

MASTER PLAN NEW MILFORD, NEW JERSEY

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**PREPARED FOR:
BOROUGH OF NEW MILFORD PLANNING BOARD**

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INTRODUCTION

The New Jersey *Municipal Land Use Law (M.L.U.L.)* grants substantial power to local planning boards to regulate land use and development. The foundation of this power is the ability to adopt a master plan, as is stated at *N.J.S.A. 40:55D-28*:

The planning board may prepare and, after public hearing, adopt or amend a master plan, or component parts thereof, to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare.

The master plan documents the current conditions of the municipality and addresses those issues that may have an impact on the community. According to the *M.L.U.L.*, the plan must include “a statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based.”

A master plan also must include land use and housing plan elements and may include a number of other plan elements addressing topics such as circulation and community facilities. Other required components of a master plan are policy statements indicating the master plan’s relationship to the master plans of contiguous municipalities, to the county master plan, to the *State Development and Redevelopment Plan* and to the county’s district solid waste management plan.

New Milford’s last full Master Plan was adopted in 1988 and an update report was prepared in 1995. The 1995 Master Plan addresses how conditions in the Borough and region have changed in the past decade and updates the recommendations of the earlier reports based upon emerging trends and issues.

The updated New Milford Master Plan includes the following elements, listed here in the order in which they appear at *N.J.S.A. 40:55D-28b*:

- Land Use Plan Element
- Housing Plan Element
- Circulation Plan Element
- Utility Service Plan Element
- Community Facilities Plan Element
- Recreation Plan Element
- Conservation Plan Element
- Economic Plan Element
- Historic Preservation Plan Element
- Recycling Plan Element

This document also includes the aforementioned mandatory master plan components.

PHYSICAL CHARACTERISTICS

The Borough of New Milford covers 2.31 square miles or 1,478.4 acres. The Borough is located in lower central Bergen County. The Hackensack River forms a natural border to the immediate west. The Borough is bordered by five municipalities including the Borough of Oradell, the Borough of Teaneck, the Borough of Dumont, the Borough of River Edge, and the Borough of Bergenfield.

New Milford is characterized by relatively flat terrain in the majority of the Borough, with a few major natural features, including the Hackensack River along its western boundary, and the Hirshfield Brook, which originates in Tenafly and flows through Bergenfield and Dumont into New Milford, where it empties into the Hackensack River. Areas in the vicinity of the Hackensack River are flood hazard areas which have been prone to flooding in the past.

DEMOGRAPHIC PROFILE

INTRODUCTION

This section presents general demographic and housing information for New Milford Borough. Demographic conditions and population trends are important to comprehensively plan for the Borough. The demographic component analyzes the changes that have taken place over time regarding population, housing, and income characteristics. While past trends do not necessarily guarantee future trends, they do call attention to emerging trends.

SUMMARY OF FINDINGS

New Milford Borough is a stable municipality comprised of a majority of single-family homes with a balanced mix of rental and for-sale multiple family homes located in or around the Borough's central business district.

The major demographic trends in New Milford's development history are as follows:

- New Milford has experienced a population pattern somewhat typical of older suburban areas with a sharp increase in population between 1940 and 1970 after which the population began to decline.
- Young families are moving into the Borough evidenced by the increase in 35 to 44 and 5 to 9 year-olds, as well as the increase in school enrollment over the last 10 years.
- The oldest segment of New Milford's population is growing in proportion to the Borough's total population.
- Consistent with state and national trends, the size of households in New Milford has declined steadily since 1970.
- One of three households in New Milford is a one-person household.
- New Milford is an older community in terms of housing, as the majority of its housing stock was built prior to 1960.

POPULATION CHARACTERISTICS

Population Trends

New Milford Borough has experienced a population growth pattern typical of older suburban areas, with a sharp increase in population between 1940 and 1970. The population of New Milford experienced a steep decrease between 1970 and 1980, although not as great as in the 1930 census. The Borough continued to experience a decline in population between 1980 and 1990, although not as significant as the previous decade. These trends are similar to Bergen County in that Bergen County also experienced a population decrease between 1980 and 1990, and subsequently a small increase between 1990 and 2000. These increases for both the Borough and County may be due to the vibrant economy of the late 1990s and the similarly vibrant housing market, particularly in the Northeast and the Metropolitan area.

It is likely the Borough population will remain relatively stable, since future construction of new housing units is expected to be low because there is limited vacant land available for new development.

Table 1
Population Growth

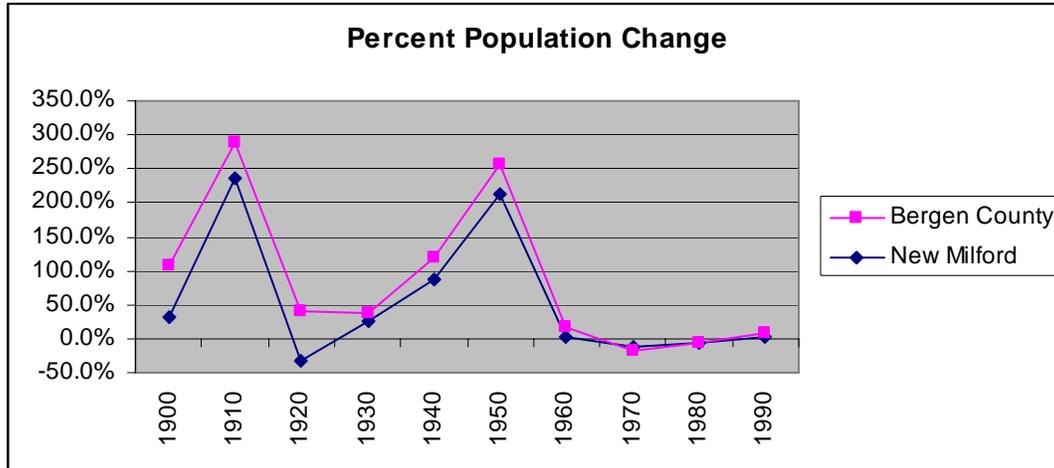
Year	Population	Population Change	
		Number	Percent
1900	860	-	
1910	1,141	281	32.7%
1920	3,833	2692	235.9%
1930	2,556	-1277	-33.3%
1940	3,215	659	25.8%
1950	6,006	2791	86.8%
1960	18,810	12804	213.2%
1970	19,149	339	1.8%
1980	16,879	-2270	-11.9%
1990	15,990	-889	-5.3%
2000	16,400	410	2.6%

Bergen County

Year	Population	Population Change	
		Number	Percent
1900	78,441	-	
1910	138,002	59561	75.9%
1920	210,643	72641	52.6%
1930	364,977	154334	73.3%
1940	409,646	44669	12.2%
1950	539,139	129493	31.6%
1960	780,255	241116	44.7%
1970	897,148	116893	15.0%
1980	845,385	-51763	-5.8%
1990	825,380	-20005	-2.4%
2000	884,118	58738	7.1%

Source: US Bureau of the Census

Chart 1
Percent Population Change
New Milford and Bergen County



U.S. Bureau of the Census

Population Composition by Age

New Milford experienced a number of changes in its population composition between the years 1990 and 2000. New Milford saw large increases in the 5 to 9, 35 to 44 and 45 to 54 age categories, and a drastic increase in the 75 and over age categories. Conversely, there was a significant decrease in the 15 to 19 and 20 to 24 year age categories.

The increase in the number of children under 5, as well as an increase in 5 to 9 year olds, is indicative of younger families moving into the Borough. This increase may have an impact on the Borough's school system. The large increase in the 35 to 44 and 45 to 54 year olds may be related to the increase in number of children under the age of 9. Recent trends indicate that people are getting married later in life and having children later in life as well.

It is also apparent that the oldest segment of the population is increasing in number. The age category of 75 to 84 years saw a 32.5% increase, while the age category of 85 and older saw an increase of 23.5%. As the Borough's oldest population gets older, there will be an additional demand for senior housing, particularly assisted living facilities. The oldest segments (75 and above) are the users of assisted living facilities. Demand for other senior services, such as senior bus service, will increase. The Borough may wish to provide for additional assisted living opportunities for its aging population.

Table 2
Population by Age, 1990 and 2000
Borough of New Milford

Age	1990		2000		Change, 1990 - 2000	
	Number	Percent	Number	Percent	Number	Percent
Under 5	941	5.9%	1,050	6.4%	109	11.6%
5 - 9	809	5.1%	1,010	6.2%	201	24.8%
10 - 14	827	5.2%	933	5.7%	106	12.8%
15 - 19	829	5.2%	758	4.6%	-71	-8.6%
20 - 24	1,054	6.6%	738	4.5%	-316	-30.0%
25 - 34	2,819	17.6%	2,353	14.3%	-466	-16.5%
35 - 44	2,386	14.9%	2,865	17.5%	479	20.1%
45 - 54	1,691	10.6%	2,273	13.9%	582	34.4%
55 - 59	837	5.2%	844	5.1%	7	0.8%
60 - 64	944	5.9%	688	4.2%	-256	-27.1%
65 - 74	1,679	10.5%	1,362	8.3%	-317	-18.9%
75 - 84	847	5.3%	1,122	6.8%	275	32.5%
85 +	327	2.0%	404	2.5%	77	23.5%
Totals	15,990	100.0%	16,400	100.0%	410	2.6%

Chart 2
Population by Age, 1990 and 2000
Borough of New Milford

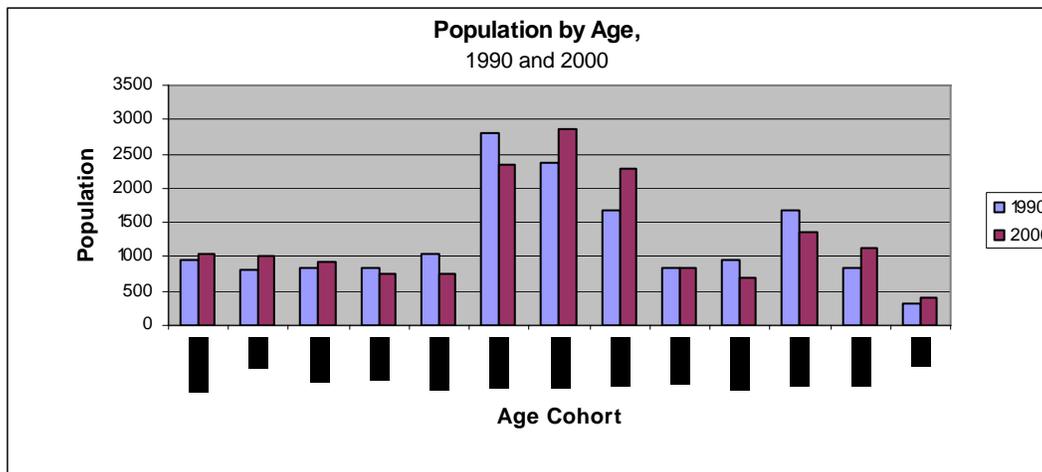


Table 3 compares the age group distribution for the Borough of New Milford and Bergen County in 1990 and 2000. Both the Borough and the County experienced increases and decreases in the same age categories, however, in some cases, not to the same degree.

Both the Borough and the County saw a decrease in 20 to 24 year olds. However, the Borough saw a much greater decrease, 30% compared to a 24.1% decrease, for the County. Both the Borough and the County saw an increase in the number of children under 9 and in the 10 to 14 year range. The Borough also saw a larger increase than the County in the number of 35 to 44 and 45 to 54 year olds, at 20.1% and 34.4% respectively, whereas the County experienced an increase of 17.9% and 29.6%, respectively.

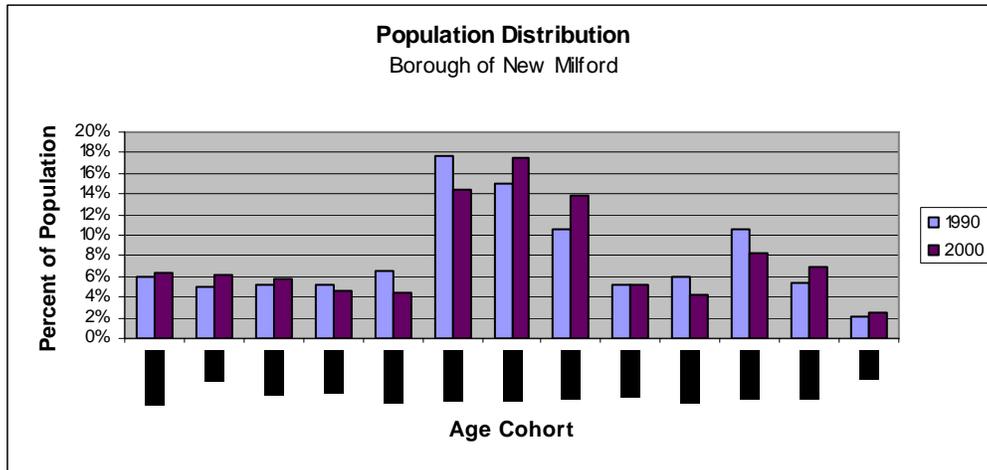
The Borough's percentage of population that is 75 and over also experienced an increase in tandem with the County. The increases are comparable with 29% for the Borough and 28% for the County. Therefore the tables indicate that the Borough and the County have about the same percentage of persons aged 75 and older within their respective borders.

Table 3
Population Distribution, 1990 and 2000
Borough of New Milford and Bergen County

<u>Age</u>	<u>New Milford</u>		<u>Bergen County</u>	
	<u>1990</u>	<u>2000</u>	<u>1990</u>	<u>2000</u>
<i>Under 5</i>	5.9%	6.4%	6.0%	6.3%
<i>5 - 9</i>	5.1%	6.2%	5.6%	6.6%
<i>10 - 14</i>	5.2%	5.7%	5.6%	6.4%
<i>15 - 19</i>	5.2%	4.6%	5.8%	5.5%
<i>20 - 24</i>	6.6%	4.5%	6.8%	4.7%
<i>25 - 34</i>	17.6%	14.3%	9.3%	13.3%
<i>35 - 44</i>	14.9%	17.5%	15.9%	17.3%
<i>45 - 54</i>	10.6%	13.9%	12.3%	14.6%
<i>55 - 59</i>	5.2%	5.1%	11.3%	5.5%
<i>60 - 64</i>	5.9%	4.2%	5.7%	4.4%
<i>65 - 74</i>	10.5%	8.3%	9.2%	7.8%
<i>75 - 84</i>	5.3%	6.8%	4.9%	5.5%
<i>85 +</i>	2.0%	2.5%	1.5%	1.9%
<i>Totals</i>	100.0%	100.0%	100.0%	100.0%

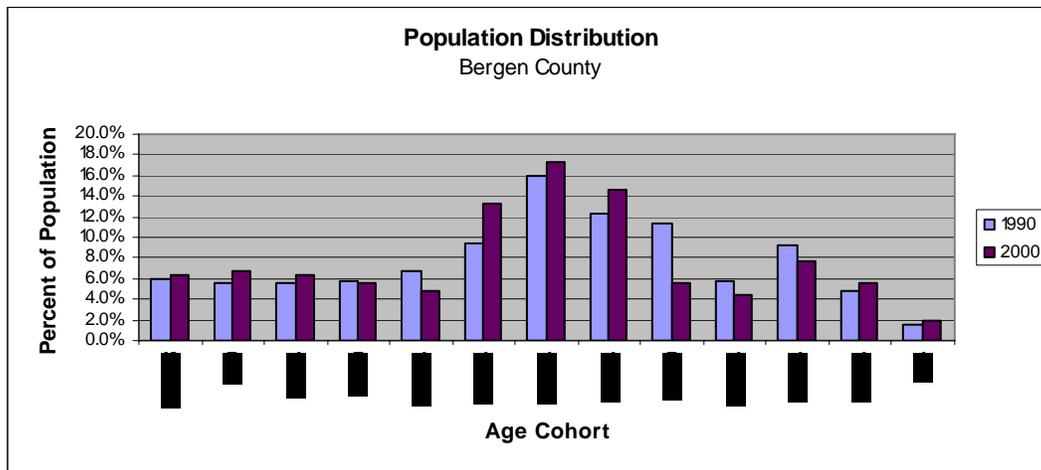
Source: U.S. Census Bureau

Chart 3
Population Distribution
Borough of New Milford



Source: U.S. Census Bureau

Chart 4
Population Distribution
Bergen County



Source: U.S. Census Bureau

Race and Gender

Both the Borough and the County have a fairly even distribution between males and females, with only a slightly larger percentage of more females than males.

The Borough's as well as Bergen County's population is largely White. As shown in Table 5, over 78.6% of the population is White, commiserate with the County's percentage of 78.4%. The second largest category is Asian, which comprises slightly less than 15% of New Milford's population. Only 2.6% of New Milford's population is Black, compared with 5.3% for the County.

Table 4
Gender, 2000
New Milford Borough and Bergen County

Gender	New Milford		Bergen County	
	Number	Percent	Number	Percent
<i>Male</i>	7,900	48.20%	425,436	48.10%
<i>Female</i>	8,500	51.80%	458,682	51.90%

Table 5
Race, 2000
New Milford Borough and Bergen County

Race	New Milford		Bergen County	
	Number	Percent	Number	Percent
One race	16,065	98.0%	864,160	97.7%
White	12,888	78.6%	693,236	78.4%
Black or African American	429	2.6%	46,568	5.3%
American Indian and Alaska Native	19	0.1%	1,336	0.2%
Asian	2,420	14.8%	94,324	10.7%
Asian Indian	631	3.8%	17,862	2.0%
Chinese	328	2.0%	14,166	1.6%
Filipino	1,046	6.4%	14,224	1.6%
Japanese	65	0.4%	7,662	0.9%
Korean	223	1.4%	36,075	4.1%
Vietnamese	11	0.1%	545	0.1%
Other Asian	80	0.5%	2,932	0.3%
Native Hawaiian and Other Pacific Islander	4	-	193	-
Native Hawaiian	-	-	36	-
Samoan	1	-	37	-
Guamanian or Chamorro	-	-	35	-
Other Pacific Islander	3	-	85	-
Some other race	305	1.9%	28,503	3.2%
Two or more races	335	2.0%	19,958	2.3%

HOUSING CHARACTERISTICS

Household Size

The Borough has experienced a steady decline in the median household size since 1970, which is consistent with state and national trends. The average household size in 2000 in the Borough was 2.54, down from 2.56 in 1990, as shown in Table 6. Conversely, the median household size in the County remained steady at 2.64 persons per household in 1990 and 2000.

The reduction in household size can be attributed to a number of factors. Trends in the 1970s through the 1990s included increases in divorce rates, the tendency to marry at later ages, increases in the number of elderly living alone, and a smaller number of children per family. These trends account for the decrease in population but increase in number of housing units.

Table 6
Household Characteristics, 2000
Borough of New Milford and Bergen County

Household Size	Borough		County	
	Number	Percent	Number	Percent
1-person	1,812	28.5%	81,534	24.6%
2-person	1,847	29.1%	101,152	30.6%
3-person	1,060	16.7%	57,505	17.4%
4-person	942	14.8%	54,324	16.4%
5-person	459	7.2%	24,049	7.3%
6-person	195	3.1%	8,955	2.7%
7 + person	40	0.6%	3,372	1.0%

Median Persons per Household	County	
	New Milford	County
1970	3.18	3.19
1980	2.34	2.45
1990	2.56	2.64
2000	2.54	2.64

Table 7
Household Type, 2000
New Milford Borough

Household by Type	Number	Percent
Total Households:	6,355	100.0%
Family households (families)	4,307	67.8%
With own children under 18 years	1,952	30.7%
Married-couple family:	3,567	56.1%
With own children under 18 years	1,688	26.6%
Female householder, no husband present:	582	9.2%
With own children under 18 years	198	3.1%
Male householder, no wife present:	158	2.5%
With own children under 18 years	66	1.0%
Nonfamily households:	2,048	32.2%
Householder living alone	1,812	28.5%
Householder 65 years and older	1,582	24.9%
Households with individuals under 18 years	1,952	30.7%
Households with individuals 65 years and over	1,582	24.9%
Average household size	2.54	
Average family size	3.18	

Household Type

Over 67% of New Milford's population is comprised of family households, the majority of which are married couple families, as shown in Table 7. Almost 1 in 3 of the total number of households is a householder living alone. Householders 65 and over comprised 24.9% of the total number of households.

Housing Characteristics

New Milford is an older community in terms of housing. Most of its housing stock was built before 1959. Approximately the same number of housing units was built between 1950 and 1959 as were built in the previous two census recordings.

Of the total number of housing units, almost 99% of housing units in New Milford are occupied. Of these occupied housing units, a little over 63% are owner occupied. Of the vacant units, a small number are for seasonal, recreational, or occasional use only.

Table 8
Housing Data in 2000
New Milford

Housing Occupancy	Number	Percent
<i>Total housing Units</i>	6,437	100.0%
<i>Occupied housing units</i>	6,346	98.6%
<i>Vacant housing units</i>	91	1.4%
<i> for seasonal, recreational, or occasional use</i>	12	0.2%
<i>Homeowner Vacancy Rate (%)</i>	0.5	
<i>Rental Vacancy Rate (%)</i>	0.8	

Housing Tenure	Number	Percent
<i>Occupied housing units</i>	6,346	100.0%
<i> Owner occupied</i>	4,010	63.2%
<i> Renter occupied</i>	2,336	36.8%
<i>Average household size of owner-occupied housing units</i>	2.93	
<i>Average household size of renter-occupied housing units</i>	1.87	

Year Structure Built	Number	Percent
<i>Built 1990 to March 2000</i>	190	3.0%
<i>Built 1980 to 1989</i>	178	2.8%
<i>Built 1970 to 1979</i>	370	5.8%
<i>Built 1960 to 1969</i>	799	12.6%
<i>Built 1950 to 1959</i>	2,402	37.9%
<i>Built 1940 to 1949</i>	1365	21.5%
<i>Built 1939 or earlier</i>	1042	16.4%
<i>Totals</i>	6,346	100.0%

LAND USE PLAN ELEMENT

INTRODUCTION

The land use plan is traditionally the most important element of a master plan due to the impact of land uses upon one another as well as other factors, such as transportation routes and the location of public utilities. It is therefore useful to address existing conditions when determining where future growth should occur and what form it should take. The land use plan element serves as the basis for the Borough's Zoning Ordinance and other implementation measures.

This plan element consists of three main components. The first of these is the list of land use plan objectives. The second component provides descriptions of the existing land use categories. The third component is the Land Use Plan, which outlines those changes that are proposed to the Borough's Zoning Ordinance based upon the analysis of the Master Plan.

The underlying purpose of the Land Use Plan Element is to guide development within the Borough to ensure the health, safety, and welfare of New Milford's residents by providing for an orderly distribution of land uses. The following objectives are the objectives outlined in the 1970 Master Plan for the Borough.

1970 LAND USE PLAN OBJECTIVES

1. To provide for a balance of residential housing types.
2. To encourage development of new non-residential ratables to broaden the tax base of the Borough.
3. To provide for an appropriate balance between and a compatible arrangement of residential and non-residential uses.
4. To allocate areas for necessary community facilities including schools, library, recreation, and open space and other governmental functions.
5. To provide for an adequate street system that will permit freer movement of traffic now and in the future.
6. To coordinate New Milford's Master Plan proposals with those of its neighbors, the County, and the Region.

Recommendations for updates to these goals and objectives can be found at the end of this section.

EXISTING LAND USES

The Borough of New Milford covers 2.31 square miles or 1,478.4 acres. The land mass of the city is covered by different land use categories, including: residential, commercial, office, mixed uses, industrial, public and quasi-public, recreational and open space, vacant, roads, waterways and railroads. The Borough's existing land uses are summarized by each land use category below.

New Milford is for the most part a stable community that has seen little change since the composition of its 1970 Master Plan. Much of the land within the Borough's borders is divided along a grid pattern. There are, however, sections of the New Milford that do not follow a grid pattern and have curving streets, cul-de-sacs, and dead ends. Trees line every street and the character of the majority of buildings at the core of the community reflects the development styling of the 1950s and prior.

Residential

A review of existing land use characteristics shows that the Borough remains a predominantly single-family residential community. A summary of existing acreage, which was zoned for a particular land use, is included as Table 9. A comparison of real property valuation is included in this section to show the extent to which each land use classification is valued in the Borough. Table 9 summarizes the acreage zoned for each use as compared to actual existing uses.

Table 9
Summary of Zoning by Land Use
Borough of New Milford, 2003

Use	Zoned (Acres)	Percent
Residential	1,324.5	96.1%
<i>Residential A</i>	1,225.8	
<i>Residential B</i>	1.4	
<i>Residential C</i>	89.9	
<i>Residential D</i>	7.4	
Commercial	30.8	2.2%
Industrial	0.9	0.1%
Light Industrial Park	21.9	1.6%
<i>Totals</i>	1,378.0	100.0%

Table 10
Real Property Valuations, 1996

Class	# of Parcels	% Valuation
<i>Vacant</i>	80	0.35
<i>Residential</i>	4,195	87.81
<i>Farm</i>	1	0.04
<i>Commercial</i>	70	5.15
<i>Industrial</i>	3	0.20
<i>Apartments</i>	14	6.45
<i>Total</i>	4,363	

The real property valuation analysis shown in Table 10 confirms that the Borough is still a predominantly residential community, with 4,195 parcels being used for residential purposes with a valuation of 87.81% (as of 1996). Not only does the Borough have the largest amount of land zoned for residential use, it also has the most parcels and the highest valuation of any land use in the Borough.

Residential Development

A significant level of single-family development occurred in the Borough during the 1940s and 1950s. Residential development continued at a somewhat slower rate during the 1960s and drastically dropped in the 1970s through today, as less land is available for new development. A review of building permits issued in the 1980s through mid-2003 shows a significant rise in building permits in the mid to late 1980s as compared to the very early 1980s, and a steady but small number of building permits issued in the 1990s into the 2000s. During the years 1983 to 1989 an average of 23.86 residential building permits per year were issued. The following chart shows the number of residential building permits issued from 1980 to July 2003.

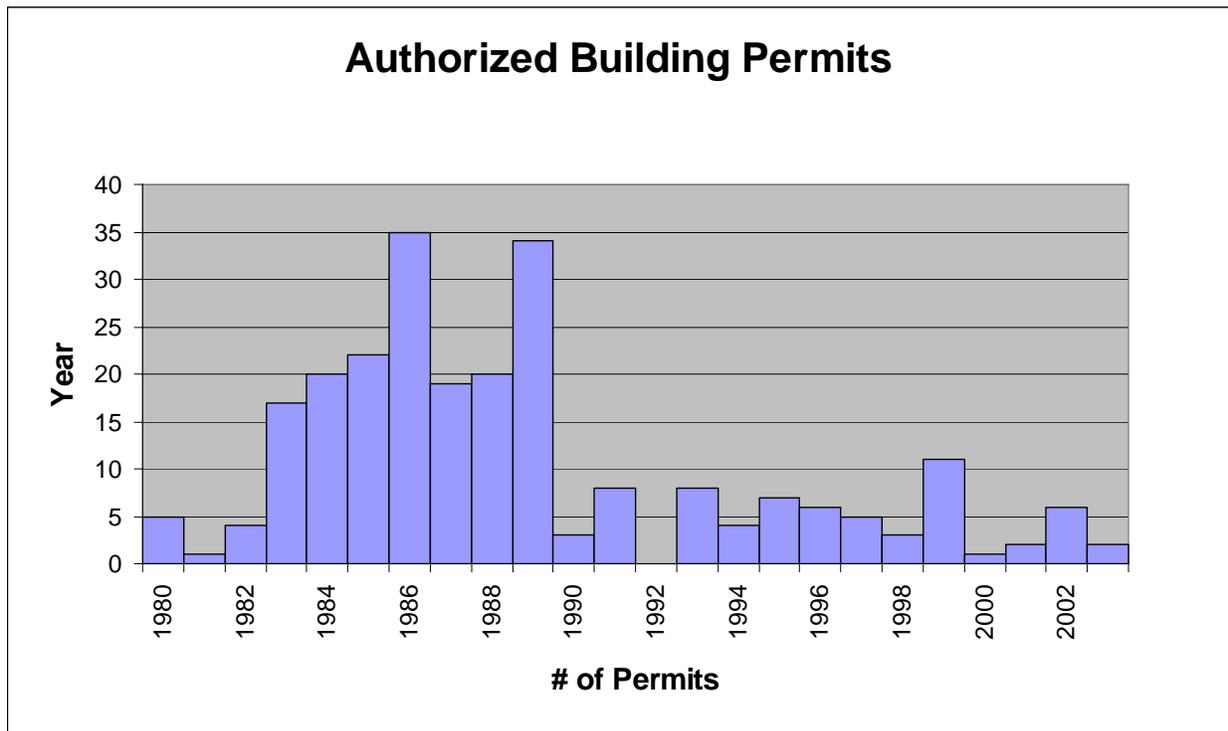
Table 11
Residential Building Permits
1980 to 2003*

Year	Total	Single Family	2 Family	3 to 4 Family	5 or more Family
1980	5	5			
1981	1	1			
1982	4	4			
1983	17	17			
1984	20	20			
1985	22	22			
1986	35	33	2		
1987	19	11			8
1988	20	20			
1989	34	34			
1990	3	1	2		
1991	8	8			
1992	0	0			
1993	8	8			
1994	4	4			
1995	7	7			
1996	6	6			
1997	5	5			
1998	3	3			
1999	11	1	10		
2000	1	1			
2001	2	2			
2002	6	6			
2003*	2	2			
Totals	243	221	14	0	8

* through July of 2003

Source: NJ Residential Building Permit Summaries, New Jersey Department of Labor

Chart 5



*Source: NJ Residential Building Permit Summaries, New Jersey Department of Labor
* Through June 2003*

The Borough is largely composed of single-family residences with one particular large garden apartment development accessed by River Road in the southern portion of New Milford. In addition to this large development, there are two smaller garden apartment facilities. One is located on Madison Avenue near the border separating New Milford and Dumont, and the other is almost directly across the road from the larger garden apartment complex. These garden apartment complexes were built more than 50 years ago, and are in good to fair condition.

There are a few newer housing developments that have been built since the 1970 master plan was composed. Of the four newer developments, one of them is a multi-family development. Canterbury Village, located in the southern section of the Borough on River Road, is a condominium complex that is situated on 11.62 acres. The other three developments are single-family housing projects. A 30 unit, 8 acre development sits at the corner of Boulevard and Henley Avenue. The streets that provide access to this split development are James Woods Court and William Bliss Drive. Another single-family housing development is located directly off of Milford Avenue on Grix Court and consists of six homes on a cul-de-sac on approximately 1.1 acres of land. The last more recent development is located at Johnson Court and accessed via New Bridge Road. This is another cul-de-sac development. The street contains eight single-family homes.

In addition to the five developments discussed, there has also been significant infill housing development. The building out of Kastler Court, a cul-de-sac development accessed by Boulevard just south of Main Street, is a prime example. On the original land use map, dated June 1968, only three homes had been built. There are now twelve additional units in place. There are many other instances of infill but at a much smaller and dispersed scale. The pockets of undeveloped land that remain within the residential sections of the community are mainly a result of the natural composition and condition of the property, i.e. ravines and creeks. In these instances the land is owned by the municipality.

Commercial

Commercial development since the last Master Plan Reexamination has not changed significantly. Commercial development remains concentrated in two distinct areas of the Borough, although small neighborhood serving commercial uses are found dispersed throughout the Borough.

Main Street at the northern end of the community houses many of the Borough's service commercial businesses. This neighborhood business district is seemingly quiet yet utilized.

River Road contains commercial development at various locations along this spine of a road that travels from north to south in New Milford. The largest of the commercial development occurs just north of the Borough Hall. Here is located a shopping center that is a neighborhood and community-serving, with retail uses on the first floor and offices on the second floor.

Two other commercial developments serve their community at somewhat of a medium between the quaint and quiet Main Street and the busy and active shopping center on River Road. One of these shopping centers sits directly south of the High School on River Road. The other is situated just north of the United States Post Office also on River Road in the southern section of the Borough.

Although the commercial areas are prominent in New Milford due to their locations along major arterial roadways, the commercial uses continue to remain in the minority.

Light Industrial

Although there are areas of the Borough that are zoned for light industrial uses, the largest light industrial "use" in New Milford is utility companies. Other than the utility companies, there is little light industrial development in the Borough.

Utilities

The properties in the Borough that are utilized and/or owned by utility companies are located along the Hackensack River. The largest of these properties is located just south of Main Street adjacent to the Hackensack River. This particular piece of land contains a warehouse type of building with a few satellite buildings. The remaining utility property is in the mid-western region of the Borough on Henley Avenue just east of the Hackensack River. This particular property houses electricity towers that provide power to the Borough. Since the 1970 master plan, the use of this property has been expanded into surrounding properties.

Public and Quasi Public

Public land uses are evident in New Milford in the form of schools, the library, open space/recreation, the post office and the Borough's administrative and operational buildings. Borough Hall is located on River Road between Powell and Woodland Avenues. The Bertrand F. Gibbs Elementary School is located on Sutton Place with access from Main Street East. Across Sutton Place is a recreation area open to the public. David E. Owens Middle School is situated in the middle of a housing development and can be accessed by Marion Avenue via Madison Avenue. New Milford High School, at the corners of Milford Avenue and River Road, can be accessed by either roadway. School recreation/sports facilities are located just behind the main building across Madison Avenue. The United States Post Office is located on River Road with parking and access via Richmond Avenue. The Library is located on Dahlia Avenue.

There are several other schools within the Borough but they are owned and operated by private sources. The Solomon Schechter Day School of Bergen County is on McKinley Avenue and can be accessed by Boulevard Avenue. The Institute for Educational Achievement is a private school for Autism. The Berkley Street School is adjacent to the Hovnanian Armenian School. A private school, the Hovnanian Armenian School is accessed by Berkley Street and River Road. Scattered throughout the Borough are also institutional uses in the form of churches, religious centers and cemeteries. One of the newer developments on River Road is the Woodcrest Center. It is in the middle of the Borough on River Road on a 2.68 acre parcel. This facility is a care rehabilitation center for adults needing long or short term care.

Vacant

There are a significant number of properties in New Milford that are vacant. These properties are vacant for either of two specific reasons. The first is that the given property is situated on land with natural obstacles which prevent it from being developed for any use. This type of property is usually situated near brooks, the Hackensack River, or located on land where the topography is less than favorable. The second reason is that the property has simply not been developed yet.

Non-Developable Properties

There are 52 non-developable lots within the Borough. A vast majority of these properties are lands that fall within the flood plain of the Hackensack River, New Milford's western border. Although there are a few properties that have been developed for housing purposes, these properties contain existing structures that are dated previous to legislation passed on building within the flood plain. There are 11 remaining properties which are non-developable that are inhibited by their topography and their proximity to the Hirshfield Brook and the French Brook. These properties are identified on the New Milford tax maps as Block 1526, Lot 5; Block 1527, Lots 8 and 9; Block 1528, Lot 4.02; Block 1529, Lot 7.04 and 8.01; Block 1402, Lot 45; Block 1407, Lot 20; Block 1208, Lot 9; Block 1210, Lot 7; and Block 904, Lot 30.

The properties that lie within the Hackensack River flood plain are not suitable for the development of housing and or other major structural developments because of the flooding characteristics of the adjacent river. Development here would also increase the amount runoff from impervious surfaces exacerbating the current flooding nature. This again holds true with the properties along the brooks that run throughout the Borough. In addition to the possible flooding

of the brooks, the natural character of those lands as steep and difficult terrain creates buffers between developments.

Developable Properties

There are nine vacant developable lots in New Milford. The sites are: Block 1530, Lot 16, Block 1402, Lot 42, Block 903, Lot 18, Block 913, Lots 2,3 and part of 1, Block 202, Lot 30.02 and Block 104, Lot 18. These properties are either overgrown or completely empty. Block 1402, Lot 42 is a developable site that is partially impeded by its proximity to the Hirshfield Brook. Due to this factor, only a portion of the lot is available for development without negatively affecting the surrounding neighborhood and environment. The remaining sites have the potential to be developed as residential and commercial properties in their respective locations.

Historical Sites/Buildings

Of the 35 properties listed on the Historical Sites Survey for the Borough of New Milford, 11 of them are of visual historic relevance. Most of these properties have markers that identify them as historical landmarks. Some of the properties on this list finalized in 1981 have been demolished. The remaining structures appear to be of contemporary styling that does not suggest that they have been in the community for very long. This may be the product of re-siding and refinishing of homes to update their exterior presence. The refinishing of these homes diminishes their historical character.

Table 12
Historic Properties

Property	Address	Block/Lot
Perrone Farm	563 River Road	904 / 44
Klinger's Farm	575 River Road	904 / 42 & 43
David or Jacobous Demarest House	618 River Road	903 / 17
Demarest-Bloomer House	145 River Edge Avenue	901 / 1
French Huguenot Cemetary	Ray Woods Lane	502 / 6
Ames House	201 Rambler Avenue	118 / 8
Demarest-Barney Cole House	2 Lynwood Avenue	111 / 4
The Art Center	250 Center Street	1521 / 1.01
Zabriskie House	629 River Road	909 / 1
Streetscape	Center Street	N/A
New Bridge Landing	Old New Bridge Road	N/A

Source: Bergen County Historic Sites Survey

LAND USE PLAN

Introduction

The Land Use Plan designates the location and intensity of development throughout the Borough. These designations often reflect existing land uses, but in many cases these are an attempt to plan for changes in a community. While the Land Use Plan has a few general land use categories, more specific regulations are contained in the New Milford Zoning Ordinance. The Land Use Plan sets the tone for the Borough in supporting the Borough's Zoning Ordinance and provides a framework for future development and redevelopment in the Borough.

The remainder of this section contains a description of each of the land use categories including any recommended modifications to the Borough Zoning Ordinance.

Residential

Goal: To maintain the Borough as a predominantly single family residential community.

This goal defined in past Master Plans and Master Plan Reexaminations should be maintained. New Milford has a well-established pattern of predominantly single-family residential neighborhoods, with four areas of multi-family development. The small increase in the number of dwelling units in the Borough has resulted from scattered infill development and small-scale subdivisions. The prior Master Plan noted that the limited availability of vacant land for development has remained constant since the 1978 Master Plan revision with few remaining parcels being developed since that time.

Although New Milford is a predominantly developed community, there are a few vacant properties that are available to be developed for residential use. Block 1402, Lot 46 (access provided via Carlton Place) has about 8,000 square feet of the property that is developable for a residential use. The property has a slope of about 4.1% from Carlton Place down to the 100 year flood plain for the Hirshfield Brook. Our recommendation would be a development that does not exceed 8 units total if the property was deemed suitable for multi-family housing. In the case that the land were to be developed for single-family residential, the property could conceivably support 3 single family homes. In either case, the remainder of the property to the immediate west would be utilized as a residential buffer area keeping the land intact as natural space.

Block 104, Lot 18 is .98 acre property two blocks south of Borough Hall on the same side of River Road. The property is also adjacent to Canterbury Village, a condominium development with 70 units. Because this property is vacant and adjacent to Canterbury Village it would be appropriate to rezone this property as Multiple-Family Residential. Its proximity to municipal services, location near the edge of the Borough's municipal border and its frontage on a major thoroughfare further solidifies our recommendation to rezone this property to maximize the use of a scarce vacant land resource and to strengthen the Borough's gateway image at its southern border with the Township of Teaneck.

Given all these factors we recommend the property for a zoned density higher than the density of the long established condominium development, Canterbury Village. Dependent upon the exact nature of proposals for the development of the subject property, the Borough Council would be responsible for determining particular development parameters for this property; i.e. if higher density apartment type housing designed for adult residential (age 55 and over) were proposed, a substantially higher density as compared to surrounding properties would be appropriate.

The Borough should also be conscious of preserving the existing neighborhood fabric when considering infill and subdivision housing developments. The creation of an ordinance to regulate the aesthetics and size of new residential structures in relation to their neighboring properties and structures may be helpful in curbing the instance of non-conforming styles.

Commercial

Goal: To encourage the expansion of the non-residential development, to encourage ratables, and strengthen the tax base.

Although this goal, defined in past Master Plans and Master Plan Reexaminations, is a valid goal, there is limited availability of developable land for commercial ratables. The commercial sector of the community is limited to local and neighborhood serving retail trade and small scale office development, with virtually no industrial base. As the 1995 Master Plan Reexamination pointed out, the Borough's economic potential lies in redevelopment of some of its existing commercial areas. The existing shopping centers located along River Road and Main Street are outdated and in need of design and facade improvements. Recently, Main Street received an upgrade in the form of a new streetscape, complete with traffic calming measures, identifiable parking along the street, sidewalk and crosswalks improvements, as well as street lighting and street furniture. This streetscape improvement gives identity to Main Street.

Similar design features should be investigated along sections of River Road, most notably at the intersection of River Road and Faller Drive, just north of the Borough Hall. This area may be considered the "center" of town, given its proximity to the municipal hall, recreation opportunities, commercial development, and single-family and multi-family residential uses. This combination of land uses has the potential to create and support a vibrant "town center." A redesign of the shopping center and some of the multi-family land across the street into a mixed-use "downtown" area would give the Borough a true identity and new vitality. A streetscape oriented development, with parking relocated to the rear, would create a sense of place and slow down traffic on River Road. Pedestrian walkways should be enhanced for residents to access this new area, as well as the recreational opportunities behind Borough Hall. This area could be comprised of commercial, retail, and office opportunities on the first floor with residential apartments above, or perhaps offices above.

Light Industrial

Due to the fact that New Milford has little land left for development, the Borough is not directly located off a major highway, and the shift from a manufacturing to a service sector economy, it is unlikely that light industrial uses will locate in the Borough. The Borough may wish to

become more proactive in attracting light industrial uses to the Borough, to help stabilize the tax base (as stated in the Goal under the land use plan for Commercial).

Public and Quasi Public

The Borough lags behind the national level of service standards for recreation and open space (see Open Space and Recreation Plan). There are a number of vacant parcels that are located along the Hackensack River, Hirshfield Brook, and French Brook, which could be developed into nature trails/river walk. In this scenario, the public would be provided another form of recreation while also preserving a valuable natural resource.

Environment

In regards to New Milford's redeeming environmental characteristics great care should be taken to preserve and enhance the natural appearance of the Borough's residential streetscapes. Using the Borough's shade tree ordinance as a guide for maintenance and planting, private and public properties should be maintained as one of the Borough's top priorities.

2003 LAND USE PLAN OBJECTIVES

1. To provide for a balance of residential housing types.
Update: While meeting the needs of low- and moderate-income citizens and emerging household types.
2. To encourage development of new non-residential ratables to broaden the tax base of the Borough.
Update: To encourage redevelopment of existing commercial areas to help enhance the tax base of the Borough.
3. To provide for an appropriate balance between and a compatible arrangement of residential and non-residential uses.
4. To allocate areas for necessary community facilities including schools, library, recreation, and open space and other governmental functions.
Update: To update the existing recreational facilities and bring them into ADA compliance. To expand recreation and open space opportunities for residents to meet national planning standards.
5. To provide for an adequate street system that will permit freer movement of traffic now and in the future.
Update: To enhance safety at intersections while still allowing the free flow of traffic.
6. To coordinate New Milford's Master Plan proposals with those of its neighbors, the County, and the Region.

HOUSING PLAN ELEMENT

INTRODUCTION

New Milford has not prepared a housing plan to date to meet its fair share obligation. This will be undertaken as a separate component of the Master Plan following the adoption of this document. However, the following goals and objectives will apply.

HOUSING PLAN OBJECTIVES

Goal: To encourage the production of a range of housing types and densities to meet the housing needs of all the residents of New Milford.

Objectives:

1. Provide regulatory controls to ensure that new residential development is designed so as to be a long-term asset to the community.

The Borough recognizes the need for low- and moderate-affordable housing within the Borough, as well as the need for age-restricted housing.

CIRCULATION PLAN ELEMENT

INTRODUCTION

The purpose of a circulation plan is to analyze the existing transportation system to determine to what extent it meets the current demand for its system, as well as predict the future demand on the system based on land use plan recommendations. The transportation improvements that may be needed will be determined from the analysis above.

New Milford's road network is almost fully developed with limited opportunities for expansion. The remainder of this plan element describes the various aspects of the Borough's circulation system.

CIRCULATION PLAN OBJECTIVES

Goal: To promote the free flow of traffic while ensuring a safe pedestrian environment.

Objectives:

1. To provide transportation services for those with special needs such as the elderly, handicapped, poor and young.
2. To require that all development proposals be designed to include or accommodate necessary transportation improvements.
3. To minimize potential area of conflict between pedestrians and vehicles.

SUMMARY OF FINDINGS

Existing Transportation System

New Milford Borough is served by limited transportation facilities. New Milford has no direct access to any major highways, although it is connected to Route 4 via River Road through Teaneck. Route 4 provides access to major activity centers, as well as other major thoroughfares in the region, including Route 80, Interstate 95, and Route 17. New Milford does not have any direct train service, although express and local bus service is also provided by New Jersey Transit.

Roadway Classification

A roadway classification system is necessary to develop standards for road right-of-way widths, improvements and land use. Each road serves a specific purpose within the street hierarchy, which is the conceptual arrangement of streets based upon function. Function ranges from high-traffic arterial roads down to streets whose function is residential access.

Roads are typically classified based on the amount of traffic they carry. A functional classification of roads can be found in the following table.

Table 13
Functional Classification of Roads

<u>Freeway</u>	A limited access highway with no grade crossings. The function of a freeway is to provide high speed mobility.
<u>Major Arterial</u>	A street with access control, channelized intersections, restricted parking, and collects and distributes traffic to and from minor arterials. The function of a major arterial is to convey traffic between municipalities and other activity centers and to provide connections with major state and interstate roadways. Significant community, retail, commercial, and industrial facilities may be located on arterials. Should not intersect residential areas.
<u>Minor Arterial</u>	A street with signals at important intersections and stop signs on the side streets and collects and distributes traffic to and from collector streets. Should be outside of residential neighborhoods. Operates at lower speeds and service levels than major arterials.
<u>Collector*</u>	Highest order of residential streets. Conducts and distributes traffic between lower-order residential streets and higher order streets – arterials and expressways. Carries the largest volume of traffic at higher speeds. Function is to promote free traffic flow; therefore, parking should be prohibited and direct access to homes from this level of street should be avoided.
<u>Sub-Collector*</u> (Minor Collector)	Middle order of residential street. Provides frontage for access to lots and carries traffic of adjoining residential access streets. Designed to carry somewhat higher traffic volumes than lower order streets such as rural and residential access streets, with traffic limited to motorists having origin or destination within the immediate neighborhood. It is not intended to carry regional traffic.
<u>Access Street*</u>	Lowest order, other than rural street type, of residential streets. Provides frontage for access lots and carries traffic with destination or origin on the street itself. Designed to carry the least amount of traffic at the lowest speed. All, or the maximum number of housing units, shall front on this class of street.

* Definitions taken from the December 4, 2000 edition of the Residential Site Improvement Standards.

The classification of the major roadways in New Milford is found in Table 14.

Table 14
Roadway Classifications and Characteristics
New Milford Borough, NJ

Classification	Road Name	ROW Width (ft)	Jurisdiction
Freeway	none		
Major Arterial	Boulevard	40' – 60'	Borough
	Henley Avenue	50' – 55'	County
	Madison Avenue	33' – 51'	County
	New Bridge Road	30' – 54'	County
	River Road	31' – 60'	County
Minor Arterial	Graphic Boulevard	70'	Borough
	Main Street	50'	County
	Milford Avenue	50' – 60'	County
Collector	Cedar Road	40 – 50'	Borough
	Center Street	50'	Borough
	Concord Street	40' – 50'	Borough
	Hirshfield Place	50'	Borough
	Pacific Street	50' – 60'	Borough
	Reichelt Road	50'	Borough
	Ridge Street	50' – 60'	Borough
	Trensch Drive	50'	Borough
	Webster Drive	50'	Borough

Major Arterials

There are five major arterial roadways in the Borough. The right-of-ways for these roads range from 30 to 60 feet. The majority are county roads, with only one being a Borough road.

1. **Boulevard.* Boulevard is a north/south major arterial roadway that bisects New Milford. This roadway consists of 2 lanes with parking. Primary bottlenecks occur at the Main Street intersection during peak hours due to the lack of turning lanes on Boulevard. Traffic moves along quickly at approximately 35 mph. The posted speed limit is 25 mph. Traffic counts were taken in 1993 and 1996 to determine the amount of traffic that traveled Boulevard at three specific intersections: Hirshfield Brook, Milford Avenue, and Henley Avenue. In 2003 the 24 hour count for Hirshfield Brook, Milford Avenue, and Henley Avenue were 14,462 vehicles, 11,465 vehicles and 17,963 vehicles respectively.

2. **Henley Avenue (River Edge Avenue)*. Henley Avenue is a two-lane east/west major arterial located in the southern half of the Borough and provides access from River Road in New Milford to Main Street in Bergenfield. Traffic moves along freely and uninhibited by bottleneck congestion. The posted speed limit is 25 mph. Traffic counts were taken in 1993 to determine the amount of traffic that traveled Henley at one specific intersection, Boulevard. In 2003 the 24 hour count for Milford and Henley Avenues was 17,962.8 vehicles.
3. **Madison Avenue*. Madison Avenue is a two-lane major arterial roadway that is located in the northern section of the Borough. This road is an east/west road that connects to River Road to the west and Union Avenue to the east in Cresskill. Primary bottlenecks occur at the River Road intersection during peak hours. New Milford High School sits just north of this intersection. The posted speed limit is 25 mph. Traffic counts were taken in 1996 to determine the amount of traffic that traveled over Hirshfield Brook. In 2003 the 24 hour count for this intersection was 9,051 vehicles.
4. **New Bridge Road*. New Bridge Road is a four-lane east/west major arterial roadway which continues from River Edge to Bergenfield. It is located along the southern border of the Borough. Traffic is quick paced and consistent. Traffic increases during peak hours. The posted speed limit is 35 mph. Traffic counts were taken in 1996 to determine the amount of traffic that traveled over the Hackensack River. In 2003 the 24 hour count for this intersection was 39,109 vehicles.
5. **River Road*. River Road is a two-lane major arterial road that traverses New Milford in a north/south direction. This road connects from New Milford in the north, through Teaneck, Bogota, and finally ending in Ridgefield Park. Primary bottlenecks occur at the Madison and Henley Avenue intersections during peak hours. The posted speed limit is 35mph until Main Street. Thereafter, the speed limit slows to 25mph. Traffic counts were taken in 1993 and 1996 to determine the amount of traffic that traveled River Road at five specific intersections, Hirshfield Brook, River Edge Avenue, Henley Avenue, Faller Drive and Ridge Street. In 2003 the 24 hour counts for these intersections were 3,045 vehicles, 19,014 vehicles, 22,629 vehicles, 18,817 vehicles, and 14,343 vehicles respectively.

Minor Arterials

There are three minor arterial roadways in the Borough. The right-of-ways for these roads range from 40 to 70 feet. A few of the roads are county roads, with the majority being Borough roads.

1. *Graphic Boulevard*. Graphic Boulevard is a two-lane east/ west minor arterial road located in central portion of the Borough one block south of Henley Avenue. This road connects River Road in the west with Prospect Avenue in Bergenfield.

2. **Main Street.* Main Street is a two-lane minor arterial roadway that is located in the northern section of the Borough. This road was improved in 2002 using traffic calming measures, including a realignment of the street to provide parking on one side, and streetscape improvements including delineated sidewalks, street trees, street lamps, and delineated crosswalks. Main Street connects to Milford Avenue on its eastern end and Kinderkamack Road in Oradell at its western end. The posted speed limit is 25mph. Traffic counts were taken in 1996 to determine the amount of traffic that traveled Main Street at two specific intersections, the Hackensack River and the Hirshfield Brook. In 2003 the 24 hour counts for these intersections were 5,936.3 and 5,730.7 vehicles respectively.
3. **Milford Avenue.* Milford Avenue is a minor arterial located in the northern section of the Borough that connects Madison Avenue and River Road with Washington Avenue in Dumont. Traffic counts were taken in 1993 and 1996 to determine the amount of traffic that traveled Milford Avenue at two specific intersections, Boulevard and the Hirshfield Brook. In 2003 the 24 hour counts for the intersections were 17,962.8 and 11,095.2 vehicles respectively.

Collectors

There are nine collector roads located in New Milford. Collectors primarily serve local traffic and link local development to the arterial roads. These roads have right-of-ways widths that range from 40 to 60 feet.

1. *Cedar Road.* Cedar Road is an east/west collector road located in the central portion of the Borough. The road connects to Columbia Street at its western end, connecting to Florence Place at its eastern end and Boulevard to its eastern end.
2. *Center Street.* Center Street is an east/west roadway that is located in the northern portion of the Borough. This roadway connects from Elm Street in Oradell to Boulevard in New Milford.
3. *Concord Street.* Concord Street is a north/south collector road that links Merritt Drive in Oradell at its northern end to Dumont at its southern end.
4. *Hirshfield Place.* Hirshfield Place is a collector road located in the northern portion of the Borough. This roadway connects to Milford Avenue at its southern end and connects to Webster Drive at its northern end.
5. *Pacific Street.* Pacific Street is a north/south collector road located in the most southerly portion of the Borough. This road connects to the intersection with Faller Drive at its northern end, and Ridge Street in its southern end. Just north of the Faller Drive intersection, Pacific Street becomes Berkley Street. Berkley Street connects to Graphic Boulevard at its northern end.

6. *Reichelt Road.* Reichelt Road is an east/west collector road that is located in the southern portion of the Borough. It connects to River Road at its western end at the Borough Hall, and Boulevard at its eastern end.
7. **Ridge Street.* Ridge Street is an east/west collector road that connects with River Road at its western end and turns into Greve Drive close to the border with Bergenfield. It also connects with Boulevard at its eastern end. Traffic counts were taken in 1993 to determine the amount of traffic that traveled through the Ridge Street and River Road intersection. In 2003 the 24 hour count for this intersection was 14,343.3 vehicles.
8. *Trensch Drive.* Trensch Drive is an east/west collector located on the northern section of the Borough. This road connects to Boulevard at its western end and Leonard Drive at its eastern end.
9. *Webster Drive.* Webster Drive is an east/west collector road located one block north of Trensch Drive at the most northern point in the Borough. This road connects with Boulevard at its eastern end and Concord Drive at its western end.

The majority of the remaining roads in the Borough are local roads, primarily providing land access for all types of land uses.

* Source: Bergen County Department of Public Works. Traffic counts were performed on these selected intersections between 1993 and 1998. These counts were 6 to 8 hour counts. The counts were multiplied by 2.5% per year to allow for growth, and then multiplied by 1.5 to reach the amount of vehicles passing through these intersections in a 24 hour period today.

Passenger Rail

Rail Service is not provided in New Milford directly. The closest rail station is in River Edge, right on its border with New Milford. The Oradell Station is also located in close proximity to New Milford. These stations are on the Pascack Valley Rail Line which provides service to Hoboken and New York City via the PATH train. New Jersey Transit's Bergen Line which provides service to Hoboken, with connections to New York City via the PATH trains.

Bus Service

Local and express service to New York City is provided by NJ Transit. The Borough is also serviced by Coach USA bus line. A list of the Routes serving New Milford can be found in Table 15.

**Table 15
Bus Stops in New Milford**

Bus Route	Stop	Final Destination
NYPA 167	West Madison Ave. and River Road	Harrington Park/ New York City
753	Madison Ave. and River Road	Paramus/ New Milford
756	Brookchester River and Reichelt Road	Paramus/ Fort Lee
762	Brookchester	Paramus (Park Mall)/ Hackensack (Bus Terminal)
772	Madison Ave. and River Road	Seacaucus/ New Milford

CIRCULATION PLAN

Proposed Improvements

After several conversations with Lieutenant R. Boccher of the New Milford Police Department, Lt. Boccher indicated that the record of accidents was due to human error, rather than poor intersections. He felt that all intersections in the Borough were clearly marked for pedestrian crossing, had good sight distance, and those that need signalization were adequately signalized. No improvements are proposed at this time, however, close monitoring by the Borough of traffic accidents and traffic volumes should occur on a regular basis to determine if future improvements are warranted.

COMMUNITY FACILITIES ANALYSIS

INTRODUCTION

This section of the Master Plan updates the conditions in the Borough since the last Master Plan Reexamination. The first section documents the existing level of service provided as well as the total capacity of these services. The next section compares the existing level of municipal services to the planning standard/ service level provided in the *Development Impact Assessment Handbook*, a commonly used planning reference. Finally, the future capacity of these services will be analyzed for their ability to accommodate future growth. The implications for planning will address the affect future growth will have on the municipal services and what measures the Borough can take to accommodate for this growth. This section analyzes police, fire, water, sewer, recreation, and schools.

POLICE

The Borough of New Milford Police Department employs a total of 37 police officers as of September 2003. With 37 officers, the Borough provides approximately 1 police officer for every 443.2 residents or 2.25 officers per 1,000 residents. This exceeds the planning standard/service level of 2 police officers per 1,000 residents.¹ It is unlikely that this ratio would change, as per the lack of vacant land in the Borough. Currently, the Borough provides more than adequate service in terms of police officers.

The Borough also has 14 police vehicles. Therefore, the Borough provides 1 vehicle for every 1,171.4 residents, or .86 vehicles for every 1,000 population. This exceeds the national planning standard of .6 vehicles per 1,000 population.²

Although the Borough provides more than enough police coverage, the police force has outgrown their current facilities located in the Borough Hall. A new police facility is needed to be built. There appears to be enough land on Borough property to the south of the existing Borough Hall to construct a new police facility. The space currently occupied by the police force can then be added to the existing space in Borough Hall, allowing for some expansion of the Borough's administrative offices.

FIRE

The New Milford Fire Department provides fire protection services for the Borough of New Milford. The fire department has two fire houses, one located on Trenton Street in the south end of town, and one located on Center Street, in the north end of town. The department has a professional staff of approximately 62 responders and a fleet of 5 vehicles, including 3 engines, one tower ladder, and one hazardous materials response unit. The Borough provides approximately one fireman for every 264 residents or 3.78 firemen for every 1,000 population, with 62 fire personnel. This exceeds the planning standard service level of 1.65 firemen for every 1,000 residents. However, it is important to note that the fire personnel are on a volunteer basis. The Borough provides 1 vehicle for every 3,280 residents, or .31 vehicles for every 1,000 population, with 5 fire vehicles. This exceeds the national planning standard of .2 vehicles per 1,000 population.³

Although the Borough provides more than enough men and vehicles according to national standards, currently, the most centralized fire station on Trenton Street is small and is in need of expansion. There is a property located directly behind the fire station, Block 915, Lot 9, that if acquired would enable the station to expand to the rear, making it possible for longer fire vehicles, and for the trucks to be able to pull in and out in a forward motion, versus backing into the garage spaces. This would help to streamline operations at this fire station site.

¹ Burchell, Listokin, et. Al., *Development Impact Assessment Handbook*, Urban Land Institute, Washington, D.C., 1994.

² Burchell, Listokin, et. Al., *Development Impact Assessment Handbook*, Urban Land Institute, Washington, D.C., 1994.

³ Burchell, Listokin, et. Al., *Development Impact Assessment Handbook*, Urban Land Institute, Washington, D.C., 1994.

WATER

The Borough is served primarily by the United Water of New Jersey (formerly the Hackensack Water Company). There are a few undisclosed housing units that are served by individual wells. Due to the unavailability of records, it is difficult to pinpoint the number of these properties and their locations. It is assumed that the homes in question could be structures that were built prior to the installation of the current water and or sewer systems. After contacting United Water, it was determined that 4,502 units subscribe to their services. This number is inclusive of multi-family properties and other properties that have uses other than single-family residences. In these cases, the served structure(s) is only accounted for as one, but may serve multiple units as in the case of a condominium development. These properties also include fire protection outlets. Although the system is antiquated and should be upgraded, the service was defined as adequate.

SEWER

The Borough is served by the Bergen County Utilities Authority for sanitary sewer services. The Borough eliminated its own pump station recently. Major sewer collectors of the Bergen County Utilities Authority traverse the Borough following the natural drainage course along the Hackensack River. With the exception of a few homes scattered throughout the Borough which have private septic tanks, the vast majority of New Milford is serviced through public sewer services. The records are unavailable to directly determine the remaining homes that are not being serviced and have individual septic tanks.

As the Borough's sewer system ages it requires more frequent attention. The system in place was established in 1936 and is becoming antiquated. The Borough's Department of Public Works has stated that the existing system requires special attention and is due for improvements. Regular maintenance is provided, but the system is in need of an overhaul to compensate for the current population and future growth.

The sewer and pump system are currently functioning at full capacity. There is a concern over the possibility of future development and population changes within the Borough. It is believed that these changes may result in system fatigue. It is recommended that an engineering assessment of the water and sewer systems be completed prior to the application of further development.

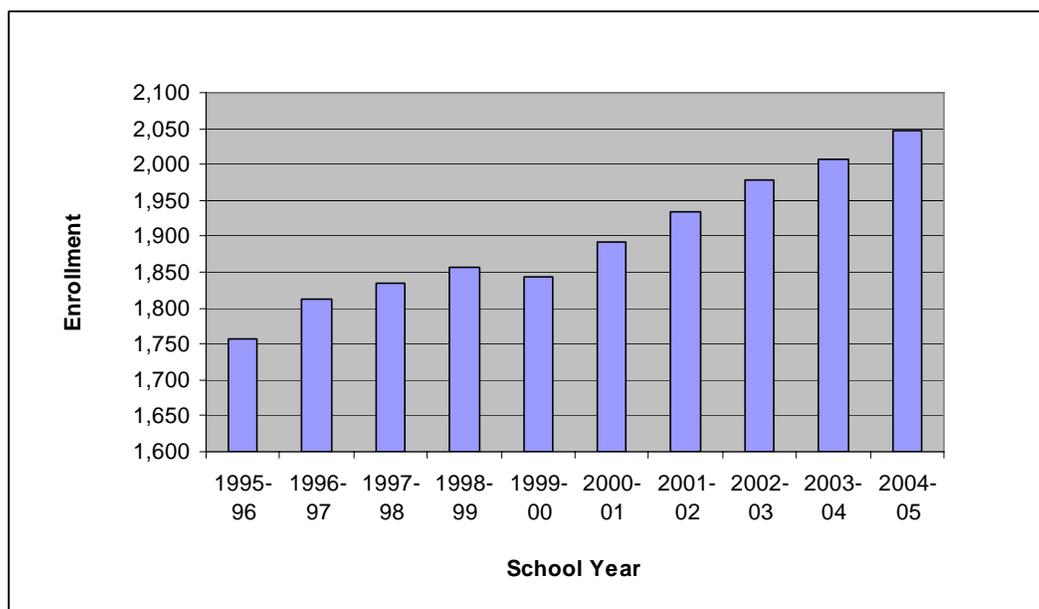
SCHOOLS

The purpose of documenting primary and secondary school population is to gain an understanding of the relationship between school population and physical development patterns over time. Studying historical school population and development patterns will better help to understand how future development may affect the Borough's school population and the school related services the Borough will have to provide. The relationship between actual services provided and its school population can also be evaluated. In evaluating the relationship between the actual facilities provided and the school population we use planning standards from the *Development Impact Assessment Handbook*.

The Borough of New Milford has two elementary schools, each serving grades K through 5, one middle school, serving grades 6 through 8, and one high school, serving grades 9 through 12. The two elementary schools are Berkeley Street School and Bertrand F. Gibbs School, located at 812 Berkeley Street and 195 Sutton Place, respectively. The elementary schools have an enrollment of 413 and 485 for the 2003-2004 school year. The New Milford Middle School, located at Roslyn Avenue and Marion Avenue, has an enrollment of 464 for the 2003-2004 school year. The High School, located on River Road, has an enrollment of 546 students. The total number of school aged children who are enrolled in a public school in New Milford as of September 10, 2003 is 1,908.

The following chart shows the enrollment history and enrollment projections for the Borough from the 1995-96 to the 2004-2005 school year.

Chart 6
Enrollment History and Projections
1995-96 to 2004-05



Source: New Milford Board of Education

School enrollment has followed a relatively steady increase from 1995 to 2003, with a slight decrease in enrollment in 1999. A dramatic increase in school enrollment occurred between 1995 to 1996. This last increase coincides with the increase in the number of 35 to 44 year olds and 45 to 54 year olds in the Borough between 1990 and 2000. This is typical of the emerging trends of getting married and having children later in life. The school population is projected by the Board of Education to increase in the future to 2,047 students as of the year 2004.

School improvements and additions have been completed in 2003 to accommodate the increase in enrollment and the future enrollment projections for the Borough. The Berkeley School was expanded and renovated to include a modern gymnasium, along with additional classrooms that returned the fourth and fifth grade levels to the elementary level, a large music classroom and practice rooms, art room, small group instruction rooms for teacher specialists, and a new teachers' room. The renovations to the existing building included the conversion of the old gymnasium into a state-of-the-art Media Center facility, a new computer lab, a larger nurse's office for an expanding student body, and renovations to the main office and principal's office. The Gibbs School was also expanded to include grades four and five, with the addition of ten new classrooms, art room, a music room, a computer technology lab, a new gymnasium/ all purpose room, and a state-of-the-art media center. The project also included the renovation and expansion of the main office and the nurse's office.

CELLULAR TELECOMMUNICATION TOWERS

Communities have come to recognize the need to accommodate state of the art communication facilities within their communities. Both federal law and relevant recent court decisions have underlined the importance of cellular communication as an integral part of a municipality's obligation to provide opportunities through appropriate master planning and zoning enabling ordinances to accommodate the construction of cellular community facilities within their community. Accordingly it is a recommendation of this Master Plan that a cellular communication ordinance be prepared for Borough Council consideration. This ordinance should provide for both co-location and cellular tower facilities with a priority being given to locating such facilities on municipally owned lands.

RECREATION AND OPEN SPACE

EXECUTIVE SUMMARY

Kauker, Gregory, and Kauker, LLC (formerly Michael F. Kauker Associates) was retained to prepare an Open Space and Recreation Plan (OSRP) for the Borough of New Milford in 2001. This Open Space and Recreation Plan shall become a part of the Borough's Master Plan Recreation Element. The purpose of this report is to develop a plan that will guide the appropriate allocation of resources to be used for open space and recreation purposes. Through the implementation of this plan, it is the Borough's goal to provide the existing and growing population with ample open space and active and passive recreation opportunities.

Based on the proposed level of service standards, the Open Space and Recreation Plan assesses the current deficiencies and future needs based upon available parks and acreage data. This data is correlated to population and used as a means of evaluating recreational levels of service.

New Milford is a fully developed community with few areas remaining for providing open space and recreational opportunities. This fact makes it even more important that careful consideration is taken in the preparation of the plan to ensure that the Borough is able to meet the open space and recreation needs of the community. Because there is little land available within the community the Borough should focus on maintaining and upgrading their existing facilities.

Measures should also be taken to preserve the open space and prevent the development of those sites where significant environmental constraints are present, specifically those areas adjacent to the Hackensack River. The preservation of open space furthers the intent and purpose of the Municipal Land Use Law. It specifically addresses the following from Section 40:55D-2 of the act.

- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare.
- b. To secure safety from fire, flood, panic and other natural and manmade disasters.
- c. To provide adequate light, air and open space.

- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens.
- j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land.

This element was prepared to meet the requirements of and enable the Borough to participate in the Green Trust Planning Incentive (PI) funding category. The preparation of an OSRP is one of the necessary steps the Borough needs to take in order for it to become eligible for and participate in the Green Trust Planning Incentive (PI) funding category. In addition to preparing an Open Space and Recreation Plan, the Borough has also established an open space tax.

This report consists of five major sections. The format of the report follows the open space and recreation plan guidelines provided by Green Acres. The first section describes the Borough's goals and policies as well as their overall philosophy towards providing open space and recreation opportunities. The second section documents the existing public and private resources that provide open space and recreation opportunities for residents of the Borough. The third section analyzes the adequacy of the existing open space and recreation system in terms of its ability to meet the needs of the local residents. The fourth section identifies and assesses the potential public and private land and water resources that have the potential for providing open space and recreation opportunities. The final section proposes the steps that will need to be taken in order to implement the Open Space and Recreation Plan.

GOALS AND OBJECTIVES

Goals are the outcomes desired by the program, while objectives are the concrete steps taken to realize the outcomes. The following are the goals and objectives as they relate to open space and recreation services in New Milford.

Goals

1. To maintain a high level of recreational services for Borough residents.
2. To provide a complete range of recreational facilities and services.
3. To maintain and improve the existing recreational facilities within the Borough.
4. To preserve and protect existing open spaces within the Borough that have significant environmental characteristics and prevent development of these lands.
5. To preserve lands located adjacent to the Hackensack River in order to protect the environmental characteristics of the river and its surrounding land areas.

Objectives

1. Make an investment by upgrading the existing recreational facilities within the Borough.
2. Combine the recreational facilities at the Civic/Recreational area by implementing the findings of the New Milford Civic and Recreational Center Redesign Project report, which was prepared by Michael F. Kauker Associates dated August 15, 2000.
3. Acquire lands as they become available in the Borough for open space and recreation purposes.
4. Acquire environmentally sensitive lands adjacent to the Hackensack River as well as lands along other rivers and streams located within the Borough.
5. Preserve and maintain the areas along the Hackensack River, specifically the wetlands along River Edge Drive and the open space along West Park Drive.

The Borough's philosophy regarding open space and recreation is to provide every citizen the opportunity to enjoy the open space and recreation opportunities that are available in the Borough. The Borough also believes that it is vital to make every effort to provide for these opportunities through the preservation and creation of open space and recreation opportunities.

INVENTORY

This section documents the existing public and private resources that provide open space and recreation opportunities for the community. Open space and recreation land in New Milford totals approximately 104.817 acres or 7.1 percent of the Borough's total land area. Essentially there is a core location of Borough owned recreational facilities located in close proximity to the Borough Hall. In that immediate area is located the Columbia Street tennis and basketball courts, Kennedy Memorial Field, Hardcastle Pond and Pavone Field. These facilities will be described in detail below. Table 16 shows the amount of existing open space and recreation areas located in the Borough.

Table 16
Existing Open Space and Recreation Areas

Owner	Acres	Percent
New Milford	48.716	46.5
Private/Leased	10.285	9.8
Board of Education	45.816	43.7
Total:	104.817	100.0

Source: The Borough of New Milford Tax Maps

As seen in Table 16 above, the Borough-owned lands account for 46.5 percent of the total open space and recreation lands within the New Milford. The Board of Education-owned lands account for 45.8 percent of the total open space and recreation lands within the Borough. It should be noted however that these lands are primarily used for recreation purposes for the schools. The Borough actually owns the land occupied by the New Milford Swim Club but it is leased to the club, therefore we included it in a separate category. This accounts for almost 10% of the total open space and recreation lands within the Borough.

The following is a detailed listing and description of the existing inventory or open space and recreation resources.

Borough Owned Lands

Williams Field

Williams Field is also known as Block 117, Lot 1 on the Borough's tax maps and is located in the southwestern section of New Milford between Rambler Avenue and Dahlia Avenue. The property has an area of 5.886 acres. The property is owned by the Borough of New Milford. There currently exists a library on the property. The site provides active recreation opportunities for the Borough. There is a soccer field and a baseball field located on the site.

Warren Park

Warren Park, also known as Block 202, Lots 30.01, 30.02 and 30.03 in the Borough's tax maps, is located in the southeastern section of New Milford at the end of Warren Street and Sheridan Street. The combined lots have a total area of 5.34 acres and are used for both passive and active recreational use. This Borough owned properties contain a park area with a stream running through the property. In terms of active recreation there is a play lot for children.

Columbia Street Tennis and Basketball Courts

The Columbia Street tennis and basketball courts are located on a portion of Block 301, Lot 2 as shown on the Borough's tax maps. This property provides active recreation opportunities for Borough residents. The property is located along Columbia Street between the DPW and the New Milford Swim Club. The total site acreage is 16.39 acres of which the swim club leases 10.285 acres. The tennis and basketball courts are located on the remaining 6.065 acres of the

site. To be more specific the tennis and basketball courts only utilize a total of 0.55 acres of the remaining 6.065 acres. Both of the facilities are not in very good condition. The Borough should consider improving this facility and integrating it with the Kennedy Memorial baseball fields. Another important characteristic of this site is its proximity to the Hackensack River.

Kennedy Memorial Field

Kennedy Memorial Field is also known as Block 302, Lot 1 in the Borough's tax records and is located in the southwestern section of New Milford between River Road and Columbia Street and behind the Borough Hall. This Borough owned 4.38 acre site is used for active recreation purposes and contains four baseball fields. As recommended in the New Milford Civic and Recreational Center Redesign Project report this could be combined with the Columbia Street tennis and basketball courts.

Hardcastle Pond

Hardcastle Pond is also known as Block 502, Lot 8 and is located in the western section of the Borough along Dilworth Road. This Borough owned 4.18 acre passive recreation area includes a pond in a park like setting. Some improvements could be made to this existing park to enhance its utility. For example some benches and a walkway could be added and it could be connected to Pavone Field, which is located across the street.

Pavone Field

Pavone Field is also known as Block 503, Lot 2 and is located along Columbia Street in close proximity to the Borough Hall and Hardcastle Pond. The Borough owned site is also located in the western portion of New Milford and is adjacent to the Hackensack River. There is a baseball field located on this 13.8 acre site.

River Edge Drive Wetlands

This wetland area is located in the far western portion of New Milford along the Hackensack River in Block 901, Lot 2 as described on the Borough's tax maps. The property is owned by the Borough of New Milford and is heavily wooded and appears not to be in use. If the area is not completely inundated with wetlands, it could be used as a park for passive recreation purposes. If the area is inundated with wetlands, then it should be preserved for open space purposes, considering its proximity to the Hackensack River.

West Park Drive

West Park Drive is also known as Block 1109, Lot 1 in the Borough's tax records and has an area of 3.85 acres. The site is owned by New Milford and is currently vacant and heavily wooded. It is located between West Park Drive and the Hackensack River. This area should be preserved for open space purposes considering its proximity to the Hackensack River.

Sutton Place Park

Sutton Place Park is also known as Block 1402, Lot 23 on the Borough's tax maps and is located in the northern portion of New Milford. This Borough owned 3.13 acre site is located along Sutton Place across from the B.F. Gibbs School. It contains a paved area that appears was used as tennis courts at one time. It is now empty but may be used by the school. It appears that this is a traditional neighborhood pocket park.

Prospect Park

Prospect Park is also known as Block 1528, Lot 4.02 in the Borough's tax records and is located in the northern portion of New Milford. This Borough owned 2.11 acre site provides active recreation for New Milford's residents including two basketball courts and a play lot for children.

New Milford Swim Club and New Milford Woods

The New Milford Swim Club occupies a portion of Block 301, Lot 2 tract (16.39 acres) as delineated on the Borough's tax records located southwest of Borough Hall. This is a privately owned swim club located on Trotta Drive adjacent to the Hackensack River. The swim club leases a 10.285-acre portion of the property from the Borough of New Milford. The Columbia Street tennis and basketball courts are located on a portion of this tract and occupy .55 acres. The remainder of this tract (5.555 acres) has been set aside as an open space preserve known as New Milford Woods.

Board of Education Owned Lands

Block 612, Lot 2

This 5.498 acre property is owned by the Board of Education and is located along Berkeley Street just to the south of Linden Place. There is a school is located on the site. To the rear of the school is a large recreation field containing a soccer field and a basketball court.

David E. Owens Middle School

The David E. Owens Middle School is also known as Block 1006, Lot 8 in the Borough's tax records and has an area of 15.2 acres. This school is located along Marion Avenue in the eastern portion of New Milford. The property also contains three baseball fields and one soccer field. The property is owned by the Board of Education.

New Milford High School

New Milford High School is located in Block 1110, Lot 2 in the northwestern section of New Milford. It is bounded by River Road to the east, Madison Avenue to the south and east and John D. Cecchino Drive to the north. There is a soccer field and tennis courts located on this property. On the other side of Madison Avenue is Block 1109, Lot 4 also a part of the High School. This property contains a football field with a running track and a baseball field.

B.F. Gibbs School

The B. F. Gibbs School is also known as Block 1409, Lot 9 in the Borough's tax records and is located in the northern portion of New Milford between Sutton Place and Hirshfield Avenue. In addition to the school there is a baseball field, two basketball courts and a soccer field located on the site. The property is owned by the Board of Education.

The following table includes a detailed listing of the existing open space and recreation facilities located within the Borough. The location of these sites, are shown on the attached map entitled "Existing Recreation and Park Facilities Map".

Table 17
Existing Open Space and Recreation Areas

Name	Owner	Status	Acres	Type
Williams Field	New Milford	Existing	5.886	Active
Warren Park	New Milford	Existing	5.34	Active/Passive
Columbia Street Tennis and Basketball Courts	New Milford	Existing	0.55	Active
New Milford Woods	New Milford	Existing	5.555	Passive
Kennedy Memorial Field	New Milford	Existing	4.38	Active
Hardcastle Pond	New Milford	Existing	4.18	Passive
Pavone Field	New Milford	Existing	13.8	Active
River Edge Drive Wetlands	New Milford	Existing	3.58	Passive
West Park Drive	New Milford	Existing	3.85	Passive
Sutton Place Park	New Milford	Existing	3.13	Active/Passive
Prospect Park	New Milford	Existing	4.02	Active
New Milford Swim Club	Leased	Existing	10.285	Active
Block 612, Lot 2	Board of Ed.	Existing	5.498	Active
Middle School	Board of Ed.	Existing	15.2	Active
B.F. Gibbs School	Board of Ed.	Existing	8.5	Active
New Milford High School	Board of Ed.	Existing	16.618	Active

Source: The Borough of New Milford Tax Maps

NEEDS ANALYSIS

This section of the report analyzes the adequacy of the existing open space and recreation system in the Borough in terms of its ability to satisfy present and projected public recreation demands and desires for open space as established by the local government through the planning process. One important aspect of the planning process in the preparation of the OSRP is public participation to help determine the needs of the community. The Planning Board has held two public meetings in order to obtain input from the public regarding the current state of the open space and recreation within New Milford. In addition, ancillary meetings were held by the Planning Board to discuss the OSRP.

Included in this section will be a population analysis comparing the number of residents in 1990 to 2000. This analysis will help to determine the population trend and how the changes in population may affect the future demand on the open space and recreation services that the Borough provides. In the Borough's most recent Master Plan Reexamination report it was noted that the Borough's parks and recreation areas have been identified in past plans as inadequate in comparison to standards used by the State Comprehensive Outdoor Recreation Plan (SCORP).

Finally, this section will compare the amount of existing open space and recreation to accepted level of service standards, and determine the open space and recreation needs of local residents.

Population Analysis

The U.S. Census Bureau shows the total population for New Milford in the Year 2000 to be 16,400 persons. This is only a 2.5% increase from the 1990 population which was 15,990 persons. This is not surprising considering the fact that the Borough of New Milford is primarily a fully developed community with little vacant land available for future development.

Since the Borough is predominantly fully developed and there is a limited supply of available land left for open space and recreation purposes, it is important for the Borough to maintain and improve existing open space and recreation lands and acquire any suitable lands that may be available for such purposes.

Adequacy of Existing Facilities

To determine if a community has sufficient parkland to serve the needs of its residents, we have utilized the national standard for total Borough parkland to residents and compared that standard to the existing conditions in the Borough. The national standard of total Borough parkland to residents is 10 acres of land per 1,000 residents. Within the Borough of New Milford, there currently exist three categories of park and recreation lands. The first is public land owned by the Borough, the second is private land which is leased from the Borough and the third is land owned by the Board of Education. As seen in Table 1, in a previous section of this report, there are a total of 104.817 acres of public and private open space and recreational lands located within New Milford. The Borough's population in 2000 of 16,400 persons would require the Borough to ideally provide approximately 164 acres of open space and recreation land for the community. According to this information, the Borough lags behind the national level of service standards. The following section will look at available land to create future open space and recreation opportunities.

RESOURCE ASSESSMENT

The purpose of the resource assessment is to provide an assessment of the public and private land and water resources that have the potential for providing open space and recreation opportunities. The remainder of this section analyzes these resources.

Hackensack River

The Hackensack River is an important environmental resource in the Borough. It runs along New Milford's westerly border and serves as a boundary between The Borough of River Edge and the Borough Oradell. The Hackensack River and its surrounding land area is a vital aesthetic resource of the community.

Block 1308, Lot 1

This is a 4.61 acre parcel of land owned by Bergen County is located along Madison Avenue just to the south of Main Street. It is owned by Bergen County. The Hackensack River runs along the properties westerly border. The property is currently vacant and heavily wooded.

Block 1309, Lot 1

This 16.49 acre property is currently under the ownership of the United Water Company. The property is located in the northern portion of the Borough and is bordered by Main Street to the north, John D. Cecchino Drive to the south, River Road to the east and Madison Avenue to the west. It is currently owned by the United Water Company for related purposes. There are a few maintenance buildings and a parking area on the site. The majority of the site is cleared and occupied by what appears to be large sand pits. The Hackensack River runs through a portion of this property. The portion of the property between the Hackensack River and Main Street is heavily wooded. This property is one of the largest single parcels located in New Milford. This property presents an opportunity to the Borough to develop a plan which balances preserving the site's environmentally sensitive areas and special purpose residential housing on the site's more developable portions. If it ever were sold by the water company a plan to fill the gap between existing open space and recreation land and the need for that type of land could be achieved.

Block 904, Lots 43 and 44

These two sites have a combined area of approximately 3.5 acres and are located along River Road just north of Stockton Street. The properties are currently utilized for farm related purposes.

Block 1528, Lots 4.02

Currently a 1.38 acres of this property, known as Prospect Park, is used as a public recreational park and is owned by the Borough. The remaining .73 acre portion remains undeveloped. The property straddles the Hirshfield Brook and also has a steep grade.

ACTION PLAN

The purpose of the Action Plan is to provide direction for the orderly and coordinated execution of the OSRP. It will list the recommended projects and give a time frame for their implementation. It will state what needs to be done in order to realize these plans. This section of the report documents what can be done to fill the gaps between resources and needs. After studying the existing open space and park resources and comparing them to the needs of the Borough, we recommend that the Borough obtain more land for open space and recreation purposes. The following are some specific recommendations on how to accomplish this goal.

1. Secure funding to upgrade the existing facilities within the Borough and implement the findings of the New Milford Civic and Recreational Center Redesign Project report, which was prepared by Michael F. Kauker Associates dated August 15, 2000.
2. Take advantage of the lands located adjacent to the Hackensack River. These lands should be preserved and protected where environmental constraints are present. In appropriate areas linear parkland could be developed along the river in order to promote and provide the residents with an aesthetic park environment, which could be used for walking, jogging or biking or for residents to enjoy the aesthetic qualities of the river and its environs. In addition, a launch pad could be constructed to provide other active recreational opportunities, such as boating, canoeing and other water activities.

Identify additional properties within the Borough as potential opportunities to increase the existing open space and recreation lands within New Milford. More specifically the properties that were included in the resource assessment section of this report should be considered if they become available. These properties could be acquired by the Borough if they become available for open space or recreation purposes.

CURRENT ACTIVITIES

The Borough's Recreation Committee has retained our firm to prepare concept plans and cost estimates for upgrades to several Borough parks. All parks must be brought into to ADA compliance as per the 1990 American with Disabilities Act, a federal law that prohibits disability-based discrimination by states, local governments, and private entities. It applies to new and existing play areas, so the parks located in New Milford must be brought up to date with the ADA Act. The details of the improvements to each of the parks are outlined below.

Sutton Place Park

Sutton Place Park is in dire need of upgrading. The park contains a defunct tennis court that has been used in the recent past as a parking lot for teachers at Gibbs school during their renovations and expansion. The court itself is in poor shape, and no longer contains any netting. The remainder of the park contains a few benches, but is mostly undeveloped green space.

The proposed improvements to Sutton Place Park include replacing the tennis courts with 2 basketball courts, providing a walkway around the perimeter of the park with seating and low-lighting at intervals, a new parking area, and an ADA compliant tot lot, along with seating area with a small fountain and low wall, so that parents and grandparents can sit and watch their grand/children play. A buffer of trees and plantings is proposed to separate the basketball court from the tot lot. A sign is also proposed for the park. All surfaces will be ADA compliant.

Warren Street Park

Warren Street Park is an oversized, underutilized park. The park contains antiquated play equipment that in some cases is over 30 years old. The park also has a vast area of grass and some very large mature trees.

The existing equipment must be removed. A new parking area is proposed off of Warren Street, as there is limited street parking available for this park due to its secluded location. A perimeter walkway is proposed, along with seating and low-lighting at intervals along the walk. A new playground area consisting of a tot lot and elementary age playground equipment will replace the antiquated play equipment.

Williams Field Complex

Williams Field Complex is a large complex located next to the library. This field just underwent over \$200,000 in improvements, including reorienting the soccer field and softball field, and new grass and fencing.

Additional improvements should be made to the Williams Field Complex to bring the complex into ADA compliance as well as make it more usable for its patrons. Currently, the complex lacks bathroom facilities. Plans for this recreation space call for a bathroom building with self-serve vending, a basketball court, new goals for the soccer field, improvements to the buffer along the southern property line, and potentially a playground. The entrance to the park along Rambler Avenue is also proposed for improvements in the way of an upgraded fence entrance, relocation of some fencing and some additional fencing, additional landscaping, and sidewalk enhancements (perhaps in the way of brick paving). The sign should also be moved closer to the entrance to the park.

Prospect Park

Prospect Park is a well utilized park located in the northern section of the Borough, north of Main Street. Prospect Park has a unique topography, as its northern end is bordered by a brook, and its southern end slopes steeply upward. The park contains antiquated play equipment that does not meet current ADA codes. The park also contains a basketball court area and various park benches. The Borough has seen problems with these park benches being moved from their proper location to the middle of the basketball court.

The improvements that should be made to Prospect Park include removal of the antiquated playground equipment and installation of new ADA compliant playground equipment. The park should be partially fenced along its open edges with additional landscaping, such as a row of trees aligning the fence to give the park a nicer look. A picnic area with in-ground benches and tables under a gazebo structure should be built, to eliminate the moving around of the current benches. The park also needs a new irrigation system, and new grass that is properly maintained. Due to the nature of the site's sloping along Hirshfield Brook, this portion of the site would be recommended for a passive recreational use.

The most important part of the park system after improvements are made is maintenance. The Borough needs to make a concerted effort to maintain these parks after the improvements are made.

ECONOMIC DEVELOPMENT

Not unlike most fully developed suburban municipalities in Bergen County, the Borough of New Milford is heavily reliant on single-family and multiple family homes for its tax base. Single-family residential ratables within New Milford comprise 89% of the total value of real estate within the Borough. Multiple family homes account for 6.45% of the total valuation within the Borough. Commercial ratables account for only 5.15% of the total real property value, while industrial ratables comprise less than 1%.

Opportunities to address this imbalance are few within an established fully developed municipality. As such, it becomes extremely important to carefully plan the development of the few remaining parcels of land within the Borough. It is also important to maximize the value and utility of the existing commercial retail and service activities.

We have conducted a detailed survey of existing retail and service commercial land uses within the Borough. The location of the existing commercial activities is shown in the Existing Business Sites Map on the following page. The majority of these commercial activities serve the needs of New Milford residents. Very few attract customers from outside the Borough. A total of 104 retail/service businesses were identified in the survey. They are listed in Table 18. Fifteen properties support more than one commercial use, and seven properties have 5 or more commercial uses. These properties consist of small strip malls and three small shopping centers consisting of 11-15 separate uses on each site.

Table 18 - Existing Retail and Service Commercial Activities

Site	Businesses
1	Handyman Service (133 Center St.)
2	A. Perrone & Son Landscape and Irrigation Contractors United Meat Market, New Milford Laundromat, Bug Jims
3	Restaurant and Pizzeria, Wireless World Communications, and R-Del Beauty Salon
4	Nail Flower and ? (looks to be a newer empty building)
5	Valley National Bank, Layne Inc. Roofing
6	Lantern Chinese Food, Laundromax, Clay Hatten - (Real Estate, Tax Returns & Insurance) and Celebrity Salons
7	Publishers Computer Corporation, RPM Grand International Buffet & Catering, Town Cleaners, What's Cooking Catering, and Alpine Wood Floors.
8	Knights of Columbus
9	A&M Car Service Center and Global Imports
10	7-Eleven
11	Quik-Shop Food Stores, Dr. Lawrence Chiropractors, and One Price Dry Cleaning
12	Heavenly Bodies Car Customizing and Arthur Angelo's Hair & Nail Salon Medusa Hair, Sorrento Pizza Family Restaurant, Linwood
13	Engineering Associates, and Hannah's Good Food & Cocktails
14	Town & Country Landscape and Rentals and...
15	Dartley Dry Cleaners
16	Institute for Educational Achievement
17	Getty Gas Station
18	Madison Plaza - Chinatown Express Restaurant, Soprano's Pizzeria & Restaurant, CVS, West Coast Video, and New Milford Dry Cleaners
19	New Milford Liquors
20	NVE Bank
21	New Milford Chiropractic Center, Zack's Tailoring, Dentist, Dance Studio, and Computer Store
22	Perrone's Farm Garden Center and Klinger's Farm Growers
23	Avatar Salon
24	Texaco
25	Empty Building, Raffo's, Broad Video, Discount Appliances, and Burger King
26	Riverview Racquetball Club
27	Boyang Trading Company
28	Hudson Savings Bank and Welsh Farms Stores
29	Wine & Roses and Shell Gas Station, TCBY/Mrs. Fields, New Milford Professional Building - Angelic Healing Hands
30	Curtis Circulation Company, Insurance Agency and a Vacant Lot
31	Woodcrest Center
32	Shop Rite and Wachovia Bank Shopping Center - CVS, Blockbuster, Brookchester Bar & Liquor, Zap Photo, Cards Gifts & Flowers Store, China Wok Restaurant, Roman Pizzeria & Restaurant, Century 21 Real Estate, Shokotan Karate, Connies Kids Music and Party World, Michaels Bazaar Hair Salon, Wireless Technologies, New Milford Deli, Noah's Cleaners, Jewelry by Vincent, (new construction)
33	
34	D&R Auto Service
35	Oritani Saving's Bank
36	Fleet Bank Shopping Center - Dairy Queen, Nails, Krauszers Food Stores, Sofi's Café, Sofi's Tailoring, Golden Pond Chinese Restaurant, Frank's Delicatessen, Gene's French Cleaners, Jeff's Stationery, and Metropolitan Medical Systems
37	
38	Boulevard Funeral Home
39	Mobil Gas Station
40	New Bridge Inn

These shopping areas generally are in good condition but appear to be in need of modernization, and, to some degree, revitalization. This Master Plan should explore ways in which the zoning mechanism which provide for these uses can be updated and revised to foster revitalization and limited redevelopment.

The current total estimated value of each of these commercial ratables is \$50,000,000. The average taxable value of the 104 businesses identified is \$467,000 per business. Virtually all of the sites are fully developed with little room remaining for expansion. Therefore, the prospect of increasing the taxable value of these uses is limited, with the exception of modest increases produced from modernization and revitalization. Also, it appears that the local day-to-day service needs of the community are adequately served by these retail and service commercial activities.

Future plans for redevelopment and revitalization should be focused on the several small strip malls and the two shopping centers.

HISTORIC PRESERVATION PLAN

Introduction

The inclusion of historic sites within the Municipal Land Use Law is an indication of the importance these sites/districts have in the planned land use of New Jersey and its constituent municipalities.

The MLUL defines a historic site as any real property, man-made structure, natural object or configuration or any portion or group of the foregoing which have been of historical, archaeological, cultural, scenic or architectural significance. The word landmark may be substituted, in any ordinance, resolution, determination or official action for historic, historic preservation and historic site.

The law further provides at the Planning Board level for the inclusion of a historic preservation plan element in the Master Plan. The historic preservation plan element of the Master Plan should indicate the location, significance, proposed utilization and means for preservation of historic districts and should identify the standards used to access worthiness of historic site or district designation.

Existing Historical Sites within the Borough of New Milford

Historical sites within the Borough of New Milford have been identified in the publication entitled, “Bergen County Historic Sites Survey, Borough of New Milford” dated 1980-1981. Of the 35 properties listed on the Historical Sites Survey, 11 are of visual historic relevance. Most of these properties have markers that identify them as historical landmarks. Some of the properties on this list have been demolished. The remaining properties appear to be of contemporary styling that does not suggest that they have been within the community for very long. This may be the product of re-siding and refinishing of homes and other buildings on the register to update their exterior presence. The refinishing of these homes diminishes their historical character.

At present, funding to preserve the New Bridge Landing site is being acquired. This historical site is of particular historical significance as it was a crucial in the Continental Army’s securing of our nation. It was here that the Army crossed safely from New Milford to River Edge and evaded the British Redcoats during the American Revolutionary War. A short time later in Trenton, New Jersey the Continental Army was victorious against the British. The bridge at New Bridge Landing made this victory possible and is forever embedded in the New Milford’s and this nation’s history.

Funding is also being researched and acquired for archaeological efforts to uncover more of New Milford’s extensive history. It was recently discovered that a millstone lay on the Hackensack River’s riverbed off the shores of New Milford. This millstone would provide yet another key to unlocking New Milford’s splendid past.

Table 19 identifies the 8 registered sites of visual historical reference. Location information, as well as lot and block information are listed below.

Table 19
Historical Sites/Buildings
Borough of New Milford

Property	Address	Block/Lot
Perrone Farm	563 River Road	904 / 44
Klinger's Farm	575 River Road	904 / 42 & 43
David or Jacobous Demarest House	618 River Road	903 / 17
Demarest-Bloomer House	145 River Edge Avenue	901 / 1
French Huguenot Cemetary	Ray Woods Lane	502 / 6
Ames House	201 Rambler Avenue	118 / 8
Demarest-Barney Cole House	2 Lynwood Avenue	111 / 4
The Art Center	250 Center Street	1521 / 1.01
Zabriskie House	629 River Road	909 / 1
Streetscape	Center Street	N/A
New Bridge Landing	Old New Bridge Road	N/A

Source: Bergen County Historic Sites Survey

Goals and Objectives

Preservation

The Borough of New Milford has drafted an agreement with Bergen County to access the trust fund set up for preservation of Open Space, Recreation, Farmland and Historic Preservation within the County. Pursuant to section 2-51.1 of the Borough of New Milford Code:

“The purpose of the agreement is to establish a legal mechanism through which the municipality may apply for, receive, and disburse funds made available to participating municipalities under the Bergen County Open Space, Recreation, Farmland, and Historic Preservation Trust. (Ord. No. 99:11)”

The code further defines in sub-section 2-52.1 how funds will be generated and applied for the preservation of the subject properties:

“The Borough of New Milford hereby creates the “New Milford Open Space, Recreation, Farmland and Historic Preservation Trust Fund” pursuant to chapter 24 of the Public Laws of 1997, funded through property tax assessments to be determined annually by the governing body of the Borough of New Milford, but at a rate not to exceed more than five years, to provide monies for the acquisition and improvement of land by the Borough of New Milford for: (i) conservation and recreation purposes, (ii) for farmland and historic preservation by the Borough of New Milford, and (iii) for grants and or loans for the acquisition and improvement of outdoor recreational facilities. (Ord. No. 2000:09)”

The Borough should use its current and future resources to ensure that its historical treasures be preserved for future generations. New Milford should also consider adding to its Open Space, Recreation, Farmland and Historic Preservation Trust Fund, the ability to procure and fund any archaeological venture that reveals and preserves more of New Milford’s past.

RECYCLING PLAN ELEMENT

New Jersey’s statewide mandatory recycling law requires all municipalities to adopt a recycling ordinance, which requires persons generating municipal solid waste to source separate from the municipal solid waste stream. The Borough of New Milford addresses this requirement. The Borough has a recycling center located within the Department of Public Works. The Borough provides curbside pickup of tree branches and whitegoods (refrigerators, stoves, and other large appliances) twice a month. The branch collection occurs on the second and fourth Wednesdays of each month and the whitegoods collection occurs on the first and third Wednesdays of each month. Collection for leaves is also provided by the Borough in autumn months. Private collection sources collect grass clippings, co-mangled recyclables (plastics and glass) and paper goods. For grass clippings the curbside pickup service begins in early April and comes to an end in mid-October. This service is provided once a week on Wednesdays. Co-mangled and paper recyclables are picked up alternating Thursdays throughout the year. Heavy corrugated cardboards can be brought to the center by citizens for disposal.

FARMLAND PRESERVATION PLAN ELEMENT

Introduction

The three tax lots that have been designated for farmland preservation are designated as Block 904, Lots 42, 43, and 44 in the Borough's tax maps. Lot 44 forms Perrone Farm and Garden Center and Lots 42 and 43 form Klinger's Farm at 563 and 575 River Road respectively. The existing use of these two farms conform to their preceding farming use designations in that they are agricultural centers within the Borough.

Both farms date back to the 18th century. The Perrone Farm once had a stone and farm farmhouse on the property until a fire destroyed the historical building in March of 1982. The Perrone Farm was bought by the Perrone family in 1922. At this time the property was still quite expansive totaling nearly 20 acres. Since then the property has dwindled to 2.93 acres because of the sale of land to develop the single-family home neighborhood surrounding the existing farm.

The Klinger Farm is only a fraction of its original size of 5 acres. It currently is only .90 acres but still has its original 18th century farmhouse. Prior to WWII, the farm was primarily a fruit and vegetable farm. After the war the farm changed its focus from food production to flowers and plants. The factor that makes this farm unique is that it was the last farm to mechanize.

Preservation

Farm Preservation falls under the same ordinance as the Historic Preservation. Under the Open Space, Recreation, Farmland Preservation and Historic Preservation Trust Fund the Borough has established, the subject properties are eligible for preservation funding through the agreement the Borough has with Bergen County.

LAND USE PLAN RELATIONSHIP TO SURROUNDING COMMUNITIES

MASTER PLANS OF CONTIGUOUS MUNICIPALITIES

N.J.S.A. 40:55D-28d states that a master plan "shall include a specific policy statement indicating the relationship of the proposed development of the municipality as developed in the master plan to ... the master plans of contiguous municipalities." Those communities that border New Milford in New Jersey are the Borough of Dumont, the Borough of Bergenfield, the Township of Teaneck, the Borough of River Edge and the Borough of Oradell. This section addresses how New Milford's Land Use Plan of the Master Plan relates to the master plans of these neighboring communities.

Borough of Dumont

The Borough of Dumont borders New Milford on its eastern border in the northern half of the Borough. The zoning along the border in Dumont is similar to New Milford's single-family residential where the minimum lot area is 7,500 square feet. Dumont's zoning is RA for 1 and 2 family residential. The only other zoned use in the vicinity was for Public/Park Use which is compatible with the zoning in New Milford along this border.

Borough of Bergenfield

The remainder of New Milford's eastern border is abutted by the Borough of Bergenfield. New Milford's zoning along this border is identical as to the Dumont border. The zoning and land uses on the Bergenfield side are also similar to New Milford's as well as Dumont's, Bergenfield's northern neighbor. The zoning located along this border consists of 3 zones: the R5, 5,000 square feet residential 1 and 2 family zone; the R6, 6,000 square feet residential 1 and 2 family zone; and the Public/Recreation zone.

Township of Teaneck

The southern border of New Milford is shared by the Township of Teaneck. The zoning is consistently single-family residential in both communities with the exception of two commercial properties on the New Milford side at the intersection of River Road and New Bridge Road. The minimum lot area requirement for single-family residential lots on both sides of the municipal border is 7,500 square feet.

Borough of River Edge

The majority of New Milford's western border is shared with the Borough of River Edge. The uses of River Edge and New Milford are separated by the natural boundary of the Hackensack River. This natural boundary provides separation between the C1 - commercial section of River Edge and the single-family residential use of New Milford. The remaining uses in River Edge are R1 residential, P1 conservation and M1 public which complement the mainly recreational and residential land and zoning uses in New Milford.

Borough of Oradell

The Borough of Oradell is also located along New Milford's western border. The Hackensack River separates the two municipalities. Although there are six zone types that are set opposite of New Milford, three of them are designated residential with different minimum lot requirements. The R2 zone has a minimum lot requirement of 12,000 square feet. The R3 zone's minimum lot requirement is 9,000 square feet. The R4 zone's minimum lot requirement is 7,500 square feet. The remaining three are C1 commercial, which abuts New Milford property that is zoned single-family residential, MX mixed use, the old Hackensack Water Company building that abuts single-family residential property in New Milford and CR conservation/recreation zoning that also abuts New Milford's single-family residential zoning.

COUNTY MASTER PLAN

Bergen County's most recent Master Plan Land Use was adopted in 1973. The New Milford Master Plan does not conflict with this or other County plans.

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

Communities of Place: The NEW New Jersey State Development and Redevelopment Plan (the *State Plan*) was adopted by the New Jersey State Planning Commission on March 1, 2001. This document provides a general framework for guiding development within New Jersey. It contains a number of goals and policies that should be supported by municipal master plans. The geographic framework for this plan is the designation of five of planning areas.

New Milford is located in the Metropolitan Planning Area (PA1). This area is given priority for development and redevelopment due to the existing infrastructure and prior public and private investment in these areas. This designation recognizes that New Milford is located in an established stable suburban area where redevelopment will be the major form of new construction. The Borough's Master Plan recognizes this designation and supports the intent of the *State Plan*.

DISTRICT SOLID WASTE MANAGEMENT PLAN

The Bergen County Utilities Authority is the agency responsible for the updating and implementing the solid waste management plan drafted in October of 1979. Since that original plan was created, amendments have been made to account for the changes that the county has experienced in the last 24 years.

In accordance with the Solid Waste Management Act (N.J.S.A 13:1E-20), on April 17, 2002, Bergen County implemented an interim, three year solid waste management strategy in which solid waste generated within Bergen County may be disposed of at any duly permitted and licensed facility, regardless of the location of such facility.

IMPLICATIONS FOR ZONING

Land Use/ Zoning Conflicts

The land use map was updated for this Master Plan to reflect New Milford's current land use status. This updated map was compared to the existing zoning map to determine if there were any discrepancies. Two areas were brought to our attention. The current zoning for the Main Street corridor from River Road to the west and Boulevard to the east is designated as part of the business zone. Inside this business zone are six residential properties that conflict with the current zoning.

In addition to the Main Street conflict, a seemingly unnecessary split use was discovered with the utility property located on Henley Avenue nearest the Hackensack River. One property is designated as industrial while the rest of the property is zoned as the light industrial park zone. The uses on each property are the same. The function of the collective properties is for electrical utility transformers. This situation is odd because the use falls under the light industrial park zone according to the zoning ordinance.

Recommendations for Zoning

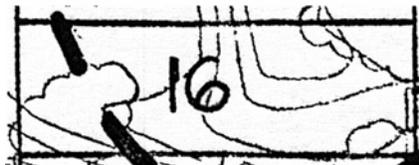
Vacant Borough-Owned Developable Parcels

The Borough has very little vacant land left for development. The Borough also owns several properties which were reviewed for development capacity analysis. The majority of the parcels are located within the 100 year flood plain, and therefore, not conducive to development, however, those located in the floodplain could be utilized for active and/or passive recreation space, as the Borough is deficient in the amount of park space available to its residents based on national recommended averages.

The following properties should be developed as recreation space, active or passive, and/or kept as open space:

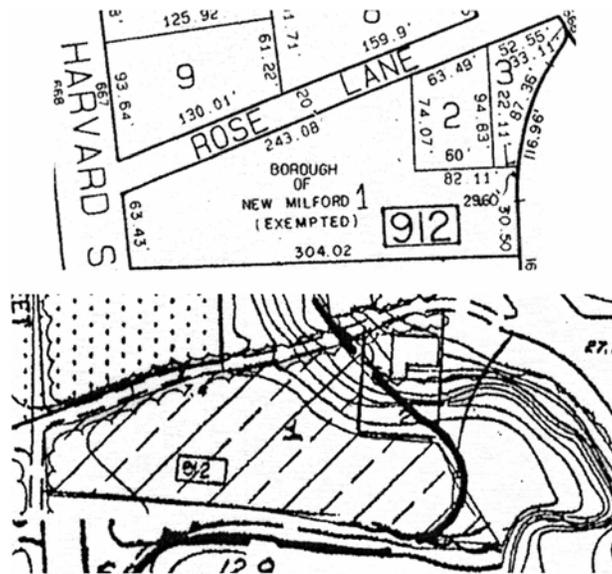
1. Block 1530, Lot 16
2. Block 912, Lot 1,2, & 3
3. Block 903, Lot 18

Block 1530, Lot 16



Block 1530, Lot 16 is currently zoned Residential A. This property should stay zoned Residential A. It is located in the floodplain and should be either kept as open passive space or developed for a recreational activity.

Block 912, Lots 1, 2, & 3



Block 912, Lots 1, 2, & 3 are zoned Light Industrial. This designation should be changed to Residential A. Residential A is located across the street from this property. It is unlikely that this site will ever be developed as a light industrial use due to its location within the 100 year flood plain. It is recommended that this site (Lots 1 & 3) remain as open undeveloped space due to its limited accessibility (due to location and topography) and its location within the 100 year flood plain.

Block 903, Lot 18



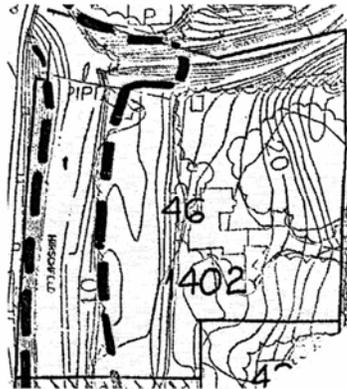
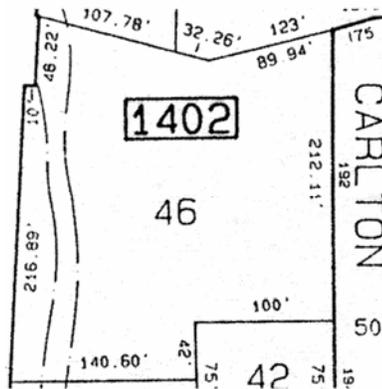
Block 903, Lot 18 is a corner property zoned Residential A, located in close proximity to Block 912, Lots 1,2, & 3. This property is recommended to be developed as a vest pocket park. The location of the property at the curve of River Road and its topography make it difficult to develop as a single family home. A vest pocket park would be an appropriate use in this location, particularly with its proximity to historical properties.

Privately-Owned Developable Parcels

A development feasibility analysis was completed on the following privately-owned properties:

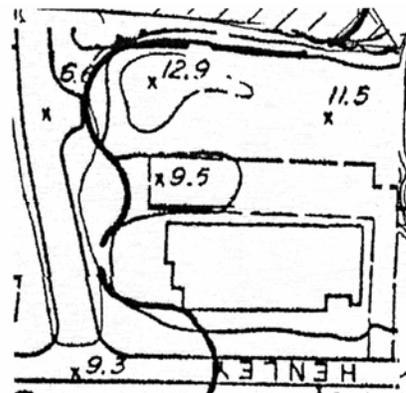
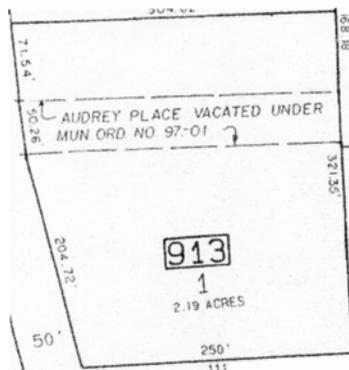
1. Block 1402, Lot 46 (not vacant)
2. Block 913, Lot 1 (not vacant)
3. Block 104, Lot 18 (vacant)
4. Block 1309, Lot 1 (United Water Company)

Block 1402, Lot 46



Block 1402, Lot 46 is currently a residential parcel that contains a single family home. The western half of the property is impeded by the Hirshfield Brook. However, the eastern half of the property lies outside of the 100 year flood plain. We do not recommend rezoning of this parcel to accommodate any increase in density, due to its location within a well-established single-family neighborhood, its location at the end of a dead-end street, and the environmental conditions on the site.

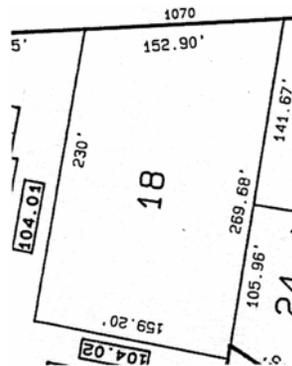
Block 913, Lot 1



Block 913, Lot 1 is currently zoned Light Industrial and is partially developed with the Riverview Fitness Center. The northern portion of the property is undeveloped. This is located

adjacent to Block 912, Lots 1, 2, & 3, which was recommended to remain as natural open space. The undeveloped portion of this property should remain as natural open space as well as the adjoining property. This property should be subdivided and acquired through the Borough and rezoned to prevent and development from occurring on this site.

Block 104, Lot 18



Block 104, Lot 18 is a vacant parcel that is located off of River Road in the Residential D Zone. The Residential D Zone permits multi-family development in the form of townhouses. This area should remain in the Residential D zone category based on its adjacent land uses and access to River Road. The property is unsuited to commercial development due to its adjacent land uses, and also unsuited to single family development as if it were subdivided, a cul-de-sac road would have to be established and the front of the lots would be facing the rear of either townhouses to the north, or single-family homes to the south.

Block 1309, Lot 1



Block 1309, Lot 1 is a partially developed parcel that is located west of River Road and south of Main Street. It is bordered by the river to the west. This property is owned by the United Water Company. It currently contains a maintenance building and a parking area, but the majority of the site is undeveloped. The site encompasses a total of 16.49 acres.

This site has great redevelopment potential. The site is currently underutilized. Due to its proximity to a commercial area (Main Street) and its proximity to residential land uses, the site is

recommended for a mixed-use development comprised of professional offices in the north end that have access to Main Street, and age-restricted residential development for the remainder of the property. A development feasibility sketch plan was developed by our office to show the extent and type of development that could occur on the site.

The site could potentially support a professional office area of approximately 3 acres, with a 26,000 square foot office building and associated parking. The site could also potentially support an age-restricted development of between 120 to 144 units on about 12 acres of property with associated parking, as well as a pool and clubhouse. The number of units that this property could support results in a density of about 10 to 12 dwelling units per acre. A parking lot for the high school could also be accommodated on site, with approximately 65 spaces designated as such.

Of course, all development is subject to engineering studies, as this site is located adjacent to the river and does contain the 100 year flood plain, and may have other environmental issues associated with this site.

This site is also bordered by 5 lots at the corner of Main Street and River Road. These 5 lots are recommended for a redevelopment study, as the overall plan of this site would be improved by incorporating these lots into the recommended development above.