2004 SDRP and the Preliminary State Plan Policy Map. This action launched the third round of

Cross-Acceptance.

Cross-acceptance is defined by the SPC as a bottom-up approach to planning, designed to encourage consistency between municipal, county, regional, and state plans to create a meaningful, up-to-date and viable State Plan (N.J.S.A. 52:18A-202.b.). This process ensures that all New Jersey residents and levels of government have the opportunity to participate and shape the goals, strategies and policies of the State Plan.

Through cross-acceptance, negotiating entities work with local governments and residents to compare their local master plans with the State Plan and to identify potential changes to achieve a greater level of consistency with statewide planning policy. Cross-acceptance concludes with written Statements of Agreements and Disagreements supported by each negotiating entity and the SPC. The State Planning Commission will incorporate the negotiated agreements into the Draft Final State Plan.

A significant aspect of the Cross-Acceptance process, and what distinguishes it from past years, is the State's intent to rely upon this process, and the final adopted State Plan, as the basis for determining funding allocations for a variety of programs.

Most recently, the Borough of Emerson participated in the County of Bergen 2005 Cross Acceptance Report. This process included negotiation sessions where the borough requested four amendments to the State Plan Map. Three amendments were requested for the addition of municipal parks, and the fourth amendment was requested due to residential development that occurred in the borough. According to the Bergen County Department of Planning and Economic Development, the negotiation process is still in progress and the final mapping changes will be presented as part of the final State Plan to be approved by the State Planning Commission. Once mapping changes have been approved, the county will devise public outreach regarding the final map.

Council on Affordable Housing (COAH). COAH has published its third round methodology and rules. The methodology differs substantively from the prior round. The proposed third round methodology includes three components. The first, a rehabilitation share, includes the number of substandard units that the borough is responsible for rehabilitating. The second component involves the borough's past obligation from rounds one and two. The final component, the growth share, results from the portion of expected growth attributable to the borough.

COAH has issued recalculated numbers for each municipality's rehabilitation share and prior round obligation. The Borough of Emerson has been assigned a rehabilitation share obligation of zero units and a prior round obligation of 61 units. COAH has also issued baseline growth projections for the growth share calculation, which have been provided by the Metropolitan Planning Organization (MPO) covering the borough. The MPO for Emerson is the North Jersey Transportation Planning Authority (NJTPA). Based on the MPO projections, it is estimated that the borough will experience an increase of 70 households and 60 jobs before 2014. This translates into an estimated growth share obligation of 11 units.

As mentioned previously, the borough has not yet adopted a Housing Plan that conforms to COAH standards. It is imperative the borough adopt a housing plan consistent with the 3rd round rules as adopted by COAH in order avoid the possibility of builder's remedy lawsuits being filed against the borough.

Residential Site Improvement Standards (RSIS). RSIS went into effect on June 3, 1997. The adopted rules establish technical standards for streets and parking, water supply, sanitary sewers and stormwater management relating to residential development. The standards are the minimum requirements for site improvements that must be adhered to by all applicants for residential subdivision and site plans before planning boards and zoning boards of adjustment. They also represent the maximum that such boards can require of an applicant. These adopted standards supersede any local standards established for these systems.

Since 1997, there have been several amendments to the RSIS standards. The changes that most significantly affect planning issues and current developments in the borough are:

- New regulations for access streets to multi-family development have been added. The RSIS standards now include regulations for cul-de-sacs and multi-family cul-de-sacs, which differentiate between the higher density developments and single-family neighborhoods.
- The RSIS standards have been recently revised as a result of the changes to the stormwater regulations as required by the New Jersey Department of Environmental Protection (NJDEP). These standards will require greater infiltration of stormwater, where feasible, and stormwater quality treatment through bioremediation techniques.
- The RSIS standards have been revised to acknowledge the impacts of two-family dwellings. Trip generation and parking requirements for two-family dwellings have been added to the RSIS.

The borough should continue to implement the adopted RSIS as required by the statute and it is recommended that the borough's ordinance be amended to incorporate the current RSIS standards. It should also be noted that these standards govern residential development only. Borough requirements governing non-residential development are not affected by RSIS.

IV. 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.

1. Housing Plan Element. The borough must address its second and third round housing obligation under the new affordable housing rules. The "growth share" plan upon which the borough's affordable housing obligation will be based should include the following information:
 - a. Descriptions of the operational and financial feasibility of any specific project(s) intended to provide for the total 1987-2014 municipal fair share of affordable housing, which may include rehabilitation programs, municipally sponsored construction projects, regional contribution agreements, alternative living arrangements, buy-down programs, accessory apartments, municipally sponsored rental programs, assisted living residences, affordable housing partnership programs and expanded crediting opportunities.
 - b. Drafting fair share ordinances necessary for the implementation of the programs and projects designed to satisfy the fair share need.
 - c. An accounting of any development fees collected and the amount and purpose for which any fees have been expended current to the date of petition.
 - d. The Fair Share Plan may include the collection of development fees pursuant to N.J.A.C. 5:94-6, and a plan to spend development fees pursuant to N.J.A.C. 5:94-6.5.
 - e. A plan for the rehabilitation component pursuant to N.J.A.C. 5:94- 4.3, including any of the new construction options outlined in N.J.A.C. 5:94-4.
 - f. The estimate of the Borough's substandard units occupied by low and moderate-income households and the plan to address this rehabilitation obligation.
2. Open Space and Recreation Plan Element. The borough should prepare and adopt an Open Space and Recreation Plan. The primary focus of this plan should be to analyze the status with regard to open space and recreational resources in Emerson and then determine the likely future needs of the community based on generally accepted planning benchmarks and standards.

One component of the recommended open space plan should be ways to fund acquisition and improvements. Any open space plan the Borough prepares should be drafted in accordance with the recommended format promulgated by the New Jersey Department of Environmental Protection.

3. Recommended Changes to the Zoning Ordinance.

a. *Modify R-7.5 Zone-* Currently, approximately 76% of the borough's residential land use is within the R-

7.5 zone, which requires a minimum lot area of 7,500 square feet. However, a majority of the existing residentially developed lots in this district do not comply with this standard. The average lot area in this district is approximately 6,300 square feet. Therefore, it is recommended that the board discuss the propriety of modifying the R-7.5 Zone regulations, in at least selected areas, to reflect existing conditions.

- b. *Eliminate R-22.5 Zone-* The following details the existing conditions and the recommended rezoning for the three areas comprising the R-22.5 zone:

The residential lots within the R-22.5 zone (located on the northeast end of the borough along Main Street and Lakeview Drive), do not conform to the required minimum lot area regulation. The average lot area is approximately 6,800 sq ft, while the required area is 22,500 sq ft. The board should consider either rezoning this area to the R-7.5 zone and decreasing the minimum lot area for this zone, or creating a new R-6 Zone with a minimum lot area of 6,000 sq ft.

Also currently located in the R-22.5 zone district is a cemetery. Cemeteries are not a permitted or accessory use in the R-22.5 zone or in any of the existing zones in the borough. As a result, it is recommended that the board consider creating a Cemetery Zone including area and bulk regulations regarding burials, mausoleums, tombstones and houses of worship, as well as provisions including landscaping and parking.

Emerson High School is also located within an R-22.5 Zone. This is a permitted use within any residential zone. Therefore, if the R-22.5 zone is to be eliminated, the board should consider rezoning the school to R-7.5, which is the zone that surrounds the lot on three sides.

The Land Use Categories in Section II provides additional details regarding the existing low density category which corresponds to the R-22.5 zone.

- c. *Modify R-2/Age Restricted Community Zone-* The existing R-2/ARC ordinance refers to the R-1 zone for the permitted uses. However, an R-1 zone does not exist. Consequently, the permitted uses for this zoning ordinance must be specified. It should include medical and professional office.
 - d. *Eliminate the Planned Commercial Development Zone-* The existing Planned Commercial Zone is a district which exists only on the so-called Emerson Woods property. This property is now in public ownership and held for open space purposes. As a result there is no longer a reason for maintaining this zone designation.
4. Incompatible Infill Development. As noted in the 1999 Reexamination Report, specific bulk and design regulations must be revised in order to protect the borough from incompatible development. In addition, a review of regulations regarding teardowns should be considered. The borough should review their area and bulk regulations in conjunction with the existing development pattern to determine if the current regulations reflect and complement existing development. This will be addressed in a subsequent report.
 5. RSIS Standards. The Residential Site Improvement Standards set forth statewide standards for residential development, including circulation design and parking requirements. It is recommended that the borough's ordinance be amended to incorporate the current RSIS standards.

V. RECOMMENDATIONS CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS INTO THE LAND USE PLAN ELEMENT AND RECOMMENDED CHANGES IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY

In 1992, the Local Redevelopment and Housing Law (LHRL) was enacted into law. The LRHL replaced a number of former redevelopment statutes, including the Redevelopment Agencies Law, Local Housing and Redevelopment Corporation Law, Blighted Area Act, and Local Housing Authorities Law, with a single comprehensive statute. At the

same time, the MLUL was also amended to require, as part of a master plan reexamination, that the issues raised in the LRHL be addressed.

The LRHL provides the statutory authority for municipalities to designate areas in need or "redevelopment," prepare and adopt redevelopment plans, and implement redevelopment projects. Specifically, the governing body has the power to initially cause a preliminary investigation to determine if an area is in need of redevelopment, determine that an area is in need of redevelopment, adopt a redevelopment plan, and/or determine that an area is in need of rehabilitation.

A planning board has the power to conduct, when authorized by the governing body, a preliminary investigation and hearing and make a recommendation as to whether an area is in need of redevelopment. The planning board is also authorized to make recommendations concerning a redevelopment plan, and prepare a plan as determined to be appropriate. The board may also make recommendations concerning a determination if an area is in need of rehabilitation.

The statute provides that "a delineated area may be determined to be in need of redevelopment if" after investigation, notice and hearing... the governing body of the municipality by resolution conclude that within the delineated area "any of the following conditions are found":

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions;
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable;
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography or nature of the soil, is not likely to be developed through the instrumentality of private capital;
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community;
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare;
- f. Areas in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L. 19833, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approved by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992,c79 (C.40A:12A-5 and 40A:12A-6).

- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

The statute defines redevelopment to include “clearance, replanning, development, and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structure and the grant or dedication of spaces as may be appropriate or necessary in the interest of general welfare for streets, parks, playgrounds, or other public purposes, including recreation and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.” It is noteworthy that the statute specifically states that a redevelopment area may include lands which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is necessary for the effective redevelopment of an area.

In 2004, the borough designated the CBD as an area in need of redevelopment to assist in implementation of the goals and objectives of the CBD Master Plan. At the present time, the borough does not contemplate an area in need of a redevelopment analysis on any additional property in the municipality.

SECTION II

I. GOALS, OBJECTIVES AND POLICY STATEMENTS

The Municipal Land Use Law requires that all municipal master plans set forth a statement of objectives, principles, assumptions, policies and standards upon which the master plan recommendations are based. This section of the document sets forth preliminary goals and objectives for the borough to review.

General Objectives

The master plan is predicated on the following general objectives:

1. To encourage municipal action to guide the appropriate use or development of all lands in the State, in a manner which will promote the public health, safety, morals and general welfare.
2. To secure safety from fire, flood, panic and other natural and man-made disasters.
3. To provide adequate light, air and open space.
4. To ensure that the development within Emerson does not conflict with the development and general welfare of neighboring municipalities, Bergen County, and the State as a whole.
5. To promote the establishment of appropriate population densities and concentrations that will contribute to the well being of persons, neighborhoods, communities and regions and preservation of the environment.
6. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.
7. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens.
8. To encourage the location and design of transportation routes that will promote the free flow of traffic while discouraging the location of such facilities and routes which would result in congestion or blight.
9. To promote a desirable visual environment through creative development techniques and good civic design and arrangements.
10. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources, and to prevent urban sprawl and degradation of the environment through improper use of land.
11. To encourage planned unit developments that incorporate the best features of design and relate the type, design, and layout of residential, commercial, industrial and recreational development of the particular site.
12. To encourage senior citizen community housing construction.

13. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more effective use of land.
14. To promote utilization of renewable energy sources.
15. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.

General Planning Goals

Goal 1

To enhance the existing character of the community by encouraging the proper relationship between existing land uses and by promoting a proper distribution of those land uses. In particular, to preserve and protect the residential character and prevailing density of the community by restricting incompatible land uses from being developed in established residential areas, and limiting intensities of use to the levels and locations prescribed in the accompanying land use plan update.

Goal 2

To support the overall philosophy of the State Development and Redevelopment Plan (SDRP) as means of providing growth management on a state-wide basis while retaining the principles of home rule. The borough maintains that the general intent of the SDRP, to manage growth within the framework of an assessment of needs and infrastructure capabilities, represents a reasonable approach to growth management. The borough recognizes that the SDRP's specific planning area designations for Emerson, PA-1 and PA-5, represent reasonable methods for growth management and environmental preservation.

Goal 3

To encourage the construction of appropriate landscaped buffers between dissimilar land uses. The borough recognizes the need to reinforce the delineation of boundaries separating residential and non-residential sections of the community. Appropriate buffer/screening devices are to be encouraged to separate incompatible land uses in order to minimize adverse impacts on residential properties. This should be accomplished primarily within the framework of appropriate buffer areas containing suitable planting elements (including such elements as multiple rows of plant material, planting clusters, etc), in an effort to protect residential areas and to retain and reaffirm the community's overall landscape amenity.

Planning Goals for Residential Development

Goal 1

To preserve the existing character of all the residential neighborhoods in the borough by encouraging development that is consistent with the existing densities and development patterns and limiting the scale of development to the level and locations prescribed herein.

The borough encourages all new development and redevelopment to be consistent and compatible with the density and scale of existing neighborhoods and seeks to reinforce this level of development through the amended zoning regulations which are based on the existing conditions of each residential neighborhood. And most importantly, the borough seeks to reinforce the bulk requirements for single-family residential developments.

Goal 2

To reinforce the area requirements for single-family residential developments that are consistent with the land use plan. The plan recognizes the residential development patterns of the borough, the different residential neighborhoods and their associated scales of development. As a result, the plan has identified appropriate levels of development for each of these areas and the borough looks to enforce these levels of development by enforcing their associated area and bulk regulations.

Goal 3

It is a goal of the borough to create a housing element and fair share plan in order to fulfill the housing obligation as set forth in COAH's second and third round regulations.

Planning Goals for Commercial Development

Goal 1

To uphold the comprehensive long-range plan set forth by the Central Business District Plan. The general goals of the plan encourage redevelopment as well as renovation and rehabilitation of selected existing buildings and storefronts, and the general improvement of buildings, parking lots, storefronts, sidewalks and other public areas. Application of the plan ought to provide a stimulus to the area, improve the physical appearance of the district, and promote pedestrian activity and vitality in a district with active ground floor uses and upper level residential units. In addition, the plan updates and maintains modern codes and ordinances to ensure adequate development controls.

Goal 2

To encourage the coordination of all building renovations and the construction of all new buildings in the commercial districts through the utilization of complimentary building materials, colors and streetscape elements.

The borough recognizes the potential of the business districts and believes that, through proper redevelopment and rehabilitation of some of the existing buildings, the character of the commercial areas can be enhanced. In order to accomplish this goal the borough must pay specific attention to all the design details for each development such as architectural design, landscaping, signage and lighting and to ensure that these details are integrated into all development and redevelopment proposals for the commercial district.

Goal 3

To establish a strong, distinct image for the commercial area through unified signage and streetscape design elements. The borough seeks to encourage a unified design character through a system of streetscape improvements. These improvements include design elements for buildings, lighting, sidewalk paving, banners, wayfinding signage, landscaping and street furniture.

Goal 4

To promote increased pedestrian safety and enhanced aesthetics in the commercial districts, the borough encourages landscaping and streetscape elements that should be dispersed throughout parking areas and along pedestrian walkways. The borough recognizes that the integration of landscaping into a site design not only increases the aesthetics of the development but can also contribute to pedestrian safety.

Goal 5

To preserve the aesthetic enhancements of the commercial areas of the municipality by encouraging the general maintenance of all buildings, parking areas, storefronts, sidewalks and other public areas. The borough seeks to encourage the ongoing maintenance of all commercial properties and seeks to enforce the building maintenance regulations set forth in the borough code.

II. NEW LAND USE RECOMMENDATIONS

The Borough of Emerson is essentially a fully developed municipality with approximately 99 percent of its land area developed or set aside as permanent recreation/open space use. The borough is generally characterized by mature residential neighborhoods, and a central commercial district which extends in a north/south direction along Kinderkamack Road and the NJ Transit Railroad Right of Way.

The Central Business District, which runs through the central portion of the municipality, is comprised of a variety of commercial and light industrial uses. The district is bisected by a county roadway as well as a railroad right of way,

which results in two district areas, identified as the CBD east and the CBD west in the borough's redevelopment plan.

Not only does Kinderkamack Road bisect the CBD but it also bisects the entire community, on the east side of the Kinderkamack Road commercial corridor there is a fully developed residential community with several public uses scattered throughout. The Oradell Reservoir and associated watershed lands extend along the borough's eastern most municipal border. In addition, in the northeasternmost section of the municipality there are a number of commercial and office uses that are developed along Old Hook Road.

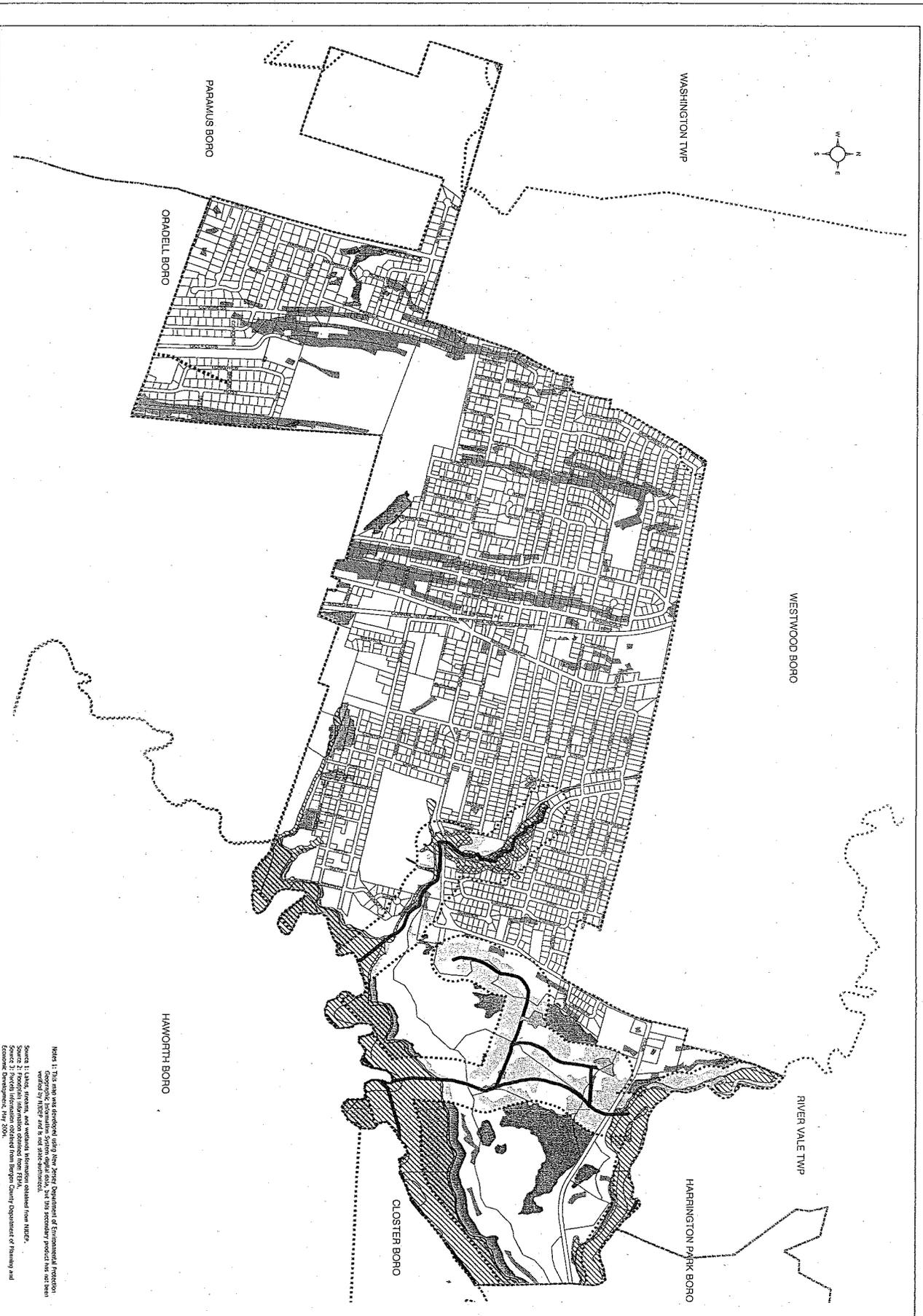
The western side of the borough is also characterized by a fully developed residential community. In addition, there is a cemetery on the far west end of the borough, and a golf course just north of the Borough of Oradell.

This established development pattern suggests that the borough's future land use planning issues will revolve primarily around the community's response to redevelopment of existing sites, rehabilitation, and/or adaptive reuse of existing buildings and sites. This is due not only to the established developed character of Emerson, but also the aging character of the borough's housing, commercial and industrial building stock.

This plan sets forth several goals and objectives that focus on ensuring new development and redevelopment of existing buildings, are in keeping with the character and scale of the neighborhoods that they are located in. Consistent with these goals and objectives are recommended zoning modifications. These modifications to the ordinance are necessary to increase the borough's influence on future development and to ensure that new construction respects the borough's existing development pattern.

Located on the following page is the existing land use map which details, on a parcel by parcel basis, the borough's existing development pattern. Overlaid onto the existing land use map are the zone boundary lines which delineated the borough's existing zoning districts.

Existing Land Use Distribution		
Category	Acres	Percent
Residential	527	34.1
Open Space and Recreation	413	26.7
Railroad & R-O-W	204	13.2
Commercial	195	12.6
Cemetery	83	5.4
Public Schools	53	3.4
Public	35	2.3
Quasi-Public	17	1.1
Vacant	11	0.7
Farm	7	0.4
Industrial	1	0.1
Total	1,546	100.0



WESTWOOD BORO

RIVER VALE TWP

WASHINGTON TWP

HARRINGTON PARK BORO

CLOSTER BORO

ORADELL BORO

HAWORTH BORO

PARAMUS BORO

Note: 1. This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but the secondary product has not been verified by NJDEP and is not for use as such.
 Source 1: Lakes, streams, and wetlands information obtained from NJDEP.
 Source 2: Parcel information obtained from Bergen County Department of Planning and Economic Development, May 2004.

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Project Title
**Master Plan
 Reexamination &
 Land Use Plan**
 VERSION OR PURPOSE:
 REVISION CATALOG: NEW MASTER PLAN

Key Map
 Scale: NOT TO SCALE

- Municipal Boundary
- Surrounding Municipalities
- Precincts
- Emerson Parks
- Lakes
- Category One Streams
- 300-foot Buffer
- Other Streams
- 100-Year Floodplain
- 500-Year Floodplain
- Steep Slopes
- Wetlands

Env. Description	Area	Per. Acre

Graphic Scale

JOSEPH L. BURGIS, AICP
 PROFESSIONAL PLANNER
 NEW JERSEY C.E. NO. 2450
 Project No. 10328
 Sheet No. 1/11
 Date: 06/20/05
 Title: Master Plan Reexamination & Land Use Plan
 File Name: 10328.dwg
 User: jlb
 Date Plotted: 06/20/05 11:21 AM
 Plot Size: 11" x 17"



Project Title
**Master Plan
 Reexamination &
 Land Use Plan**
 BOROUGH OF HARRINGTON, NEW JERSEY
 PREPARED BY: JOSEPH M. BURROS & ASSOCIATES, INC.

Scale: NOT TO SCALE

Legend

- Municipal Boundary
- Surrounding Municipalities
- Zoning Boundaries
- Existing Land Use
- Vacant
- Residential
- Commercial
- Industrial
- Public School
- Municipal Use
- Quasi-Public
- Farm
- Cemetery
- Railroad

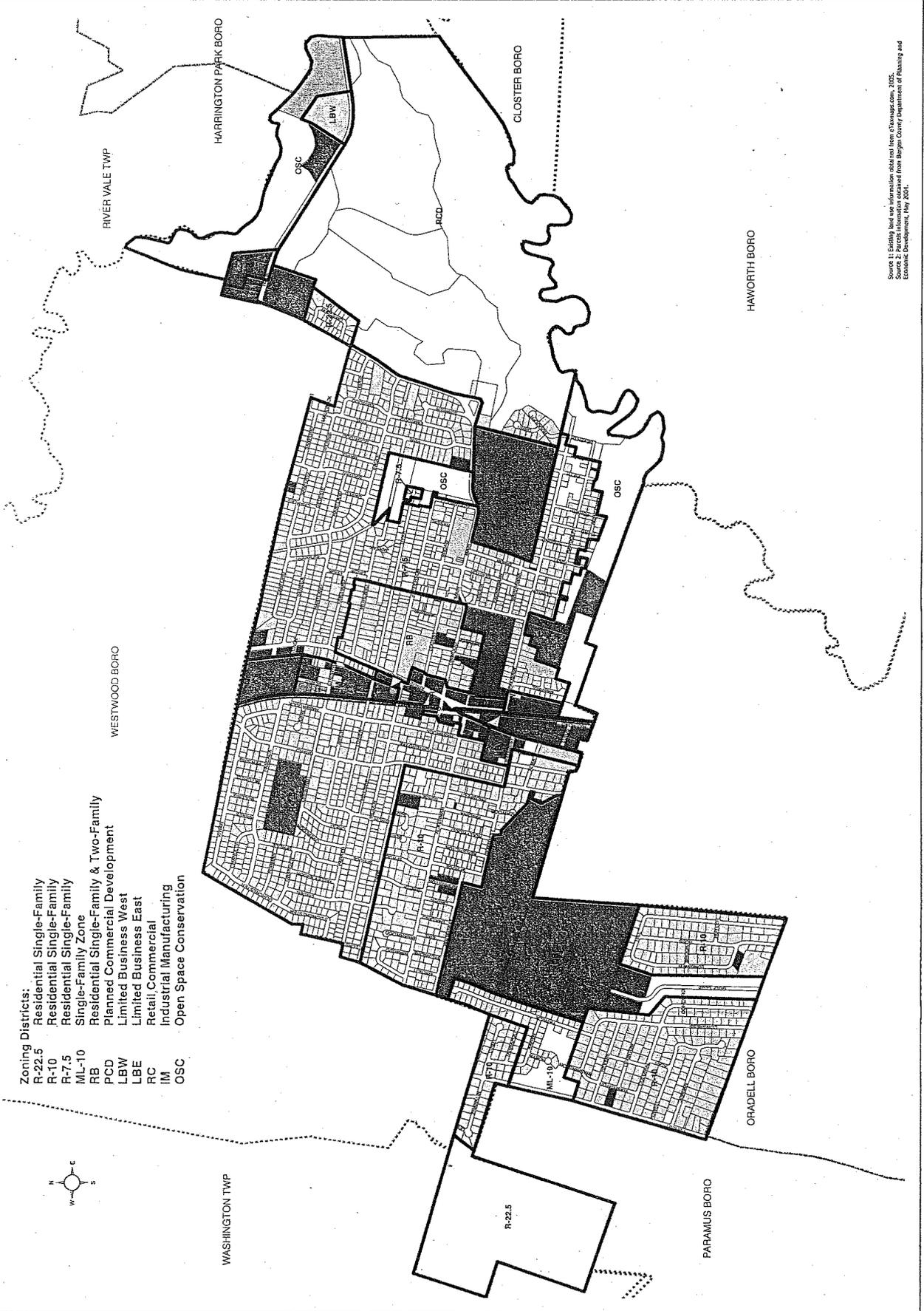
Area	Description	Scale	Date

Map Title
**Existing Land Use
 and Zoning**

Graphic Scale

JOSEPH M. BURROS & ASSOCIATES, INC.
 PROFESSIONAL PLANNER
 NEW JERSEY LIC. NO. 7460

Project No. 1822-01
 Sheet No. 1 of 1
 Date: 02/12/08
 File Name: 1822-01-01
 Drawn By: JMB
 Date: 02/12/08
 Project No. 1822-01
 Drawn By: JMB
 Date: 02/12/08



- Zoning Districts:**
- R-22.5 Residential Single-Family
 - R-10 Residential Single-Family
 - R-7.5 Residential Single-Family
 - ML-10 Single-Family Zone
 - RB Residential Single-Family & Two-Family
 - PCD Planned Commercial Development
 - LBW Limited Business West
 - LBE Limited Business East
 - RC Retail, Commercial
 - IM Industrial Manufacturing
 - OSC Open Space Conservation



Source 1: Existing land use information obtained from a Savidge.com, 2005.
 Source 2: Zoning information obtained from Bergen County Department of Planning and Economic Development, May 2004.