



**Borough of
Bergenfield**

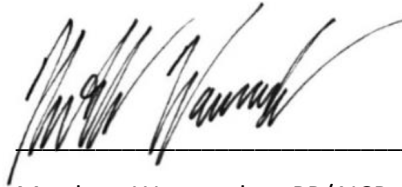
**Master Plan Reexamination
Report**

Date of Adoption: _____

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TABLE OF CONTENTS

- 1.0 INTRODUCTION1
 - 1.1 Background and Regional Context** 1
 - 1.2 Land Use Changes**4
 - 1.3 Master Plan Update Requirement** 8
 - 1.4 Statutory Requirements**8
- 2. MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE TOWNSHIP..... 10
- 3.0 EXTENT THAT PROBLEMS & OBJECTIVES HAVE CHANGED AND RECOMMENDED MODIFICATIONS.. 23
 - 3.1 REVIEW OF PRIOR GOALS, PROBLEMS AND OBJECTIVES** 23
 - 3.2 RECOMMENDED LAND USE PLAN AMENDMENTS AND ZONING** 38
 - 3.2.1R-40 Residential District**..... 38
- 4.0 EXTENT OF CHANGES IN THE ASSUMPTIONS, POLICIES & OBJECTIVES FORMING THE BASIS OF THE MASTER PLAN OR DEVELOPMENT REGULATIONS..... 42
 - 4.1 LOCAL TRENDS**..... 42
 - 4.1.1Population and Housing**..... 42
 - 4.2 REGULATORY CHANGES IN STATE, COUNTY, AND MUNICIPAL POLICIES AND OBJECTIVES**..... 44
 - 4.2.1 State** 44
 - 4.3.2 County**.....46
 - 4.3.3Municipal**47
- 5.0 RECOMMENDATIONS CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS.... 48
 - 5.1 AREA D REDEVELOPMENT PLAN** 48
 - 5.2 WEST CHURCH STREET REDEVELOPMENT PLAN** 49
- 6.0 RECOMMENDATIONS CONCERNING THE APPROPRIATE LOCATIONS FOR PUBLIC ELECTRIC VEHICLE CHARGING INFRASTRUCTURE..... 51

1.0 INTRODUCTION

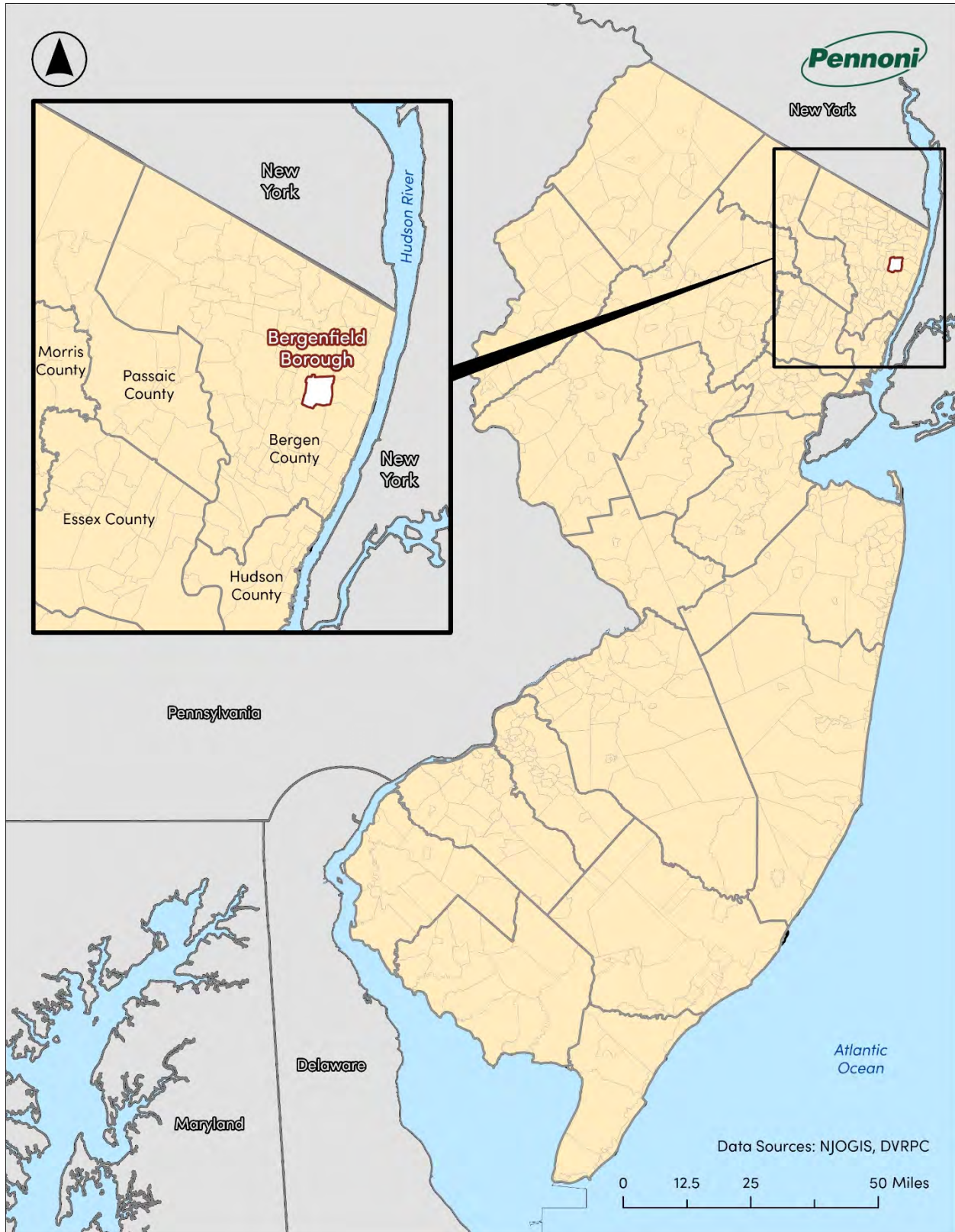
1.1 Background and Regional Context

Bergenfield is a 2.87-square-mile borough located within Bergen County, home to a population of just over 28,000. Predominantly urban with small patches of wetlands in the southeast corner of the Borough, the population of the Borough is the sixth most populous community in the County.

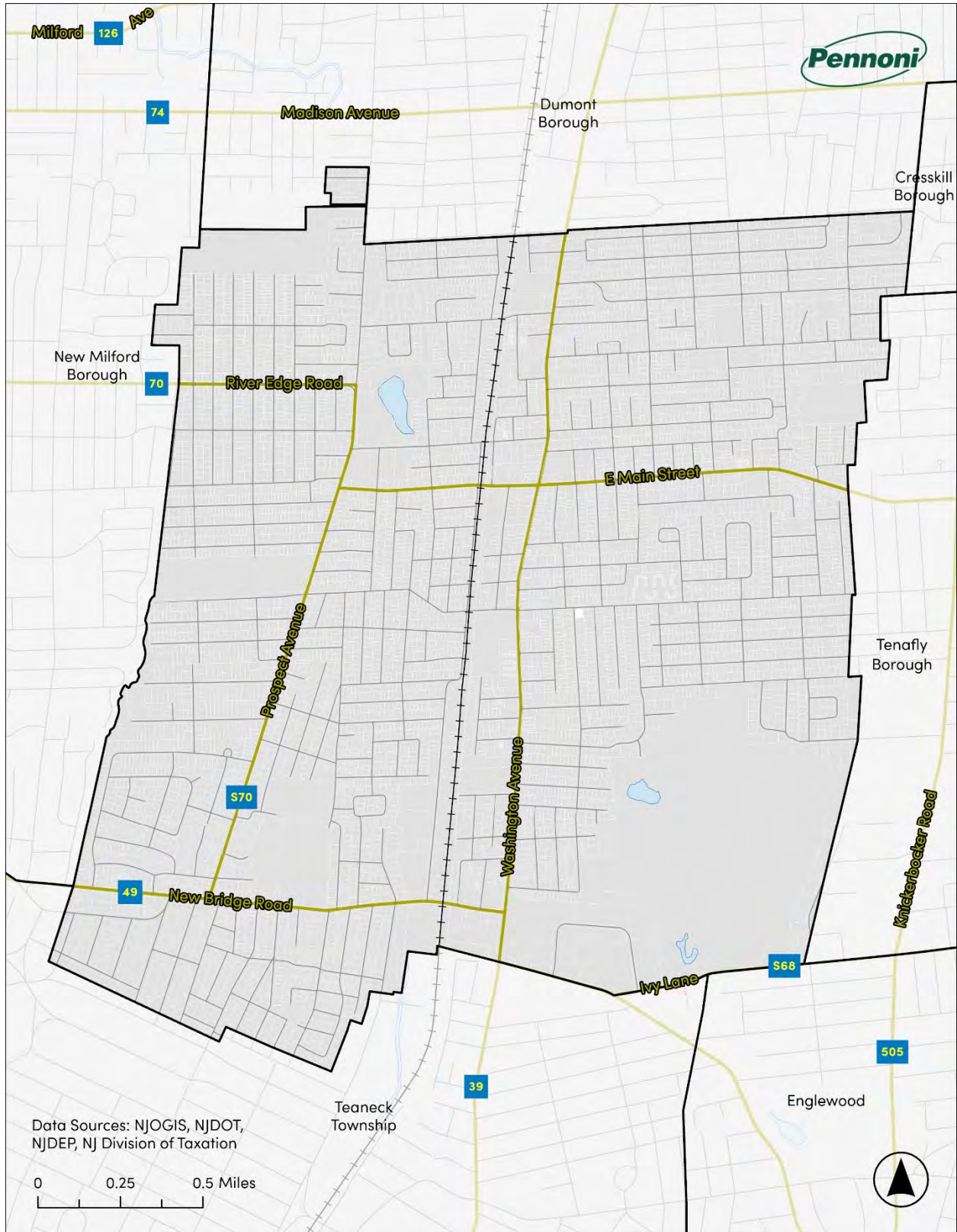
The Borough borders New Milford Borough to the west and northwest, Dumont Borough to the north, Cresskill Borough to the northeast, Tenafly Borough to the east, the City of Englewood to the southeast, and Teaneck Township to the south and southeast.

Washington Avenue (County Road 39) runs directly through the middle of the Borough from the boundary with Teaneck Township in the south and Dumont Borough in the north, serving as the Borough's primary commercial corridor. River Edge Road (County Road 70) runs through the northwestern portion of the Borough from the boundary with New Milford Borough. Some Prospect Avenue and East Main Street are also signed County Road 70. New Bridge Road (County Road 49) runs through the southwestern boundary shared with New Milford Borough and ends at Washington Avenue. Prospect Avenue (County Road S70) connects East Main Street with New Bridge Road.

Seven (7) NJ Transit bus routes make stops within the Borough (Routes 166, 167, 177, 186, 753, 756, and 772). The bus routes that pass are most heavily concentrated along on Washington Avenue, while also extending along New Bridge Road and East Main Street. The CSX-owned freight rail line runs through the center of the Borough, running roughly parallel to Washington Avenue from north to south. All roads that cross the rail tracks within the Borough are at the same grade level at the tracks, forcing vehicular traffic to wait at these intersections when a train is passing through.



Map 1. Location within New Jersey



1.2 Land Use Changes

The composition of land uses within the Borough has changed little since the Master Plan was completed in 2005 and the most recent Reexamination Report was conducted in 2017. As shown in Table 1, according to data provided by the New Jersey Department of Environmental Protection, in 2002, the most recent year that data was available before the 2005 Master Plan, roughly 95% of the Borough was considered urban, reflecting the high density of development in the New York Metropolitan Area. In 2015, the most recent year that data was available before the 2017 Reexamination Report, and in 2020, the most recently available data before the current Reexamination Report, the Borough remained at roughly 95% urban. The remaining portions of the Borough, as of 2020, are Wetlands (2.5%), Forest (2.0%), and Water (0.3%), which have also remained largely consistent since 2002.

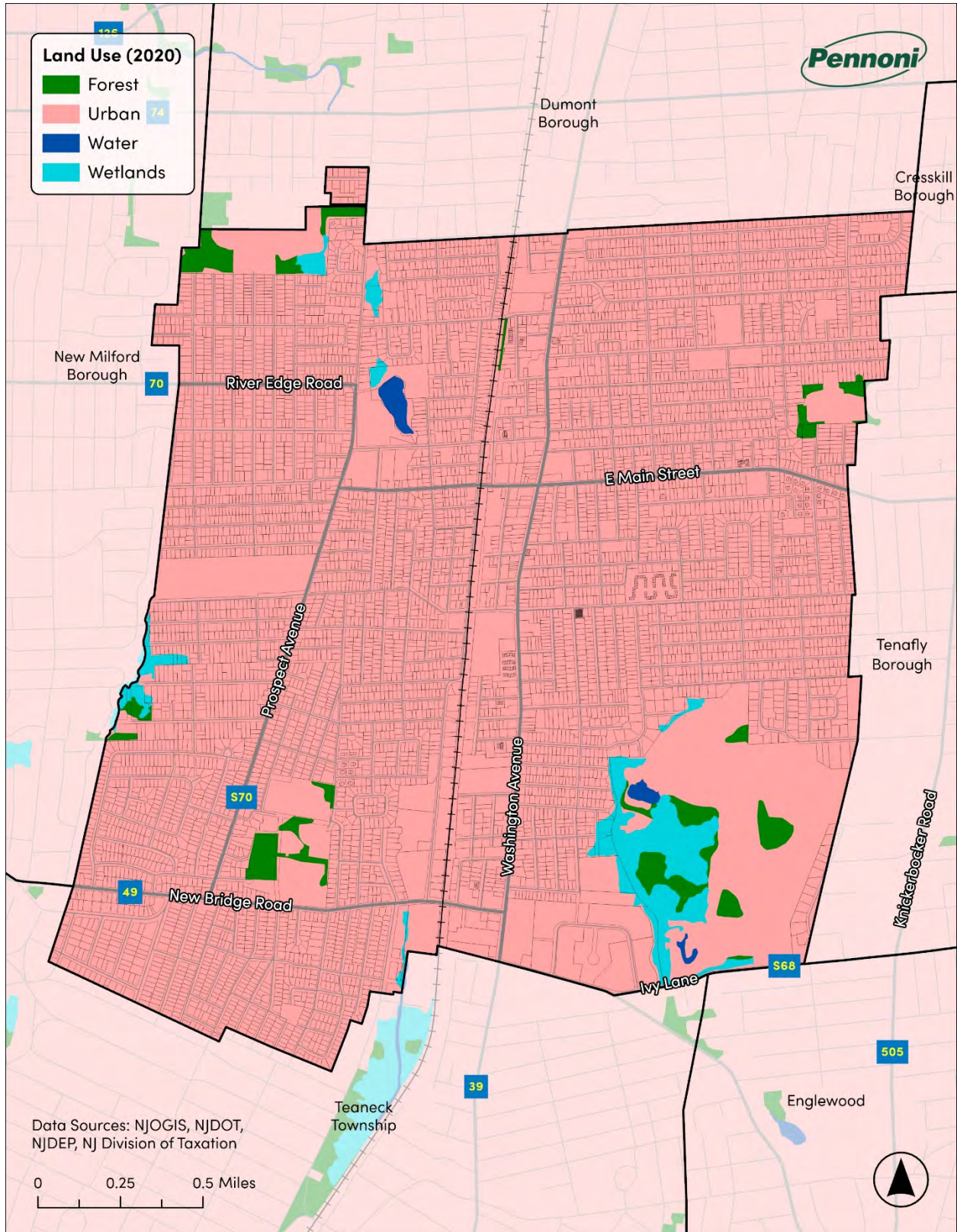
Bergenfield Land Use	2020		2015		2002	
	Acres	% of Borough	Acres	% of Borough	Acres	% of Borough
Urban	1,769.9	95.1%	1,766.9	95.0%	1,765.9	94.9%
Forest	38.1	2.0%	38.5	2.1%	40.5	2.2%
Water	5.9	0.3%	5.9	0.3%	5.9	0.3%
Wetlands	46.3	2.5%	46.3	2.5%	46.7	2.5%
Barren Land	0.0	0.0%	2.7	0.1%	0.0	0.0%

Table 1. Land Use in 2002, 2007, and 2020

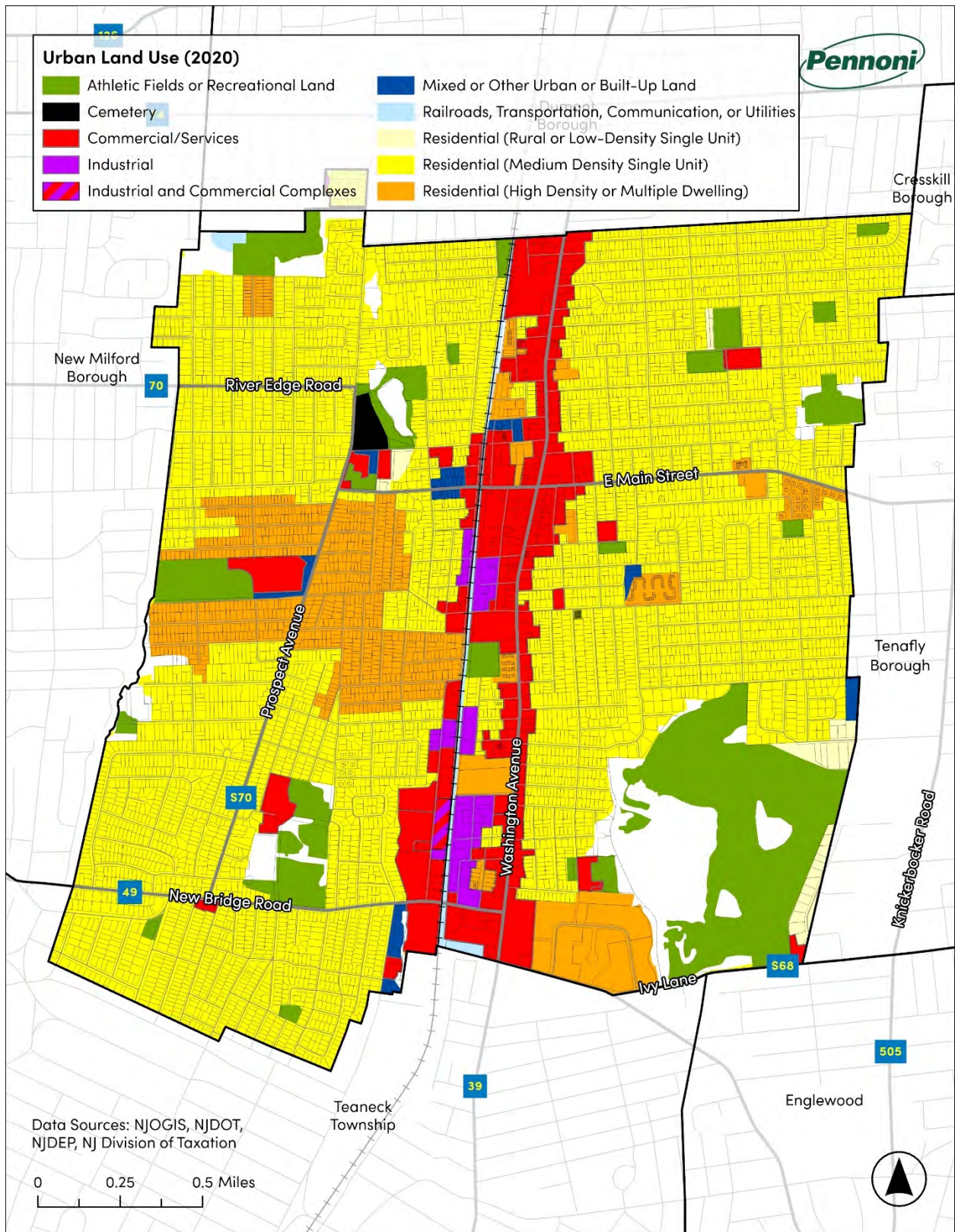
As shown in Table 2, the types of urban land use have also remained largely consistent since 2002. Much of the Borough is comprised of Medium-Density Single Unit Residential which makes up 60.8% of the Borough's current land use. Total residential urban land uses (Rural or Low-Density Single Unit, Medium-Density Single Unit, and High-Density Single Unit) comprise a total of 71.4% of the Borough. Athletic Fields or Recreational Land (10.7%) and Commercial/Services (9.7%) comprise the next greatest proportion of land, with smaller portions comprised of Industrial or Industrial and Commercial Complexes (1.4%), Mixed or Other Urban or Built-Up Land (0.8%), and Railroads, Transportation, Communication, or Utilities (0.7%), Cemetery (0.3%).

Bergenfield Urban Land Use	2020		2015		2002	
	Acres	% of Borough	Acres	% of Borough	Acres	% of Borough
Athletic Fields or Recreational Land	185.7	10.0%	183.9	9.9%	188.6	10.1%
Cemetery	5.1	0.3%	5.1	0.3%	5.1	0.3%
Commercial/Services	180.7	9.7%	179.6	9.7%	174.6	9.4%
Industrial	22.6	1.2%	22.6	1.2%	32.2	1.7%
Industrial and Commercial Complexes	2.9	0.2%	2.9	0.2%	0.2	0.0%
Mixed or Other Urban or Built-Up Land	14.0	0.8%	14.0	0.8%	12.3	0.7%
Railroads, Transportation, Communication, or Utilities	12.7	0.7%	14.1	0.8%	17.0	0.9%
Residential (Rural or Low-Density Single Unit)	17.0	0.9%	17.0	0.9%	17.3	0.9%
Residential (Medium-Density Single Unit)	1,131.7	60.8%	1,131.7	60.8%	1,129.9	60.7%
Residential (High-Density or Multiple Dwelling)	197.5	10.6%	196.0	10.5%	194.5	10.5%

Table 2. Urban Land Use in 2002, 2007, and 2020



Map 3. Land Use



Map 4. Urban Land Use

1.3 Master Plan Update Requirement

Bergenfield, as well as other municipalities within the State of New Jersey, is required to maintain an up-to-date Master Plan and associated development regulations. The Borough has undertaken this comprehensive review of its planning in accordance with the New Jersey Municipal Land Use Law (NJSA 49:55D-89) which requires, at least every ten (10) years, a general reexamination of the Borough Master Plan and development regulations by the Planning Board. This Re-examination Report fulfills this obligation. Furthermore, this report must be adopted by the Planning Board by resolution. A copy of the report and resolution will be sent to the NJ Office of Planning Advocacy and the County Planning Board. This will include a notice that a report and resolution have been prepared and sent to the Municipal Clerk of each adjoining municipality.

Bergenfield's most recent Master Plan was adopted in August 2005. The borough Planning Board last reexamined the Master Plan with the adoption of the Periodic Reexamination Report of the Master Plan and Development Regulations in July 2017.

1.4 Statutory Requirements

This reexamination conforms to the requirements of the New Jersey Municipal Land Use Law (MLUL) which stipulates that each municipality in the State of New Jersey shall reexamine its Master Plan and development regulations at least every ten (10) years. Specifically, N.J.S.A. 40:55D-89 states:

The governing body shall, at least every ten 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 Office of Planning Advocacy and the County Planning Board. A notice that the report and resolution have been prepared shall be sent to any military facility commander who has registered with the municipality pursuant to section 1 of PL 2005, c.41 (C.40:55D-12.4) and to the municipal clerk of each adjoining municipality, who may request a copy of the report and resolution on behalf of the military facility or municipality.

This report addresses the requirements of a reexamination by including sections addressing the following:

- A. The major problems and objectives relating to land development in the Borough at the time of the adoption of the last Master Plan or Re-examination 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 of the Master Plan and development regulations, as last revised, with particular regard to the density and distribution of land uses, housing conditions, circulation, conservation of natural resources, energy conservation, the collection, disposition and recycling of designated recyclable materials and changes in State, County and municipal policy, goals, and objectives.
- D. The specific changes recommended for the Master Plan and development regulations, if any, including underlying objectives, policies and standards, and whether a new plan or regulation should be prepared.
- E. The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", P.L. 1992, c.79 (C.40A:12A-1 et seq.) into the Land Use Plan element of the municipal master plan, and

recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the Township.

- F. The recommendations of the Planning Board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts and, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

2.0 MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE BOROUGH

Pursuant to N.J.A.C:40:55D-89a provides that the reexamination report shall state the major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.

The Borough's most recent master plan reexamination report was adopted in 2017. That reexamination report evaluated the goals, problems, and objectives that were included in the 2005 Master Plan. The following goals, objectives, and problems were identified in the 2005 Master Plan and evaluated in the 2017 Reexamination Report:

2005 Master Plan Goal #1: Preserve existing residential neighborhoods and offer a variety of housing types.

2017 Master Plan Reexamination Report Evaluation: Remained valid and reaffirmed.

2005 Master Plan Goal #2: Maintain and upgrade community facilities through modern, efficient and strategically located facilities.

2017 Master Plan Reexamination Report Evaluation: Remained valid and reaffirmed.

2005 Master Plan Goal #3: Recognize and develop the potential of the Borough as a regional center for this area of Bergen County.

2017 Master Plan Reexamination Report Evaluation: The reference to a "regional center" in Goal No. 3 may need to be reevaluated if/when the N.J. State Planning Commission adopts the draft State Strategic Plan in order to ensure compatibility with the Borough's own growth policies.

2005 Master Plan Goal #4: Continue efforts to enhance the downtown business district by encouraging business development in concert with streetscape and facade improvement programs along Washington Avenue.

2017 Master Plan Reexamination Report Evaluation: Remained valid and reaffirmed.

2005 Master Plan Goal #5: Discourage deviations from established land use patterns that would permit incompatible and/ or conflicting land uses from development adjacent to one another; and where appropriate amend zoning to prohibit incongruous land uses.

2017 Master Plan Reexamination Report Evaluation: Remained valid and reaffirmed.

2005 Master Plan Goal #6: Provide zoning standards that are consistent with established and anticipated land use patterns in order to reduce the number of non-conforming land uses and lots and variance requests and to encourage residents and taxpayers to make improvements to their dwellings.

2017 Master Plan Reexamination Report Evaluation: Remained valid and reaffirmed.

2005 Master Plan Housing Objective #1: Continue to provide the Borough's "fair share" of low and moderate-income housing in the future.

2017 Master Plan Reexamination Report Evaluation: Remained valid and reaffirmed.

2005 Master Plan Housing Objective #2: Maintain the diversity of housing, but encourage infill and stabilization of current residential areas.

2017 Master Plan Reexamination Report Evaluation: Remained valid and reaffirmed.

2005 Master Plan Land Use Objective #1: Support the upgrading of substandard properties through the Borough through code enforcement efforts, zoning ordinance amendments, and other initiatives.

2017 Master Plan Reexamination Report Evaluation: Remained valid and reaffirmed.

2005 Master Plan Land Use Objective # 2: Encourage residential development in locations and at densities that are compatible with existing development.

2017 Master Plan Reexamination Report Evaluation: Remained valid and reaffirmed.

2005 Master Plan Land Use Objective #3: Continue efforts to enhance the downtown business district by encouraging business and appropriate non-residential, mixed-use development along Washington Avenue and throughout the downtown business district.

2017 Master Plan Reexamination Report Evaluation: Land Use Objective No. 3 may need to be modified if residential use is permitted within the mixed-use category for the business district consistent with the change in policy described in item 2 (Sustainable Land Use Policies), below.

2005 Master Plan Land Use Objective #4: Develop a program to identify the development potential of remaining underdeveloped and/ or vacant parcels and provide through the zoning ordinance for development and redevelopment options at a scale consistent with the Borough's pattern of development.

2017 Master Plan Reexamination Report Evaluation: Remained valid and reaffirmed.

2005 Master Plan Land Use Objective #5: Clearly define commercial and light industrial areas of the Borough and provide effective buffers and other measures to minimize potential impacts on residential areas.

2017 Master Plan Reexamination Report Evaluation: Remained valid and reaffirmed.

2005 Master Plan Circulation Objective #1: Seek support from County, State and Federal officials for the reactivation of the West Shore Railroad* for commuter service and the implementation of improvements along the railroad right-of-way and at grade crossings to improve circulation throughout the Borough. (*Now known as the CSX River Line).

2017 Master Plan Reexamination Report Evaluation: Remained valid and reaffirmed.

2005 Master Plan Circulation Objective # 2: Channel through traffic to major streets and discourage it in residential neighborhoods.

2017 Master Plan Reexamination Report Evaluation: Remained valid and reaffirmed.

2005 Master Plan Circulation Objective #3: Provide for adequate parking and on-site loading facilities for future development and redevelopment.

2017 Master Plan Reexamination Report Evaluation: Remained valid and reaffirmed.

2005 Master Plan Circulation Objective #4: Improve and expand pedestrian and bicycle connections.

2017 Master Plan Reexamination Report Evaluation: Remained valid and reaffirmed.

2005 Master Plan Community Facilities Objective #1: Provide community facilities that address the changing demographic characteristics of the Borough.

2017 Master Plan Reexamination Report Evaluation: Remained valid and reaffirmed.

2005 Master Plan Community Facilities Objective # 2: Continue to offer an array of recreational and cultural programs and opportunities for all segments of the Borough.

2017 Master Plan Reexamination Report Evaluation: Remained valid and reaffirmed.

2005 Master Plan Community Facilities Objective #3: Coordinate construction of improvements with the Borough's Capital Improvement Program so that the community facilities are available when needed.

2017 Master Plan Reexamination Report Evaluation: Remained valid and reaffirmed.

2005 Master Plan Community Facilities Objective #4: Utilize school facilities in an efficient manner as both education and recreational resources.

2017 Master Plan Reexamination Report Evaluation: Remained valid and reaffirmed.

2005 Master Plan Community Facilities Objective #5: Preserve and enhance park and recreation facilities in the Borough to meet the needs and demands of residents.

2017 Master Plan Reexamination Report Evaluation: Remained valid and reaffirmed.

2005 Master Plan Community Facilities Objective #6: To safeguard the heritage of the Borough by the establishment of an historic zone in order to conserve and preserve resources that reflect the elements of its cultural, social, economic, architectural, historic and archeological heritage.

2017 Master Plan Reexamination Report Evaluation: Remained valid and reaffirmed.

2005 Master Plan Community Facilities Objective # 7: To foster civic pride in the beauty and accomplishments of the past and appreciation of the Borough's historic resources for the education, pleasure and welfare of the Borough's citizens.

2017 Master Plan Reexamination Report Evaluation: Remained valid and reaffirmed.

2005 Master Plan Community Facilities Objective #8: To further the public's knowledge of the history and development of the Borough as well as appreciation of the Borough's historic sites.

2017 Master Plan Reexamination Report Evaluation: Remained valid and reaffirmed.

2005 Master Plan Community Facilities Objective #9: To encourage beautification and private investment in the Borough.

2017 Master Plan Reexamination Report Evaluation: Remained valid and reaffirmed.

2005 Master Plan Utilities Objective #1: Encourage the efficient management and regulation of stormwater through the implementation of appropriate guidelines that will prevent future drainage problems and provide for environmentally sound land use planning, and complete a stormwater management plan for Metzlers Brook.

2017 Master Plan Reexamination Report Evaluation: Remained valid and reaffirmed.

2005 Master Plan Utilities Objective #2: Rehabilitate and upgrade the sewer and water systems that serve the Borough in accordance with Federal, State and local guidelines.

2017 Master Plan Reexamination Report Evaluation: Remained valid and reaffirmed.

2005 Master Plan Land Use Plan Residential Zone Districts Problem/Objective (R-40 Single Family Residential): Review conditional uses to ensure consistency with surrounding single-family development.

2017 Master Plan Reexamination Report Evaluation: Status not specifically described in Section II of 2017 Master Plan Reexamination Report.

2005 Master Plan Land Use Plan Residential Zone Districts Problem/Objective (R-40 Single Family Residential): Maximum building height should be changed stories from 35 feet or 2.5 stories to 30 feet or 2 stories.

2017 Master Plan Reexamination Report Evaluation: Status not specifically described in Section II of 2017 Master Plan Reexamination Report.

2005 Master Plan Land Use Plan Residential Zone Districts Problem/Objective (R-40 Single Family Residential): Establish maximum impervious lot coverage.

2017 Master Plan Reexamination Report Evaluation: No impervious lot coverage established.

2005 Master Plan Land Use Plan Residential Zone Districts Problem/Objective (R-15 Single Family Residential): Implement 40 percent impervious lot coverage standard.

2017 Master Plan Reexamination Report Evaluation: Total impervious coverage standard of 40 percent adopted.

2005 Master Plan Land Use Plan Residential Zone Districts Problem/Objective (R-15 Single Family Residential): Change permitted building height from 35 feet or 2.5 stories to 30 feet or 2 stories.

2017 Master Plan Reexamination Report Evaluation: Building height changed to 28 feet/2 stories.

2005 Master Plan Land Use Plan Residential Zone Districts Problem/Objective (R-6 & R-5 Single and Two-Family Residential): Implement 35 percent impervious lot coverage standard for R-6 zone and 40 percent for the R-5 zone.

2017 Master Plan Reexamination Report Evaluation: Total impervious coverage standard of 40 percent adopted for one and two family dwellings in R-5 zone. Total impervious coverage standard of 35 percent adopted for one and two family dwellings in R-6 zone.

2005 Master Plan Land Use Plan Residential Zone Districts Problem/Objective (R-6 & R-5 Single and Two-Family Residential): Change permitted building height from 35 feet or 2.5 stories to 30 feet or 2 stories.

2017 Master Plan Reexamination Report Evaluation: Building height changed to 28 feet/2 stories for R-5 and R-6 zones.

2005 Master Plan Land Use Plan Residential Zone Districts Problem/Objective (R-6 & R-5 Single and Two-Family Residential): Establish additional standards for houses of worship to enhance buffer, signage and parking.

2017 Master Plan Reexamination Report Evaluation: Status not specifically described in Section II of 2017 Master Plan Reexamination Report.

2005 Master Plan Land Use Plan Residential Zone Districts Problem/Objective (R-M Multi-Family Residential): Consider townhouses and "other apartment-type buildings other than garden apartments" to promote design flexibility.

2017 Master Plan Reexamination Report Evaluation: Townhouses are permitted principal use. However no total impervious coverage standard was established.

2005 Master Plan Land Use Plan Residential Zone Districts Problem/Objective (R-M Multi-Family Residential): Change permitted building height for multifamily buildings other than townhouses to 40 feet and 3 stories; townhouse buildings should be 30 feet and 2 stories.

2017 Master Plan Reexamination Report Evaluation: Building height for townhouse: 28 feet/2 stories. Building height for other multifamily dwellings remains unchanged at 30 feet/2 stories.

2005 Master Plan Land Use Plan Commercial Zone Districts Problem/Objective (B-1 & B-2 Business): Permitted and conditional uses should be consistent with §186-64 Conditional Uses.

2017 Master Plan Reexamination Report Evaluation: Status not specifically described in Section II of 2017 Master Plan Reexamination Report.

2005 Master Plan Land Use Plan Commercial Zone Districts Problem/Objective (B-1 & B-2 Business): Limit development to non-residential uses only.

2017 Master Plan Reexamination Report Evaluation: Status not specifically described in Section II of 2017 Master Plan Reexamination Report.

2005 Master Plan Land Use Plan Commercial Zone Districts Problem/Objective (M-Industrial & Automotive): Permitted and conditional uses should be consistent with §186-64 Conditional Uses.

2017 Master Plan Reexamination Report Evaluation: Consistency with §186-64 remains to be evaluated.

2005 Master Plan Land Use Plan Commercial Zone Districts Problem/Objective (M-Industrial & Automotive): Establish maximum impervious lot coverage standard of 70 percent.

2017 Master Plan Reexamination Report Evaluation: Total impervious coverage of 70 percent adopted.

2005 Master Plan Land Use Plan Additional Recommendations (Driveways) #1: Limit width to 19 feet or 40 percent of property frontage with a cap of 25 feet in width and maintain a setback of at least two feet from property line.

2017 Master Plan Reexamination Report Evaluation: All the recommendations regarding driveways, garages, and parking reference to RSIS and restrictions on parking on lawn area have been implemented by Borough Ordinance No. 05- 2365 adopted in December 2005 and now reflected in §186-49, subsections N through Y.

2005 Master Plan Land Use Plan Additional Recommendations (Driveways) #2: No circular driveways on lots with less than 100 feet of frontage.

2017 Master Plan Reexamination Report Evaluation: All the recommendations regarding driveways, garages, and parking reference to RSIS and restrictions on parking on lawn area have been implemented by Borough Ordinance No. 05- 2365 adopted in December 2005 and now reflected in §186-49, subsections N through Y.

2005 Master Plan Land Use Plan Additional Recommendations (Driveways) #3: Limit of one curb cut for lots with less than 100 feet of frontage. Circular driveways on lots with frontage of 100 feet or more permitted to have two curb cuts.

2017 Master Plan Reexamination Report Evaluation: All the recommendations regarding driveways, garages, and parking reference to RSIS and restrictions on parking on lawn area have been implemented by Borough Ordinance No. 05- 2365 adopted in December 2005 and now reflected in §186-49, subsections N through Y.

2005 Master Plan Land Use Plan Additional Recommendations (Driveways) #4: Curb cuts limited to maximum opening of 20 feet.

2017 Master Plan Reexamination Report Evaluation: All the recommendations regarding driveways, garages, and parking reference to RSIS and restrictions on parking on lawn area have been implemented by Borough Ordinance No. 05- 2365 adopted in December 2005 and now reflected in §186-49, subsections N through Y.

2005 Master Plan Land Use Plan Additional Recommendations (Driveways) #5: Driveway pavement to consist of one of the following: concrete, asphalt, brick pavers, crushed stone (red or blue stone chips) and/ or turf pavers.

2017 Master Plan Reexamination Report Evaluation: All the recommendations regarding driveways, garages, and parking reference to RSIS and restrictions on parking on lawn area have been implemented by Borough Ordinance No. 05- 2365 adopted in December 2005 and now reflected in §186-49, subsections N through Y.

2005 Master Plan Land Use Plan Additional Recommendations (Driveways) #6: Permit from Building Department to be secured for "any resident wishing to widen, alter, construct or repair" a driveway with appropriate details and survey.

2017 Master Plan Reexamination Report Evaluation: All the recommendations regarding driveways, garages, and parking reference to RSIS and restrictions on parking on lawn area have been implemented by Borough Ordinance No. 05- 2365 adopted in December 2005 and now reflected in §186-49, subsections N through Y.

2005 Master Plan Land Use Plan Additional Recommendations (Driveways) #7: Driveways "constructed, installed, or extended shall not interfere with and/or alter any existing Borough sidewalk."

2017 Master Plan Reexamination Report Evaluation: All the recommendations regarding driveways, garages, and parking reference to RSIS and restrictions on parking on lawn area have been implemented by Borough Ordinance No. 05- 2365 adopted in December 2005 and now reflected in §186-49, subsections N through Y.

2005 Master Plan Land Use Plan Additional Recommendations (Garages) #1: All new one family dwellings required to provide at minimum a one car garage.

2017 Master Plan Reexamination Report Evaluation: All the recommendations regarding driveways, garages, and parking reference to RSIS and restrictions on parking on lawn area have been

implemented by Borough Ordinance No. 05- 2365 adopted in December 2005 and now reflected in §186-49, subsections N through Y.

2005 Master Plan Land Use Plan Additional Recommendations (Garages) #2: All new two family dwellings required to provide at minimum a two car garage.

2017 Master Plan Reexamination Report Evaluation: All the recommendations regarding driveways, garages, and parking reference to RSIS and restrictions on parking on lawn area have been implemented by Borough Ordinance No. 05- 2365 adopted in December 2005 and now reflected in §186-49, subsections N through Y.

2005 Master Plan Land Use Plan Additional Recommendations (Garages) #3: Conversion of any new or existing garages into a living space is [to be] strictly prohibited.

2017 Master Plan Reexamination Report Evaluation: All the recommendations regarding driveways, garages, and parking reference to RSIS and restrictions on parking on lawn area have been implemented by Borough Ordinance No. 05- 2365 adopted in December 2005 and now reflected in §186-49, subsections N through Y.

2005 Master Plan Land Use Plan Additional Recommendations (Parking) #1: Parking on "non-driveway" areas on residential lots should be prohibited.

2017 Master Plan Reexamination Report Evaluation: Status not specifically described in Section II of 2017 Master Plan Reexamination Report.

2005 Master Plan Land Use Plan Additional Recommendations (Parking) #2: Residential parking standards should be updated to reflect RSIS (Residential Site Improvement Standards). "The residential parking requirement should be stringently enforced by the Planning Board and Board of Adjustment so that the number of on-site parking spaces in the Borough is maximized, and the reliance on on-street parking is minimized"

2017 Master Plan Reexamination Report Evaluation: All the recommendations regarding driveways, garages, and parking reference to RSIS and restrictions on parking on lawn area have been implemented by Borough Ordinance No. 05- 2365 adopted in December 2005 and now reflected in §186-49, subsections N through Y. Parking standard for residential not changed; still has 2 spaces per unit for single and two family, multifamily and townhouse which is inconsistent with subsection N which references RSIS.

2005 Master Plan Land Use Plan Additional Recommendations (Parking) #3: Parking standards for auditorium and assembly halls should be based on gross floor area rather than number of seats.

2017 Master Plan Reexamination Report Evaluation: Parking standards for auditorium and assembly halls not changed.

2005 Master Plan Land Use Plan Additional Recommendations (Parking) #4: Parking standards for retail "is high for a densely settled municipality and should be reduced from 6 per 1,000 square feet of gross leasable area to 5 per 1,000 square feet of gross floor area."

2017 Master Plan Reexamination Report Evaluation: Parking standards for retail and business – changed.

2005 Master Plan Land Use Plan Additional Recommendations (Parking) #5: Industrial parking standard is "also high and should be reduced from 1 space per 300 square feet of gross leasable area to 1 per 500 to 1,000 square feet of gross floor area."

2017 Master Plan Reexamination Report Evaluation: Parking standards for industrial/manufacture/wholesale business – changed.

2005 Master Plan Land Use Plan Additional Recommendations (Parking) #6: With respect to restaurants, "consider removing the condition that requires restaurants to adhere to the parking standard' in the conditional use section of the ordinance because any deviation requires a 'd' variance.

2017 Master Plan Reexamination Report Evaluation: Status not specifically described in Section II of 2017 Master Plan Reexamination Report.

2005 Master Plan Land Use Plan Additional Recommendations (Sight Triangles) #1: Amend §186-45 to permit only "open" fences and embankment obstructions within required sight triangle.

2017 Master Plan Reexamination Report Evaluation: Sight triangles §186-45, subsection M implemented recommendation (Borough Ordinance No. 05-2365 adopted in December 2005).

2005 Master Plan Land Use Plan Additional Recommendations (Shade Trees) #1: Borough's Shade Tree Committee recommends increased penalties for tree removal from public right-of-way and also recommends "standards for shade trees and other landscaping in relation to the site plan and subdivision design standards should be enhanced to provide for improved aesthetics and environmental benefits."

2017 Master Plan Reexamination Report Evaluation: Status not specifically described in Section II of 2017 Master Plan Reexamination Report.

2005 Master Plan Land Use Plan Additional Recommendations (Procedural Matters) #1: Amend §186-10 to change appeal of a Zoning Board of Adjustment decision from the jurisdiction of the Borough Council to the courts.

2017 Master Plan Reexamination Report Evaluation: Appeal process regarding Zoning Board of Adjustment decisions changed as recommended pursuant to Borough Ordinance No. 05-2365, adopted in December 2005.

2005 Master Plan Land Use Plan Additional Recommendations (Procedural Matters) #2: Update Zoning Ordinance to be consistent with MLUL amendments such as "development approval timelines and submission procedures."

2017 Master Plan Reexamination Report Evaluation: Status not specifically described in Section II of 2017 Master Plan Reexamination Report.

2005 Master Plan Circulation Plan Additional Recommendations #1: "The signaling at the intersection [New Bridge Road/ Windsor Road/ Woodbine Road) has a slow change speed which in turn slows queuing [sic] for left turns. The Country has recommended side-by-side turn lanes in order to create a less congested intersection."

2017 Master Plan Reexamination Report Evaluation: Status not specifically described in Section II of 2017 Master Plan Reexamination Report.

2005 Master Plan Circulation Plan Additional Recommendations #2: Veterans Plaza: " ... change the parking on the east side from the post office driveway north from parallel parking to 60 degree angle parking."

2017 Master Plan Reexamination Report Evaluation: Status not specifically described in Section II of 2017 Master Plan Reexamination Report.

2005 Master Plan Circulation Plan Additional Recommendations #3: Remove at-grade rail crossings at four existing locations to avoid traffic gridlock. "It is strongly recommended that these crossings be reconstructed to separate the rail line from the roadways so that the two may function independent!)! from one another."

2017 Master Plan Reexamination Report Evaluation: Status not specifically described in Section II of 2017 Master Plan Reexamination Report.

2005 Master Plan Circulation Plan Additional Recommendations #4: Parking Deck: Redevelop Portland Avenue parking lot to parking deck. The Circulation Element cites the Borough's 1994 Master Plan Reexamination Report which provided a similar recommendation.

2017 Master Plan Reexamination Report Evaluation: Status not specifically described in Section II of 2017 Master Plan Reexamination Report.

2005 Master Plan Community Facilities Plan Additional Recommendations #1: Establish a Historic Preservation Commission to carry out various functions including updating list of historic resources in the Borough.

2017 Master Plan Reexamination Report Evaluation: The Borough has not established a Historic Commission and a Historic Preservation Ordinance as of this Reexamination Report.

2005 Master Plan Community Facilities Plan Additional Recommendations #2: Adopt a Historic Preservation Ordinance to include the detailed list of design standards provided in Section 7.5 of the 2005 Master Plan and to consider inclusion of some 15 properties identified as candidates for historic preservation designation.

2017 Master Plan Reexamination Report Evaluation: The Borough has not established a Historic Commission and a Historic Preservation Ordinance as of this Reexamination Report.

2005 Master Plan Community Facilities Plan Additional Recommendations #3: Update recycling ordinance to be consistent with MLUL and to reflect additional recyclable materials collected by the Borough.

2017 Master Plan Reexamination Report Evaluation: Status not specifically described in Section II of 2017 Master Plan Reexamination Report.

2005 Master Plan Utilities Plan Additional Recommendations #1: No goal or objectives listed in Section I of the 2017 Master Plan Reexamination Report.

2017 Master Plan Reexamination Report Evaluation: Bergenfield, under the supervision of the Borough Engineer, is engaged in an ongoing effort to repair and upgrade the storm sewer lines throughout the municipality.

The 2017 Master Plan Reexamination Report include the following new recommendations:

1. Rezone limited area west of North Washington Avenue from Business to Residential.

The following properties should be evaluated and considered for rezoning to a residential classification:

- Home Place (West side): Block 84, lots 2, 4 (formerly Lot 1), 7, 8, and 10
- Home Place (East side): Block 85, lots 10, 11, 12, 13, 14, and 15
- Irving Place (East side): Block 86, lots 1, 2, 3, 4, 5, 6, 7, and 8
- West Johnson/ Annex Place: Block 87, lots 2,3,4, and 5

Lots 1 and 6 will be rezoned to RM-1 per the 2013 Amendment to the Land Use Plan Element.

- Annex Place/De Mott Avenue: Block 88, lots 1, 2, 3, 4, 5, and 6

2. Change limited area along South Washington Avenue from Residential to Business.

Change the current zoning of RM/Garden Apartment (Block 258, lots 1, 4 and 5) to B2 (Business and Professional).

3. Restaurants and Luncheonettes

Revise Schedule 'A' under §186-69 to include luncheonettes and restaurants with no drive-through facility under the Permitted Principal Uses column.

4. Off-Street Parking

Evaluate off-street parking opportunities to determine the level of demand, the character of potential patrons e.g. commuters, shoppers and visitors to North Main Street commercial corridor, etc. and to evaluate the relative merits of each location:

- Block 162, Lot 21 located at the corner of Palisade Avenue and Legion Drive
- Block 129, Lot 2 and Block 126, Lot 2 located on opposite sides of Bedford Avenue at the intersection with Portland Avenue
- Block 13, Lot 1 located immediately north of the Municipal Building, bordered by Daggett Street (to the north), Addon Road (to the west), and Aschenbrand Avenue (to the south).

5. Clarify land use regulations regarding multiple uses within principal building in nonresidential zone district.

Specific language should be incorporated into the Land Development Ordinance to permit occupancy of more than one principal use within one principal building, subject to all requisite code and site plan review requirements, to provide clarity on this issue.

6. Consider modifying the B1 and B2 zones to permit residential units above ground floor commercial/retail uses.

It is recommended that any change to the B1 and B2 zoning in this regard await the results of the forthcoming IDR feasibility study.

7. Study possible merger of B1 and B2 zones or establishment of new CBD zone.

8. Update definitions in Chapter 186.

Include definitions in Section 186-3 for luncheonettes which are Conditional uses in the B1 and B2 zones and are identified separately in the Ordinance from the various types of permitted restaurants. Definitions for the variety of automotive and other motor vehicle-related uses as indicated in the chart below (on page 21) should be provided.

9. Evaluate off-street parking requirements for eating establishments.

An analysis of actual parking requirements for restaurants and other eating and drinking establishments is recommended (to determine if the standard can be relaxed) and should include a complete inventory of the number of on-street parking spaces and any Borough regulations pertaining to same within a reasonable distance to the commercial corridor.

10. Establish consistency for status of schools.

Clarify whether public and private schools are considered a permitted principal use or a conditional use in B1, B2, and R-40 zones.

11. Study southern gateway along South Washington Avenue.

Examine the B1 and B2 zoning in place at the southern entry point in Bergenfield particularly in the vicinity of New Bridge Road and the Foster Village Shopping Center as a possible location for new parking structure and mixed-use (overlay) zoning with potential for a residential component to reinforce recent revitalization efforts.

12. Study new firehouse location.

It may appropriate to evaluate existing fire house locations with an aim to creating a new facility located on the east side of the active railroad tracks to reduce potential conflicts when crossing the tracks on emergency calls.

13. Potential modification to front yard setback in certain residential zones.

The required front yard setback in the R-5 and R-6 residential zones is 25 feet. Consideration should be given to establishing a separate setback for open front porches, porticos, front steps and landings to reduce the need for front yard variance relief to provide such amenities.

Redevelopment: One area that may be appropriate for initial study under the criteria for "area in need of redevelopment" is the M-Light Industrial and Automotive Zone district bordered by the railroad line (to the west), Miller Street (to the north), Hill Place and Warren Street (to the east) and Bridge Road to the south.

Redevelopment: A second location recommended for study is the 24 acre Borough-owned tract known as Twin Borough Park, located in the northwest area of the Borough, bordered to the north by the Borough of Dumont and to the west by the Borough of New Milford. Borough officials have made the revitalization of the defunct swimming pool a priority in order to restore this tremendous resource to the Borough residents.

3.0 EXTENT THAT PROBLEMS & OBJECTIVES HAVE CHANGED AND RECOMMENDED MODIFICATIONS

3.1 REVIEW OF PRIOR GOALS, PROBLEMS AND OBJECTIVES

Each of the major problems and objectives that were identified in the previous section were evaluated to determine the extent to which such goals, problems, and objectives have been reduced, increased, or remained the same subsequent to the adoption of the previous master plan reexamination report in 2017, pursuant to N.J.A.C:40:55D-89b. Goals, problems, or objectives whose relevance was reduced to the point of being no longer applicable are recommended to be removed from the current list of Borough objectives.

Goals, problems, and objectives from the 2005 Master Plan that were evaluated for relevance at the time of preparation of the 2017 Reexamination Report are listed by their 2003 description for brevity. Each goal, problem, and objective is evaluated as having no change, increased, or decreased below. A detailed description regarding the change, or lack thereof, since 2017 and the recommended modification for this Reexamination is included in the matrix shown in the **Appendix**.

2005 Master Plan Goal #1: Preserve existing residential neighborhoods and offer a variety of housing types.

- ✓ **No Change.** Remains valid and reaffirmed.
- ✓ **Recommendation:** Existing residential neighborhoods should be protected from major changes. Variances should be limited to sustain existing character.

2005 Master Plan Goal #2: Maintain and upgrade community facilities through modern, efficient and strategically located facilities.

- ✓ **Reaffirmed, though the language should distinguish between new and existing facilities.**
- ✓ **Recommendation:** Update goal to “Maintain and update *existing* community facilities *and look for opportunities to create new community facilities* through modern, efficient and strategically located facilities”

2005 Master Plan Goal #3: Recognize and develop the potential of the Borough as a regional center for this area of Bergen County.

- ✓ **No Change.** Remains valid and reaffirmed.
- ✓ **Recommendation:** The State Plan is currently in the process of being updated. The borough should evaluate when State Plan is published. The borough should participate in the cross-acceptance process and coordinate with Bergen County during the preparation of the new State Plan.

2005 Master Plan Goal #4: Continue efforts to enhance the downtown business district by encouraging business development in concert with streetscape and facade improvement programs along Washington Avenue.

- ✓ **No Change.** Remains valid and reaffirmed.
- ✓ **Recommendation:** It is the borough's objective to continue to redevelop Washington Avenue while recognizing physical constraints, such as its existing right-of-way width, and the need for parking.

2005 Master Plan Goal #5: Discourage deviations from established land use patterns that would permit incompatible and/ or conflicting land uses from development adjacent to one another; and where appropriate amend zoning to prohibit incongruous land uses.

- ✓ **No Change.** Remains valid and reaffirmed.
- ✓ **Recommendation:** Consistent with Goal #1, it is important that residential neighborhoods are protected by not allowing uses that are not permitted within those zones.

2005 Master Plan Goal #6: Provide zoning standards that are consistent with established and anticipated land use patterns in order to reduce the number of non-conforming land uses and lots and variance requests and to encourage residents and taxpayers to make improvements to their dwellings.

- ✓ **No Change.** Remains valid and reaffirmed.
- ✓ **Recommendation:** The Borough should evaluate the extent of existing non-conforming uses and lots, particularly undersized lots.

2005 Master Plan Housing Objective #1: Continue to provide the Borough's "fair share" of low and moderate-income housing in the future.

- ✓ **No Change.** Remains valid and reaffirmed.
- ✓ **Recommendation:** The borough currently has an adopted Housing Plan Element and Fair Share Plan that was approved by the court. The borough will continue to implement its current housing plan and provide its fair share of affordable housing consistent with applicable statutes and regulations.

2005 Master Plan Housing Objective #2: Maintain the diversity of housing, but encourage infill and stabilization of current residential areas.

- ✓ **Reaffirmed, though language should be added to existing goal.**
- ✓ **Recommendation:** Update goal to "Maintain the diversity of housing, but encourage infill and stabilization of current residential areas that retains the density and character of existing residential neighborhoods."

This objective should not be misconstrued by developers looking for variances that are in conflict with Goals #1 and #6.

2005 Master Plan Land Use Objective #1: Support the upgrading of substandard properties through the Borough through code enforcement efforts, zoning ordinance amendments, and other initiatives.

- ✓ **No Change.** Remains valid and reaffirmed.

2005 Master Plan Land Use Objective # 2: Encourage residential development in locations and at densities that are compatible with existing development.

- ✓ **No Change.** Remains valid and reaffirmed.

2005 Master Plan Land Use Objective #3: Continue efforts to enhance the downtown business district by encouraging business and appropriate non-residential, mixed-use development along Washington Avenue and throughout the downtown business district.

- ✓ **No Change.** Remains valid and reaffirmed.
- ✓ **Recommendation:** Efforts to enhance the downtown business district should align with the borough's redevelopment efforts, both along Washington Avenue and mixed use and business districts, including Main Street and Woodbine Street.

2005 Master Plan Land Use Objective #4: Develop a program to identify the development potential of remaining underdeveloped and/ or vacant parcels and provide through the zoning ordinance for development and redevelopment options at a scale consistent with the Borough's pattern of development.

- ✓ **No Change.** Remains valid and reaffirmed.
- ✓ **Recommendation:** See Land Use Objective #3.

2005 Master Plan Land Use Objective #5: Clearly define commercial and light industrial areas of the Borough and provide effective buffers and other measures to minimize potential impacts on residential areas.

- ✓ **No Change.** Remains valid and reaffirmed.
- ✓ **Recommendation:** Commercial and light industrial zoning districts are clearly identified in the borough's updated zoning map. The borough's zoning ordinance, including redevelopment areas and overlay zones, include appropriate buffering standards to adjoining residential areas. However, the Borough should evaluate if there any additional protections that should be included to protect residential uses from non-residential uses.

2005 Master Plan Circulation Objective #1: Seek support from County, State and Federal officials for the reactivation of the West Shore Railroad* for commuter service and the implementation of improvements along the railroad right-of-way and at grade crossings to improve circulation throughout the Borough. (*Now known as the CSX River Line).

- ✓ **No Change.** Remains valid and reaffirmed.
- ✓ **Recommendation:** The borough recognizes that it has little control over the decision-making process but will continue its efforts to engage with County, State, and federal officials to promote the future development of the CSX River Line.

2005 Master Plan Circulation Objective # 2: Channel through traffic to major streets and discourage it in residential neighborhoods.

- ✓ **No Change.** Remains valid and reaffirmed.

2005 Master Plan Circulation Objective #3: Provide for adequate parking and on-site loading facilities for future development and redevelopment.

- ✓ **No Change.** Remains valid and reaffirmed.

2005 Master Plan Circulation Objective #4: Improve and expand pedestrian and bicycle connections.

- ✓ **No Change.** Remains valid and reaffirmed.
- ✓ **Recommendation:**

2005 Master Plan Community Facilities Objective #1: Provide community facilities that address the changing demographic characteristics of the Borough.

- ✓ **No Change.** Remains valid and reaffirmed. The Borough is evaluating the potential of creating a community center at Veteran’s Memorial Park

2005 Master Plan Community Facilities Objective # 2: Continue to offer an array of recreational and cultural programs and opportunities for all segments of the Borough.

- ✓ **No Change.** Remains valid and reaffirmed.

2005 Master Plan Community Facilities Objective #3: Coordinate construction of improvements with the Borough's Capital Improvement Program so that the community facilities are available when needed.

- ✓ **No Change.** Remains valid and reaffirmed.

2005 Master Plan Community Facilities Objective #4: Utilize school facilities in an efficient manner as both education and recreational resources.

- ✓ **Reaffirmed, though language should be added to existing goal.**
- ✓ **Recommendation:** Update goal to “Coordinate with Board of Education to utilize school facilities in an efficient manner as both education and recreational resources.”

2005 Master Plan Community Facilities Objective #5: Preserve and enhance park and recreation facilities in the Borough to meet the needs and demands of residents.

- ✓ **No Change.** Remains valid and reaffirmed.

2005 Master Plan Community Facilities Objective #6: To safeguard the heritage of the Borough by the establishment of an historic zone in order to conserve and preserve resources that reflect the elements of its cultural, social, economic, architectural, historic and archeological heritage.

- ✓ **No Change.** Remains valid and reaffirmed.

2005 Master Plan Community Facilities Objective # 7: To foster civic pride in the beauty and accomplishments of the past and appreciation of the Borough's historic resources for the education, pleasure and welfare of the Borough's citizens.

- ✓ **No Change.** Remains valid and reaffirmed.

2005 Master Plan Community Facilities Objective #8: To further the public's knowledge of the history and development of the Borough as well as appreciation of the Borough's historic sites.

- ✓ **No Change.** Remains valid and reaffirmed.

2005 Master Plan Community Facilities Objective #9: To encourage beautification and private investment in the Borough.

- ✓ **No Change.** Remains valid and reaffirmed.

2005 Master Plan Utilities Objective #1: Encourage the efficient management and regulation of stormwater through the implementation of appropriate guidelines that will prevent future drainage problems and provide for environmentally sound land use planning, and complete a stormwater management plan for Metzlers Brook.

- ✓ **No Change.** Remains valid and reaffirmed.
- ✓ **Recommendation:** The borough should continue to review and update its stormwater management plan and flood damage control ordinance as required pursuant to relevant state laws and regulations.

There is a current update in process for the regional stormwater management plan for the Metzler Brook, which involves Bergen County and five municipalities.

The Borough should further consider the adoption of a Climate Change Related Hazard Vulnerability Assessment, either as a standalone document or as a required component of a new Land Use Plan Element of the borough's Master Plan.

2005 Master Plan Utilities Objective #2: Rehabilitate and upgrade the sewer and water systems that serve the Borough in accordance with Federal, State and local guidelines.

- ✓ **No Change.** Remains valid and reaffirmed.

2005 Master Plan Land Use Plan Residential Zone Districts Problem/Objective (R-40 Single Family Residential): Review conditional uses to ensure consistency with surrounding single-family development.

- ✓ **Reduced.**
- ✓ **Recommendation:** If the R-40 district is eliminated, this recommendation will no longer be relevant. The zoning district that replaces the R-40 should provide appropriate permitted, conditional, and prohibited uses.

2005 Master Plan Land Use Plan Residential Zone Districts Problem/Objective (R-40 Single Family Residential): Maximum building height should be changed stories from 35 feet or 2.5 stories to 30 feet or 2 stories.

- ✓ **Reduced.**
- ✓ **Recommendation:** The 2005 recommendation was implemented so this can be eliminated.

2005 Master Plan Land Use Plan Residential Zone Districts Problem/Objective (R-40 Single Family Residential): Establish maximum impervious lot coverage.

- ✓ **No Change.**
- ✓ **Recommendation:** If the R-40 district is eliminated, this recommendation will no longer be relevant. The zoning district that replaces the R-40 should provide reasonable standards for impervious coverage and other bulk variances controlled by Schedule B.

The Borough should replace “improved lot coverage” with “impervious coverage” within Schedule B to avoid confusion as there is no definition in Section 186-3 for “improved lot coverage” but there are definitions for “lot coverage” and “*impervious* lot coverage”

2005 Master Plan Land Use Plan Residential Zone Districts Problem/Objective (R-15 Single Family Residential): Implement 40 percent impervious lot coverage standard.

- ✓ **Reduced.**
- ✓ **Recommendation:** The 2005 recommendation was implemented so this can be eliminated.

2005 Master Plan Land Use Plan Residential Zone Districts Problem/Objective (R-15 Single Family Residential): Change permitted building height from 35 feet or 2.5 stories to 30 feet or 2 stories.

- ✓ **Reduced.**
- ✓ **Recommendation:** The 2005 recommendation was implemented so this can be eliminated. Note the current permitted building height is 30 feet, as recommended in the 2005 Master Plan, not 28 feet as noted in the 2017 Reexamination Report.

2005 Master Plan Land Use Plan Residential Zone Districts Problem/Objective (R-6 & R-5 Single and Two-Family Residential): Implement 35 percent impervious lot coverage standard for R-6 zone and 40 percent for the R-5 zone.

- ✓ **Reduced.**
- ✓ **Recommendation:** The 2005 recommendation was implemented so this can be eliminated.

The Borough should evaluate the appropriateness of increasing the difference between permitted impervious coverage and permitted lot coverage for the R-5 and R-6 zones to allow for enough surface to be devoted to driveways. The Borough could alternatively consider a coverage bonus specifically for driveways that use pervious pavers.

2005 Master Plan Land Use Plan Residential Zone Districts Problem/Objective (R-6 & R-5 Single and Two-Family Residential): Change permitted building height from 35 feet or 2.5 stories to 30 feet or 2 stories.

- ✓ **Reduced.**
- ✓ **Recommendation:** The 2005 recommendation was implemented so this can be eliminated. Note the current permitted building height is 30 feet, as recommended in the 2005 Master Plan, not 28 feet as noted in the 2017 Reexamination Report.

2005 Master Plan Land Use Plan Residential Zone Districts Problem/Objective (R-6 & R-5 Single and Two-Family Residential): Establish additional standards for houses of worship to enhance buffer, signage and parking.

- ✓ **No Change.**
- ✓ **Recommendation:** Houses of worship on 15,000 ft² are listed as a Principal Permitted Use in Schedule A. However, there are no conditions for buffering, signage, or parking specifically attached to this use. The Borough should consider if additional conditions are appropriate at this time. However, all changes should be consistent with the Religious Land Use and Institutionalized Persons Act.

2005 Master Plan Land Use Plan Residential Zone Districts Problem/Objective (R-M Multi-Family Residential): Consider townhouses and "other apartment-type buildings other than garden apartments" to promote design flexibility.

- ✓ **No Change.** Remains valid and reaffirmed.
- ✓ **Recommendation:** Townhouses are not listed as a Principal Permitted Use in Schedule A, but they are listed under Zone District in Schedule B. This inconsistency between Schedule A and Schedule B should be corrected and appropriate impervious coverage standards should be provided.

2005 Master Plan Land Use Plan Residential Zone Districts Problem/Objective (R-M Multi-Family Residential): Change permitted building height for multifamily buildings other than townhouses to 40 feet and 3 stories; townhouse buildings should be 30 feet and 2 stories.

- ✓ **Reduced.**
- ✓ **Recommendation:** The 2005 recommendation that "Multifamily dwellings other than townhouses" have a maximum height of 40 feet and 3 stories was implemented so this can be eliminated.

Townhouses have a maximum height of 35 feet and 2 stories, which differs from the 30 feet recommended in the 2005 Master Plan and which was noted as the requirement in the 2017 Reexamination Report. The 35-foot standard is appropriate, and no changes are proposed at this time.

2005 Master Plan Land Use Plan Commercial Zone Districts Problem/Objective (B-1 & B-2 Business): Permitted and conditional uses should be consistent with §186-64 Conditional Uses.

- ✓ **No Change.**
- ✓ **Recommendation:** §186-64 provides general requirements to ensure compatibility of conditional uses generally. The Borough should continue to evaluate its conditional use standards to affirm their applicability to the B-1 and B-2 districts.

2005 Master Plan Land Use Plan Commercial Zone Districts Problem/Objective (B-1 & B-2 Business): Limit development to non-residential uses only.

- ✓ **No Change.**
- ✓ **Recommendation:** Residential uses are not permitted in the B-1 or B-2 zones. The Borough should continue to minimize use variances that allow residential uses in these districts.

2005 Master Plan Land Use Plan Commercial Zone Districts Problem/Objective (M-Industrial & Automotive): Permitted and conditional uses should be consistent with §186-64 Conditional Uses.

- ✓ **No Change.**
- ✓ **Recommendation:** §186-64 provides general requirements to ensure compatibility of conditional uses generally. The Borough should continue to evaluate its conditional use standards to affirm their applicability to the M-Industrial & Automotive district.

2005 Master Plan Land Use Plan Commercial Zone Districts Problem/Objective (M-Industrial & Automotive): Establish maximum impervious lot coverage standard of 70 percent.

- ✓ **Reduced.**
- ✓ **Recommendation:** The 2005 recommendation was implemented so this can be eliminated.

2005 Master Plan Land Use Plan Additional Recommendations (Driveways) #1: Limit width to 19 feet or 40 percent of property frontage with a cap of 25 feet in width and maintain a setback of at least two feet from property line.

- ✓ **Reduced.**
- ✓ **Recommendation:** The 2005 recommendation was implemented so this can be eliminated.

2005 Master Plan Land Use Plan Additional Recommendations (Driveways) #2: No circular driveways on lots with less than 100 feet of frontage.

- ✓ **Reduced.**
- ✓ **Recommendation:** The 2005 recommendation was implemented so this can be eliminated.

2005 Master Plan Land Use Plan Additional Recommendations (Driveways) #3: Limit of one curb cut for lots with less than 100 feet of frontage. Circular driveways on lots with frontage of 100 feet or more permitted to have two curb cuts.

- ✓ **Reduced.**
- ✓ **Recommendation:** The 2005 recommendation was implemented so this can be eliminated.

2005 Master Plan Land Use Plan Additional Recommendations (Driveways) #4: Curb cuts limited to maximum opening of 20 feet.

- ✓ **Reduced.**
- ✓ **Recommendation:** The 2005 recommendation was implemented so this can be eliminated.

2005 Master Plan Land Use Plan Additional Recommendations (Driveways) #5: Driveway pavement to consist of one of the following: concrete, asphalt, brick pavers, crushed stone (red or blue stone chips) and/ or turf pavers.

- ✓ **No Change.** Remains valid and reaffirmed.
- ✓ **Recommendation:**

2005 Master Plan Land Use Plan Additional Recommendations (Driveways) #6: Permit from Building Department to be secured for "any resident wishing to widen, alter, construct or repair" a driveway with appropriate details and survey.

- ✓ **Reduced.**
- ✓ **Recommendation:** The 2005 recommendation was implemented so this can be eliminated.

2005 Master Plan Land Use Plan Additional Recommendations (Driveways) #7: Driveways "constructed, installed, or extended shall not interfere with and/or alter any existing Borough sidewalk."

- ✓ **Reduced.**
- ✓ **Recommendation:** The 2005 recommendation was implemented so this can be eliminated.

2005 Master Plan Land Use Plan Additional Recommendations (Garages) #1: All new one family dwellings required to provide at minimum a one car garage.

- ✓ **Reduced.**
- ✓ **Recommendation:** The 2005 recommendation was implemented so this can be eliminated.

2005 Master Plan Land Use Plan Additional Recommendations (Garages) #2: All new two family dwellings required to provide at minimum a two car garage.

- ✓ **Reduced.**
- ✓ **Recommendation:** The 2005 recommendation was implemented so this can be eliminated.

2005 Master Plan Land Use Plan Additional Recommendations (Garages) #3: Conversion of any new or existing garages into a living space is [to be] strictly prohibited.

- ✓ **Reduced.**
- ✓ **Recommendation:** The 2005 recommendation was implemented so this can be eliminated.

2005 Master Plan Land Use Plan Additional Recommendations (Parking) #1: Parking on "non-driveway" areas on residential lots should be prohibited.

- ✓ **Reduced.**
- ✓ **Recommendation:** The 2005 recommendation was implemented so this can be eliminated.

2005 Master Plan Land Use Plan Additional Recommendations (Parking) #2: Residential parking standards should be updated to reflect RSIS (Residential Site Improvement Standards). "The residential parking requirement should be stringently enforced by the Planning Board and Board of Adjustment so that the number of on-site parking spaces in the Borough is maximized, and the reliance on on-street parking is minimized"

- ✓ **No Change.**
- ✓ **Recommendation:** RSIS governs all residential development. The Borough reaffirms the desire to maximize on-site parking and minimize off-street parking.

2005 Master Plan Land Use Plan Additional Recommendations (Parking) #3: Parking standards for auditorium and assembly halls should be based on gross floor area rather than number of seats.

- ✓ **Reduced.**
- ✓ **Recommendation:** The standard for auditoriums and assembly halls is still one parking space per three seats. The Borough does not propose to change the standard at this time.

2005 Master Plan Land Use Plan Additional Recommendations (Parking) #4: Parking standards for retail "is high for a densely settled municipality and should be reduced from 6 per 1,000 square feet of gross leasable area to 5 per 1,000 square feet of gross floor area."

- ✓ **Reduced.**
- ✓ **Recommendation:** The standard for retail is now four per 1,000 ft² of GFA, which is a greater decrease than what was recommended in 2005. The Borough does not propose to change the standard at this time.

2005 Master Plan Land Use Plan Additional Recommendations (Parking) #5: Industrial parking standard is "also high and should be reduced from 1 space per 300 square feet of gross leasable area to 1 per 500 to 1,000 square feet of gross floor area."

- ✓ **Reduced.**
- ✓ **Recommendation:** The 2005 recommendation was implemented so this can be eliminated.

2005 Master Plan Land Use Plan Additional Recommendations (Parking) #6: With respect to restaurants, "consider removing the condition that requires restaurants to adhere to the parking standard' in the conditional use section of the ordinance because any deviation requires a 'd' variance.

- ✓ **Reduced.**
- ✓ **Recommendation:** The 2005 recommendation was implemented so this can be eliminated.

2005 Master Plan Land Use Plan Additional Recommendations (Sight Triangles) #1: Amend §186-45 to permit only "open" fences and embankment obstructions within required sight triangle.

- ✓ **Reduced.**
- ✓ **Recommendation:** The 2005 recommendation was implemented so this can be eliminated.

2005 Master Plan Land Use Plan Additional Recommendations (Shade Trees) #1: Borough's Shade Tree Committee recommends increased penalties for tree removal from public right-of-way and also recommends "standards for shade trees and other landscaping in relation to the site plan and subdivision design standards should be enhanced to provide for improved aesthetics and environmental benefits."

- ✓ **No Change.**
- ✓ **Recommendation:** The Borough should maintain penalties outlined in the Shade Tree Ordinance and continue to apply standards in site plan and subdivision review.

2005 Master Plan Land Use Plan Additional Recommendations (Procedural Matters) #1: Amend §186-10 to change appeal of a Zoning Board of Adjustment decision from the jurisdiction of the Borough Council to the courts.

- ✓ **Reduced.**
- ✓ **Recommendation:** The 2005 recommendation was implemented so this can be eliminated.

2005 Master Plan Land Use Plan Additional Recommendations (Procedural Matters) #2: Update Zoning Ordinance to be consistent with MLUL amendments such as "development approval timelines and submission procedures."

- ✓ **No Change.**
- ✓ **Recommendation:** The Borough continues to follow MLUL standards and requirements.

2005 Master Plan Circulation Plan Additional Recommendations #1: "The signaling at the intersection [New Bridge Road/ Windsor Road/ Woodbine Road) has a slow change speed which in turn slows queuing [sic] for left turns. The County has recommended side-by-side turn lanes in order to create a less congested intersection."

- ✓ **No Change.**
- ✓ **Recommendation:** Because this is a county road, the Borough does not have jurisdiction. However, the Borough should continue to coordinate with the County to encourage the implementation of this recommendation.

2005 Master Plan Circulation Plan Additional Recommendations #2: Veterans Plaza: " ... change the parking on the east side from the post office driveway north from parallel parking to 60 degree angle parking."

- ✓ **Reduced.**
- ✓ **Recommendation:** Now that median runs down middle of road, there is no room for angled parking on the east side of Veterans Plaza. This recommendation is therefore no longer applicable.

2005 Master Plan Circulation Plan Additional Recommendations #3: Remove at-grade rail crossings at four existing locations to avoid traffic gridlock. "It is strongly recommended that these crossings be reconstructed to separate the rail line from the roadways so that the two may function independent!)! from one another."

- ✓ **No Change.** Remains valid and reaffirmed.
- ✓ **Recommendation:** There are five at grade rail crossings (W Central Ave, W Church St, W Main St, A Clinton Ave, and New Bridge Rd + Columbia Ave on municipal boundary). The Borough continues to reiterate the need for removing these at-grade crossings.

2005 Master Plan Circulation Plan Additional Recommendations #4: Parking Deck: Redevelop Portland Avenue parking lot to parking deck. The Circulation Element cites the Borough's 1994 Master Plan Reexamination Report which provided a similar recommendation.

- ✓ **No Change.** Remains valid and reaffirmed.
- ✓ **Recommendation:**

2005 Master Plan Community Facilities Plan Additional Recommendations #1: Establish a Historic Preservation Commission to carry out various functions including updating list of historic resources in the Borough.

- ✓ **No Change.** Remains valid and reaffirmed.
- ✓ **Recommendation:** Additional parking is still desired in this area. This is within an area in need of redevelopment and cited in the Borough's Economic Development Plan. Legion Drive is one of the targeted areas the borough wants to address.

2005 Master Plan Community Facilities Plan Additional Recommendations #2: Adopt a Historic Preservation Ordinance to include the detailed list of design standards provided in Section 7.5 of the 2005 Master Plan and to consider inclusion of some 15 properties identified as candidates for historic preservation designation.

- ✓ **No Change.** Remains valid and reaffirmed.
- ✓ **Recommendation:** The establishment of a historic preservation commission should continue to be explored.

2005 Master Plan Community Facilities Plan Additional Recommendations #3: Update recycling ordinance to be consistent with MLUL and to reflect additional recyclable materials collected by the Borough.

- ✓ **No Change.** Remains valid and reaffirmed.
- ✓ **Recommendation:** The adoption of a historic preservation ordinance should continue to be explored. Several properties need to be preserved, including the historic church and cemetery adjoining the church.

2005 Master Plan Utilities Plan Additional Recommendations #1: No goal or objectives listed in Section I of the 2017 Master Plan Reexamination Report.

- ✓ **No Change.** Remains valid and reaffirmed. Efforts to upgrade the borough's stormwater management system are still ongoing.

Master Plan Reexamination Report New Recommendation #1: Rezone limited area west of North Washington Avenue from Business to Residential.

- ✓ **Reduced.**
- ✓ **Recommendation:** The 2017 recommendation regarding Blocks 86 and 88 was implemented, as these are now zoned Garden Apartment (RM). Blocks 84, 85, and 87 remain in the Business & Professional (B2) Zone and Block 87, Lots 1 and 6 were not rezoned as RM-1. Where not rezoned, it is not appropriate for residential zoning at this time.

Master Plan Reexamination Report New Recommendation #2: Change limited area along South Washington Avenue from Residential to Business.

- ✓ **Reduced.**
- ✓ **Recommendation:** The 2017 recommendation was implemented so this can be eliminated.

Master Plan Reexamination Report New Recommendation #3: Revise Schedule 'A' under §186-69 to include luncheonettes and restaurants with no drive-through facility under the Permitted Principal Uses column.

- ✓ **Reduced.**
- ✓ **Recommendation:** The 2017 recommendation was implemented so this can be eliminated.

Master Plan Reexamination Report New Recommendation #4: Evaluate off-street parking opportunities to determine the level of demand, the character of potential patrons e.g. commuters, shoppers and visitors to North Main Street commercial corridor, etc. and to evaluate the relative merits of each location.

- ✓ **No Change.** Remains valid and reaffirmed.
- ✓ **Recommendation:** Parking remains a major issue within the Borough. The Borough should continue to evaluate the locations identified in the 2017 Reexamination Report, as well as additional locations that could be utilized for off street parking, such as the Main Street and Front Street property owned by the Borough.

Master Plan Reexamination Report New Recommendation #5: Specific language should be incorporated into the Land Development Ordinance to permit occupancy of more than one principal use within one principal building, subject to all requisite code and site plan review requirements, to provide clarity on this issue..

- ✓ **Reduced.**
- ✓ **Recommendation:** The inclusion of multiple permitted uses in a principal building is commonly understood to be allowed in nonresidential districts. Therefore, no amendment is required.

Master Plan Reexamination Report New Recommendation #6: Consider modifying the B1 and B2 zones to permit residential units above ground floor commercial/retail uses.

- ✓ **Reduced.**
- ✓ **Recommendation:** The 2017 recommendation was implemented so this can be eliminated.

Master Plan Reexamination Report New Recommendation #7: Study possible merger of B1 and B2 zones or establishment of new CBD zone.

- ✓ **Reduced.**
- ✓ **Recommendation:** This is no longer desired. The downtown business district was eliminated since the last Reexamination Report was adopted.

Master Plan Reexamination Report New Recommendation #8: Update definitions in Chapter 186.

- ✓ **No Change.** Remains valid and reaffirmed.
- ✓ **Recommendation:** The Borough should add definitions for luncheonettes and automotive and other motor vehicle-related uses.

The Borough should also remove “Automobile, truck, trailer and recreational vehicles sales and service leasing, subject to §186-71” from the list of Conditional Uses in the B-2 zone. It should further be clarified that the intent of the B-1 and B-2 is to not allow auto sales.

Master Plan Reexamination Report New Recommendation #9: Evaluate off-street parking requirements for eating establishments.

- ✓ **No Change.** Remains valid and reaffirmed.
- ✓ **Recommendation:** The ordinance for redevelopment zones, which are predominantly covering business districts, addresses this recommendation. Residential properties are subject to RSIS standards. For residential properties with greater than five (5) bedrooms, which is the maximum size dwelling unit that RSIS provides standards for, the Borough should create specific standards.

Parking remains a major issue for the Borough, so further consideration should be given to approaches that can alleviate parking conflicts. In particular, the Borough should evaluate how residential properties can increase off-street parking while conforming to maximum impervious coverage standards. The Borough should consider increasing the permitted impervious coverage (without increasing permitted building coverage) or providing specific exceptions for additional driveway space, especially if the driveway utilizes pervious materials.

Master Plan Reexamination Report New Recommendation #10: Establish consistency for status of schools.

- ✓ **No Change.** Remains valid and reaffirmed.
- ✓ **Recommendation:** According to **Schedule A:** “Public and private schools, subject to §186-74” is a Conditional Use in the R-40 zone. “Public parks, public and private schools (see conditional uses) and other public buildings” are listed as a Principal Permitted Use in the B-1 and B-2 zones. It is still appropriate for public and private schools to be considered conditional uses within the B-1 and B-2 zones.

Master Plan Reexamination Report New Recommendation #11: Study southern gateway along South Washington Avenue.

- ✓ **Reduced.**
- ✓ **Recommendation:** These areas were redeveloped since the 2017 Reexamination Report and residential use is no longer desired in this location.

Master Plan Reexamination Report New Recommendation #12: Study new firehouse location.

- ✓ **No Change.** Remains valid and reaffirmed.
- ✓ **Recommendation:** The Borough should continue to evaluate future opportunities for new facilities.

Master Plan Reexamination Report New Recommendation #13: Potential modification to front yard setback in certain residential zones.

- ✓ **No Change.** Remains valid and reaffirmed.
- ✓ **Recommendation:** Specific front yard setback requirements for porches, porticos, etc. have not been added to requirements in the R-5 and R-6 zones according to **Schedule B.**

While the Borough should continue to evaluate this, there is a greater concern with side yard setbacks, specifically encroachments into side yard setback areas, such as steps.

Master Plan Reexamination Report New Redevelopment Recommendation #1: One area that may be appropriate for initial study under the criteria for "area in need of redevelopment" is the M-Light Industrial and Automotive Zone district bordered by the railroad line (to the west), Miller Street (to the north), Hill Place and Warren Street (to the east) and Bridge Road to the south.

- ✓ **No Change.** Remains valid and reaffirmed.
- ✓ **Recommendation:** The borough should consider investigating whether this area within the M-Light Industrial Automotive Zone District should be designated as an area in need of redevelopment. If determined to in need of redevelopment, the borough should prepare and adopt a redevelopment plan for the area.

Master Plan Reexamination Report New Redevelopment Recommendation #2: A second location recommended for study is the 24 acre Borough-owned tract known as Twin Borough Park, located in the northwest area of the Borough, bordered to the north by the Borough of Dumont and to the west by the Borough of New Milford. Borough officials have made the revitalization of the defunct swimming pool a priority in order to restore this tremendous resource to the Borough residents.

- ✓ **Reduced.**
- ✓ **Recommendation:** This area has not been designated as an area of redevelopment. The park has been improved with new fields since the 2017 Reexamination Report. This area is no longer under consideration for an area in need of redevelopment designation.

3.2 RECOMMENDED LAND USE PLAN AMENDMENTS AND ZONING

3.2.1 R-40 Residential District

As part of its reexamination of the borough's master plan, the Planning Board was requested by the borough governing body to reevaluate the current R-40 Residential Zone District. The R-40 District is located in the southeastern portion of the borough and includes the portion of the Knickerbocker Country Club that is located in Bergenfield. This is the only R-40 District in the borough.

The R-40 District permits single-family residential development with a minimum lot size of 40,000 square feet and a minimum lot width of 160 feet. Parks and playgrounds and golf courses are also permitted in the district. Conditional uses include the following:

- Club house, subject to § 186-75 Public and private schools, subject to § 186-74
- Hospital and nursing homes, subject to § 186-73
- Swim club, subject to § 186-77
- Essential services subject to §§ 186-66 and 186-67

Bulk and yard requirements for the R-40 District are listed in Schedule B in the Land Development Regulations of the borough. Maximum lot coverage in the district is 15 percent, but there is no maximum improved lot coverage (i.e., impervious coverage) standard listed in Schedule B.

In analyzing the R-40 District from a land use planning perspective, the Planning Board is guided by the purposes of zoning as set forth in the Municipal Land Use Law (MLUL). Pursuant to the MLUL:

The zoning ordinance shall be drawn with reasonable consideration to the character of each district and its peculiar suitability for particular uses and to encourage the most appropriate use of land. (N.J.S.A. 40:55D-62a)

Further, the provisions of the zoning ordinance or any amendment or revision shall either be substantially consistent with the land use plan element and the housing plan element of the master plan or designed to effectuate such plan elements. However, the governing body may adopt a zoning ordinance or amendment to the zoning ordinance which is inconsistent with or not designed to effectuate the land use plan element and the housing plan element, but only by affirmative vote of a majority of the full authorized membership of the governing body, with the reasons of the governing body for so acting set forth in a resolution and recorded in its minutes when adopting such a zoning ordinance.

The Planning Board has reviewed the various residential zones that adjoin or are in proximity to the R-40 District. These are shown in **Map 5** and **Tables 3** and **4**. Within Bergenfield, the R-40 District is adjacent to the R-5, R-6, and R-15 Residential Zone Districts. The R-15 District permits single family residential dwellings with a minimum lot size of 15,000 square feet. The R-5 and R-6 Districts permit single-family and two-family residential dwellings. Single family development in the R-5 and R-6 districts are required to have minimum lot sizes of 5,000 and 6,000 square feet respectively. Two-family dwellings require a minimum 10,000 square feet lots in both districts.

The southeastern portion of the R-40 District is proximate to the R-M Garden Apartment Zone District in Bergenfield, being separated from the R-40 District by a Parks and Public Purposes District associated with the Metzler Brook stream corridor. The R-M District permits garden apartments on lots with a minimum lot area of 20,000 square feet and a maximum density of seven (7) dwelling units per acre. Single family and two-family dwellings are permitted in the R-M District on lots with a minimum area of 6,000 square feet. Both districts require a minimum lot size of 20,000 square feet. The maximum density permitted in the R-M District is seven (7) dwelling units per acre.

The R-S Senior Citizen Apartment Zone District in Bergenfield adjoins the eastern boundary of the R-40 District. The R-S District permits senior citizen housing with a minimum lot area of 20,000 square feet.

Bergenfield Residential Zones Contiguous with R-40 Zone		
Municipality	Zoning District	Minimum Lot Size*
Bergenfield Borough	R-5 - 5,000 square feet Residential One- and Two-Family Dwelling Zone	5,000 square feet
Bergenfield Borough	R-6 - 6,000 square feet Residential One- and Two-Family Dwelling Zone	6,000 square feet
Bergenfield Borough	R-15 - 15,000 square feet Residential One-Family Dwelling Zone	15,000 square feet
Bergenfield Borough	R-M - Garden Apartment Zone	20,000 square feet
Bergenfield Borough	R-S - Senior Citizen Apartment Zone	20,000 square feet

Table 3. Bergenfield Residential Zones Contiguous with R-40 Zone

*See text for further information on minimum lots sizes in each district

The Knickerbocker Country Club extends into Tenafly Borough where it is located within the Tenafly’s R-20 Residence Zone. The R-20 zone permits single family residential dwellings on lots with a minimum lot area of 20,000 square feet. The southern portion of the R-40 District also adjoins the R-D Single Family Zone in the City of Englewood and the R-S Residential Single Family Zone in the Township of Teaneck. Both these zones permit single-family residential development on lots with a minimum lot area of 7,500 square feet.

Residential Zones in Adjacent Municipalities Contiguous with R-40 Zone		
Municipality	Zoning District	Minimum Lot Size
City of Englewood	R-D - Single Family Zone	7,500 square feet
Teaneck Township	R-S - Residential Single Family	7,500 square feet
Tenafly Borough	R-10 - Residence	20,000 square feet

Table 4. Residential Zones in Adjacent Municipalities Contiguous with R-40 Zone

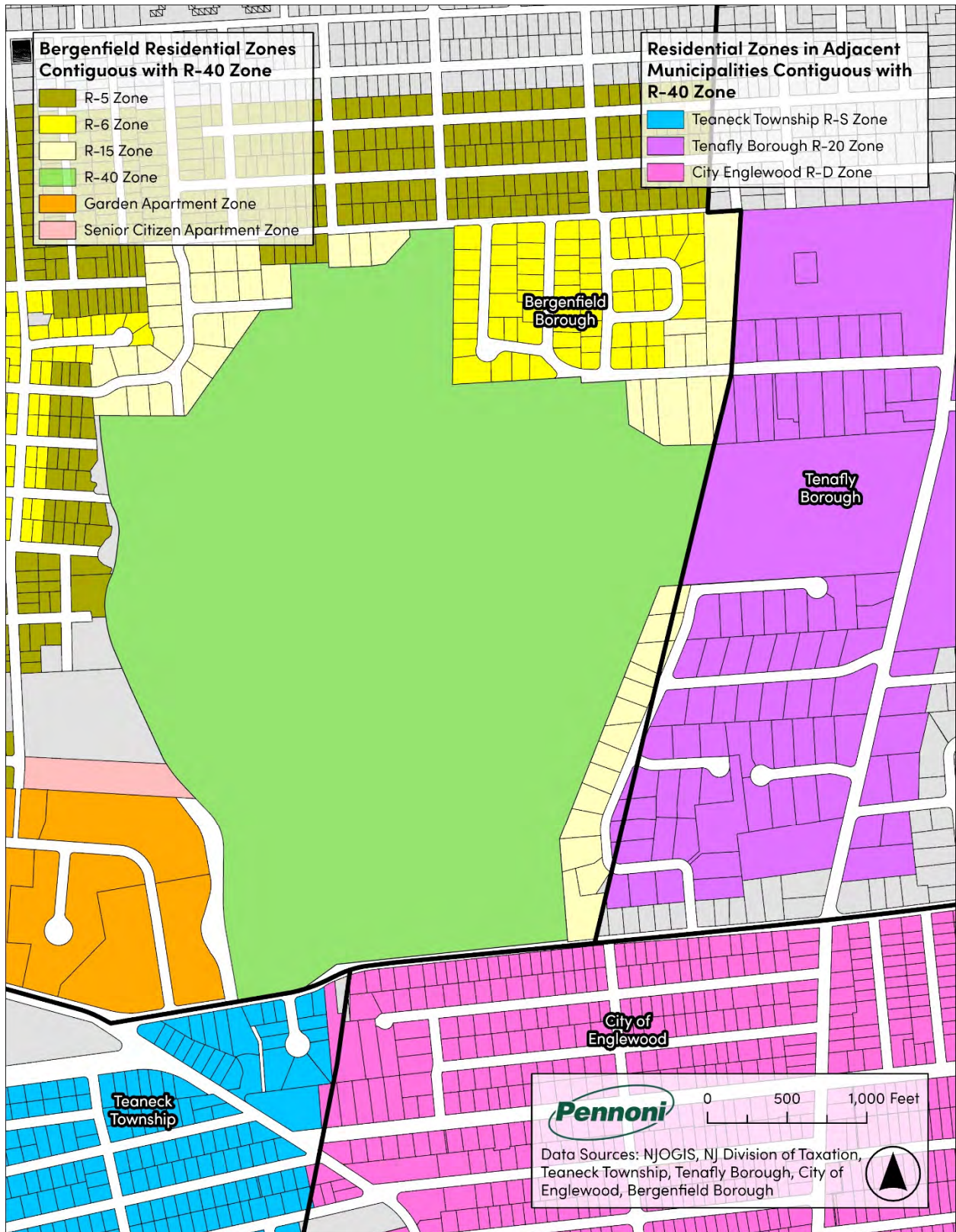
As can be seen from the above analysis, the R-40 District is surrounded by residential zone districts with minimum lot sizes that are substantially lower than the minimum 40,000 square foot requirement in the R-40 District. Within Bergenfield the minimum lot size in the R-40 District is nearly three times the size of the R-15 District. It is also eight times the minimum lot size in the R-5 District and nearly seven times the minimum lot size of the R-6 District, both of which also permit two-family residential dwellings.

The minimum lot size in the R-40 District also is nearly seven times the minimum lot size in the residential districts in Englewood and Teaneck and twice the minimum lot size for the portion of the country club that extends into Tenafly.

Based on the foregoing, it is recommended that the R-40 District be rezoned to a new R-20 Residential Zone District that permits single-family residential dwellings on lots with a minimum lot area of 20,000 square feet. This will bring the zoning for this area of the borough more in conformity with the residential land use characteristics of the surrounding area and consistent with the current zoning of the Knickerbocker Country Club that extends into Tenafly.

Specific bulk and yard standards for this new R-20 district should be developed to account for the new minimum lot size. In addition, it is recommended that unlike the existing R-40 District, the new R-20 District should also include a maximum improved lot coverage requirement.

The Land Use Plan Element of the Master Plan is hereby amended to delete the R-40 District and replace it with a new R-20 District governing the area currently designated as R-40 in the Land Use Plan Map.



Map 5. Residential Zones Adjacent to R-40 Zone

4.0 EXTENT OF CHANGES IN THE ASSUMPTIONS, POLICIES & OBJECTIVES FORMING THE BASIS OF THE MASTER PLAN OR DEVELOPMENT REGULATIONS

The MLUL at N.J.S.A. 40:55D-89c provides that the reexamination report shall state:

The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis of the Master Plan and development regulations, as last revised, with particular regard to the density and distribution of land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials and changes in State, County and municipal policy and objectives.

Since the last Reexamination Report in 2017, the following are the major trends and changes impacting assumptions, policies, and objectives that form the basis of the Master Plan and development regulations.

4.1 LOCAL TRENDS

4.1.1 Population and Housing

According to the U.S. Census Bureau data, the Borough’s population peaked in 1970 with a population of 29,000. The population then contracted between 1970 and 1990, before steadily increasing in the decades since. At the last Decennial Census, in 2020, the Borough’s population was 27,375, a 3.2% increase over the previous decade. American Community Survey estimates that population in the Borough has continued to grow, with the 2022 estimate of 28,223 or a 3.1% increase from the 2020 Census.

Year	Bergenfield		Bergen County		New Jersey	
	Population	% Change	Population	% Change	Population	% Change
2022	28,223	3.1%	952,997	-0.2%	9,249,063	-0.4%
2020	27,375	3.2%	955,732	5.4%	9,288,994	5.7%
2010	26,517	1.2%	906,541	2.5%	8,791,894	4.5%
2000	26,247	7.3%	884,118	7.1%	8,414,350	8.9%
1990	24,458	-4.3%	825,380	-2.3%	7,730,188	5.0%
1980	25,568	-11.8%	845,385	-5.7%	7,365,011	2.7%
1970	29,000	6.6%	897,148	14.9%	7,171,112	18.2%
1960	27,203	54.1%	780,255	44.7%	6,066,782	25.5%
1950	17,647	71.7%	539,139	31.6%	4,835,329	16.2%
1940	10,275	-	409,646	-	4,160,165	-

Table 5. Change in Population 1940 to 2022¹

¹ U.S. Census Bureau New Jersey Population Trends 1790 to 2000 (1940 to 2000); U.S. Census Bureau Decennial Census Data H1 Housing Units (2010 to 2020); U.S. Census Bureau 5-Year American Community Survey Data Estimates DP05 Demographic and Housing Estimates (2022)

The Borough’s population trajectory largely mirrors the trends shown at the County level. The rapid growth from 1940 to 1970 largely aligns New Jersey as a whole, though while population growth in the State slowed beginning in the 1980, it continued to increase.

According to Decennial U.S. Census Bureau data, the number of housing units within the Borough increased from 9,200 to 9,387 between 2010 and 2020. This represents a 2.0% increase, which is less than half of the the percentage increase in housing units for the County (4.2%) and roughly a third of the increase seen in the State (5.8%). This largely reflects the built-out nature of the Borough, with limited space to construct new housing.

Year	# Housing Units	% Change	# Housing Units	% Change	# Housing Units	% Change
2020	9,387	2.0%	367,383	4.2%	3,761,229	5.8%
2010	9,200	-	352,388	-	3,553,562	-

Table 6. Change in Housing Units 2010 to 2020

According to 5-year American Community Survey data provided by the U.S. Census Bureau, the percentage of Borough housing units that were occupied as of 2022 (97.1%) was slightly higher than the County (96.1%) and State (91.5%). The percentage of occupied units in 2022 within the Borough was slightly higher than what it was in 2017 (96.5%) and in 2012 (94.3%). Similarly, a slightly higher proportion of housing units were owner-occupied in the Borough (69.5%) than the County (65.6%) and State (63.9%).

Year	Bergenfield		Bergen County		New Jersey	
	# Housing Units	% Occupied	# Housing Units	% Occupied	# Housing Units	% Occupied
2022	9,580	97.1%	367,059	96.1%	3,756,340	91.5%
2017	9,007	96.5%	355,632	94.7%	3,595,055	89.0%
2012	9,687	94.3%	352,985	95.0%	3,555,864	89.6%

Table 7. Occupancy Rate

Year	Bergenfield		Bergen County		New Jersey	
	% Owner Occupied	% Renter Occupied	% Owner Occupied	% Renter Occupied	% Owner Occupied	% Renter Occupied
2022	69.5%	30.4%	65.6%	34.3%	63.9%	36.1%
2017	67.2%	32.8%	63.8%	36.2%	64.1%	35.9%
2012	69.8%	30.1%	65.2%	34.7%	66.2%	33.8%

Table 8. Owner and Rental Rates of Occupied Housing Units

² U.S. Census Bureau New Jersey Population Trends 1790 to 2000 (1940 to 2000); U.S. Census Bureau Decennial Census Data H1 Housing Units (2010 to 2020); U.S. Census Bureau 5-Year American Community Survey Data Estimates DP05 Demographic and Housing Estimates (2022)

4.2 REGULATORY CHANGES IN STATE, COUNTY, AND MUNICIPAL POLICIES AND OBJECTIVES

4.2.1 State

4.3.1.1 Climate Change Hazard Vulnerability Assessment

On February 4, 2021, New Jersey enacted Senate Bill (S-2607) amending the required components for municipal master plans in New Jersey to incorporate climate change risks and adaptation strategies. Specifically, the Land Use Element of any Master Plan adopted after the bill's passage must include a climate change and extreme weather vulnerability assessment as well as natural hazard mitigation strategies.^{7,8}

The requirements for such an assessment are set forth in the Bill and include:

1. Identification of climate change-related natural hazards that are anticipated to impact the Borough.
2. A build-out analysis projecting future development in the Borough with a focus on areas that exhibit a high level of vulnerability and risk.
3. An assessment of threats and vulnerabilities resulting from climate change-related hazards.
4. Identification of critical facilities necessary for evacuation purposes and for sustaining quality of life during a natural disaster.
5. An evaluation of the impact of climate change related hazards on the other elements of the master plan.
6. Strategies and design standards that will reduce or avoid the risks associated with the identified climate change related hazards.
7. A policy statement on the relationship of the vulnerability assessment with any existing or proposed natural hazard mitigation plan, floodplain management plan, comprehensive emergency management plan, emergency response plan, post-disaster recovery plan, or capital improvement plan.

These new statutory provisions require a step-by-step analysis to identify and evaluate the impact of climate change-related natural hazards on the Borough and establish the necessary foundation to develop and implement a land use planning strategy that minimizes the costs and risks associated with climate change-related hazards and the associated impacts on the community and its residents.

4.3.1.2 Electric Vehicle Charging Infrastructure

In 2019, the New Jersey State Legislature adopted Senate Bill 606 (P.L. 2019, Chapter 267), which made amendments to the Municipal Land Use Law (N.J.S.A. 40:55d-1 et. seq.) and the Local Redevelopment and Housing Law (N.J.S.A. 40A:12a-1 et. seq.), intended to encourage municipalities to consider Electric Vehicle Charging Infrastructure as part of the Master Plan, periodic Reexamination of the Master Plan, and redevelopment plans.⁹

In the Land Use Plan and Circulation Plan Elements it is required to show the existing and proposed location of public electric vehicle charging infrastructure. The Green Buildings and Environmentally Sustainability Plan Element is required to consider, encourage, and promote the development of public

electric charging infrastructure appropriate for their development, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops.

Redevelopment plans must now address the development of public electric vehicle charging infrastructure in appropriate locations and proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.¹⁰

4.3.1.3 Changes to the Local Redevelopment and Housing Law (LRHL)

In 2013, the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.; LRHL) was amended to provide for both a non-condemnation and condemnation redevelopment area designation, as well as to redefine the criteria and procedures for designating an area in need of redevelopment and rehabilitation, including an update to notice requirements during the redevelopment area designation process.

Additionally, the LRHL was amended in 2019 to include additional criterion for designation as an area in need of redevelopment under the terms of N.J.S.A. 40A:12A-5(b). The additional provision enables designation as an area in need of redevelopment when the discontinuation or abandonment of buildings used for retail, shopping malls and office parks, or buildings with significant vacancies has persisted for at least two consecutive years. N.J.S.A. 40A:12A-5(b) now reads as follows:

“b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.”

In addition to the amendments to the LRHL that have been described above, it is noted that in 2015 the New Jersey Supreme Court ruled in *62-64 Main Street LLC, et al. v. Mayor and Council of the City of Hackensack*, 221 N.J. 129 (2015) found that a property does not need to negatively affect the surrounding properties in order to be considered “blighted” and, thus, eligible for redevelopment. The New Jersey Supreme Court in its decision in *Kevin Malanga v. Township of West Orange (A-45-21) (086087)* also clarified that the required findings concerning criterion “d” in Section 5 of the LRHL must include proof of a current problem, such as “dilapidation,” “obsolescence,” or “overcrowding” and a showing that these conditions result in an actual detriment or harm to the health, safety, and welfare of the community.

4.3.1.4 Cannabis Legislation

In 2021, legislation was signed into law legalizing and regulating cannabis use and possession for adults 21 years and older. Municipalities had until August 21, 2021 to take actions to: either prohibit or limit the number of cannabis establishments, distributors, or delivery services; and, in the event that the municipality opts to not prohibit such uses, regulate the location, manner and times of operation and establish civil penalties for violation of ordinances. Bergenfield regulates cannabis facilities in the borough

with the adoption of Ordinance 22-2591, permitting one each of the Class 1 Cannabis Cultivator license and Class 2 Manufacturer license as a principally permitted use in the B-2 Business and Professional Zone and M Light Industrial and Automotive Zone.

4.3.1.5 Affordable Housing Legislation

New Jersey has enacted a new law in 2024 that represents the most significant change in the state's affordable housing process in almost 40 years. The new law abolishes the former Council on Affordable Housing and replaces it with a new administrative process designed to streamline the affordable planning process and give municipalities more flexibility and control over their plans for affordable housing.

The new law sets forth the procedures and deadlines for the determination of municipal affordable housing obligations and the adoption of new municipal housing elements and fair share plans to meet these obligations. The New Jersey Department of Community Affairs (DCA) will calculate state, regional and municipal affordable housing obligations using the same framework and methodology that has been used by the courts for the last eight years. Towns can either choose to accept the DCA number or calculate their own, based on the standards and methodology proscribed in the new legislation.

The law also:

- Establishes a new Affordable Housing Dispute Resolution Program (Program) to facilitate the resolution of disputes over municipal housing plans and determine compliance with the law. The Program will review a municipality's housing element and fair share and will issue a "compliance certificate" if it determines that they are compliant with the law.
- Provides bonus credits for certain types of housing, including housing near transit and the redevelopment of retail, office, or commercial uses into housing, among others.
- Gives municipalities that adhere to the procedures and deadlines in the legislation immunity from exclusionary zoning lawsuits.
- Allows for challenges to a municipality's housing element and fair share plan, but a municipality that takes actions to comply with the terms of its compliance certification shall retain a "presumption of validity" in any such challenge.
- Requires that the housing element include an analysis of consistency with the State Development and Redevelopment Plan

There are other specific details and provisions in the new law that should be considered when crafting a new housing element and fair share plan. All municipalities in New Jersey are subject to the new law. The Borough has a court-approved housing plan that will continue in effect until July 2025 but should be aware of the deadlines that have been established and begin planning to address the requirements of the new law.

4.3.2 County

4.3.2.1 Bergen County Master Plan

The Bergen County Board of Commissioners adopted a new County Master Plan on April 11, 2023, which replaced the previous County Master Plan that was adopted in 1962 and amended in 1966. The 2023 County Master Plan identifies and examines the following factors:

- Land availability for new development and redevelopment;

- Challenges and opportunities inherent in redevelopment and shifting economies;
- Population growth and demographic change, including necessary services to address growth and change, trends in housing, settlement patterns, etc.;
- Mobility and accessibility, including matching transportation to shifting land use patterns, provision of public transit services, state of good repair, traffic congestion, and the like;
- Provision of open space and recreation;
- Fostering arts, culture, and historic resources;
- Preserving water quality and natural resources;
- Ensuring availability of public services; and
- Preparedness through resilient and sustainable practices.

Bergenfield is identified in the County Master plan as being within the Northern Valley geographic sector.

4.3.3 Municipal

4.3.3.1 2022 Housing Element and Fair Share Plan

There are three components to a municipality's affordable housing obligation: the Rehabilitation share, or Present Need, the Prior Round obligation, and the Third Round obligation. The Housing Element and Fair Share plan "identifies the manner in which the Borough's fair share affordable housing obligations – inclusive of a 129-unit rehabilitation obligation, 87-unit Prior Round Obligation, and 140-unit Third Round RDP housing obligation, as adjusted through the vacant land process, are to be addressed." (p. 32)

5.0 RECOMMENDATIONS CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS

The MLUL at N.J.S.A. 40:55D-89e provides that the reexamination report shall state:

The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law”, P.L. 1992, c.79 (C.40A:12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The borough has designated several areas in need of redevelopment and has adopted redevelopment plans for two of these areas. These are shown in Map 7. Designated redevelopment areas are identified by the corresponding letter referenced in their respective redevelopment study areas. The two adopted redevelopment plans and recommended changes in are described in the following sections along with the recommendations for inclusion of these plans into the land use plan element of the master plan and local development regulations.

5.1 AREA D REDEVELOPMENT PLAN

The Area D Redevelopment Plan was adopted by the Borough Council in October 2023 (Ordinance 22-2620) and governs development for Block 126, Lots 9 through 12 and 14 through 16; and Block 127, Lots 5, 5.01, and 5.02. The redevelopment plan superseded the prior zoning for these properties.

The purpose and vision of the Area D Redevelopment Plan is as follows:

The Redevelopment Plan is intended to stimulate re-utilization of the area in a manner more conducive to the needs of the municipality and its residents and address the Master Plan with sound planning practices. The Plan allows the municipality to have increased control over development patterns, enter a contractual agreement with a private developer to stimulate revitalization of the area, apply for grant funding specific to the area, and revise municipal ordinances and regulations to reflect the intent of the redevelopment plan.

Principal permitted uses include:

- Multi-family residential and mixed-use buildings, with apartments located on any level
- Retail businesses in the ground-floor(s) of a mixed-use building
- Restaurants, cafes, and other businesses serving food on the premises, in the ground floor(s) of a mixed-use building.

According to the redevelopment plan, the maximum permitted yield is 220 residential units and 7,500 square feet of retail. A total of 20 percent of units within the building are required to be set aside as affordable units, with the income and bedroom distribution to be in accordance with New Jersey Uniform Housing Affordability Controls.

The redevelopment plan includes conceptual site plans for the area and detailed development and place-making design standards.

The borough should incorporate the Area D Redevelopment Plan into the land use plan element of the master plan and update its zoning map to include the Area D Redevelopment Plan as an identified zoning

district with the borough. The borough should also incorporate the development regulations and design standards of the Area D Redevelopment Plan into the borough's Land Development Ordinance either as a new section in the ordinance or by reference to the adopted redevelopment plan.

5.2 WEST CHURCH STREET REDEVELOPMENT PLAN

The West Church Street Redevelopment Plan was adopted by the Borough Council in May 2024 (Ordinance 24-2625) and governs development for Block 122, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14. The redevelopment plan superseded the prior zoning for these properties.

The purpose and vision of the Area D Redevelopment Plan is as follows:

The Redevelopment Plan is intended to stimulate re-utilization of the area in a manner more conducive to the needs of the municipality and its residents and address the Master Plan with sound planning practices. The Plan allows the municipality to have increased control over development patterns, enter a contractual agreement with a private developer to stimulate revitalization of the area, apply for grant funding specific to the area, and revise municipal ordinances and regulations to reflect the intent of the redevelopment plan.

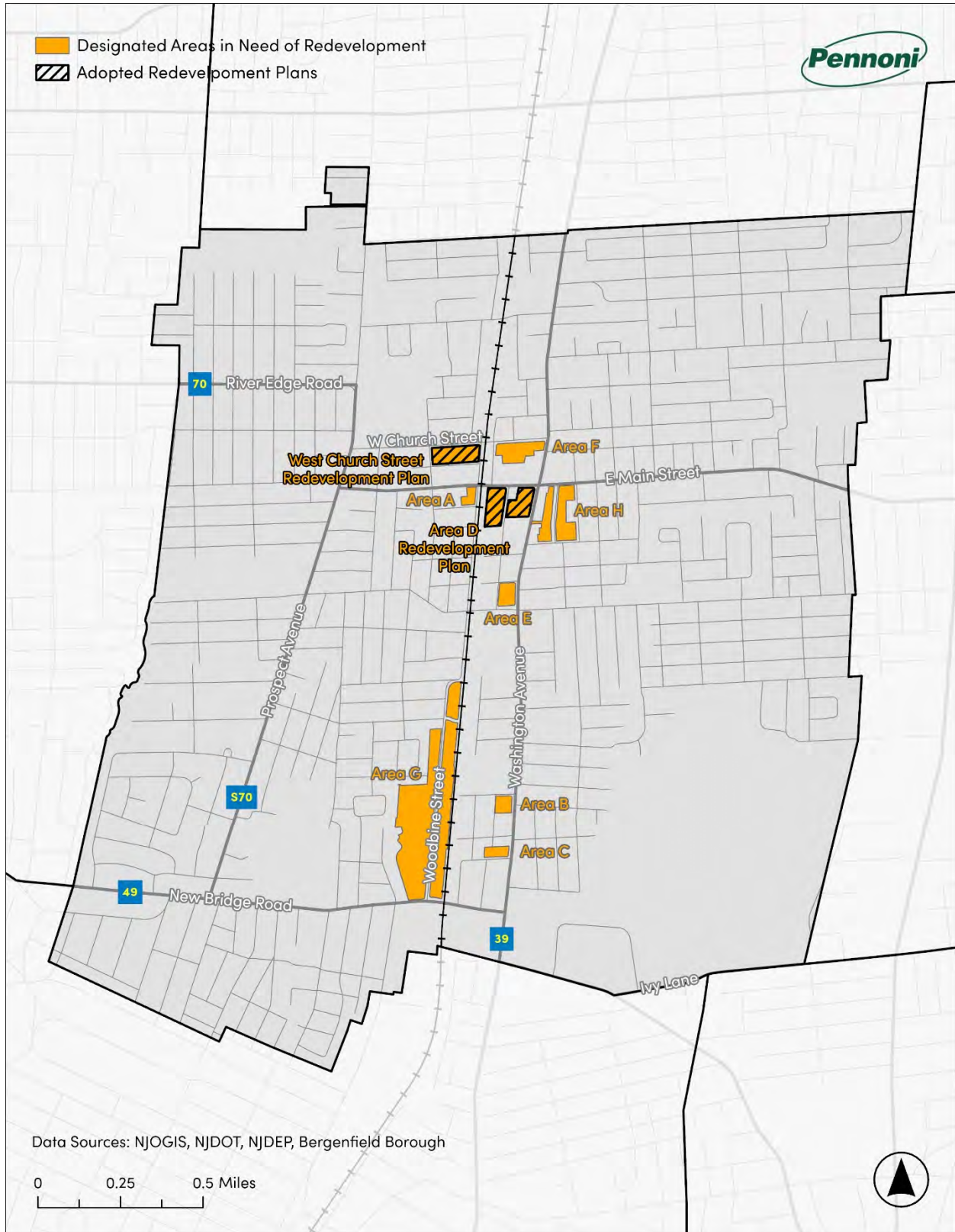
Principal permitted uses include:

- Residential - Multi-family and mixed-use buildings, with apartments located on any level;
- Mixed- Use – Residential units above ground floor permitted uses;
- Live Work / Studios;
- Neighborhood Retail; and
- Offices, business, professional and medical.

According to the redevelopment plan, developments located on Block 122 Lots 4 and 5 shall have a maximum of 69 units between the two lots. The remainder of the redevelopment area may have a maximum permitted yield of 50 units per acre. A total of 20 percent of units within the building are required to be set aside as affordable units. the maximum permitted yield is 220 residential units and 7,500 square feet of retail. A total of 20 percent of units within the building are required to be set aside as affordable units, with the income and bedroom distribution to be in accordance with New Jersey Uniform Housing Affordability Controls.

The redevelopment plan includes conceptual site plans for the area and detailed development and place-making design standards.

The borough should incorporate the West Church Street Redevelopment Plan into the land use plan element of the master plan and update its zoning map to include the West Church Street Redevelopment Plan as an identified zoning district with the borough. The borough should also incorporate the development regulations and design standards of the West Church Street Redevelopment Plan into the borough's Land Development Ordinance either as a new section in the ordinance or by reference to the adopted redevelopment plan.



Map 7. Areas in Need of Redevelopment

6.0 RECOMMENDATIONS CONCERNING THE APPROPRIATE LOCATIONS FOR PUBLIC ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

The MLUL at N.J.S.A. 40:55D-89f provides that the reexamination report shall state:

The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts and, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

In 2019, the New Jersey State Legislature adopted Senate Bill 606 (P.L. 2019, Chapter 267), which made amendments to the Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.) and the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et. seq.), intended to encourage municipalities to consider Electric Vehicle Charging Infrastructure as part of the master plan, periodic reexamination of the master plan, and redevelopment plans. In addition, Senate Bill 3223 (P.L.2021, Chapter 171) mandates Electric Vehicle spaces as permitted in all zones.

The Borough adopted Ordinance No. 22-2609 which establishes requirements for the Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready Parking Spaces in the Borough based on the State's model ordinance. This ordinance establishes electric vehicle standards for new development, requiring the installation of Make-Ready spaces for multi-family residential with five (5) or more dwelling units and new parking lots with more than 25 spaces.

Currently, there are no public electric vehicle charging points within the Borough according to the New Jersey Department of Environmental Protection's statewide inventory of alternative fueled vehicle fueling stations. The closest public charging stations are located in the parking lot of the Knickerbocker County Club within Tenafly Borough to the east and within the Washington Commons parking lot in Dumont Borough to the north.