
2009
BOROUGH OF
ENGLEWOOD CLIFFS
REEXAMINATION
REPORT

The original document was signed and sealed on April 20, 2009, in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

Jason L. Kasler, AICP, PP
Kasler Associates, PA
Professional Planner #5240

A handwritten signature in black ink, appearing to read "Jason L. Kasler", written over a horizontal line.

The New Jersey Municipal Land Use Law requires municipalities to periodically reexamine their master plan and development regulations. The Statute requires that this reexamination take place at least once every six years from the previous reexamination.

The planning board is charged with the responsibility of preparing a report on the findings of the reexamination. N.J.S. 40:55D-89 states that the periodic reexamination must include the following elements:

- A. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- C. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- D. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- E. The recommendations of the planning board concerning the incorporation of the redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law" P.L.1992, c.79 (C.40A:12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The Municipal Land Use Law, under N.J.S. 40:55D-89.1 states:

The absence of the adoption by the planning board of a reexamination report pursuant to section 76 of P.L. 1975, c. 291 (C. 40:55D-89) shall constitute a rebuttable presumption that the municipal development regulations are no longer reasonable.

The adoption of this document by the Englewood Cliffs Planning Board and subsequent filing with the Bergen County Planning Board is essential in ensuring that municipal development regulations are reasonable and consistent with the Borough's land use plan.

The last Periodic Re-examination report was adopted by the Englewood Cliffs Planning Board in 2003. This periodic re-examination report represents the Borough of Englewood Cliffs continuing efforts to ensure that the municipal land use regulations continue to be valid and contemporary while providing an additional six year protection to the municipality.

A. The Major Problems and Objectives To Land Development In The Community At The Time of The Preparation Of The Last Re-examination Report

The last re-examination report was adopted in 2003 and reported the following as major objectives to land development in the community.

1. Established Neighborhood Areas

To maintain and enhance the attractive and established character of Englewood Cliffs in both its residential and non-residential areas.

2. Parks, Recreation and Open Space

To promote and protect parks, recreation and other open space areas and environmentally sensitive areas.

3. Preservation of the Environment

To promote and protect environmentally sensitive areas including wetlands and wetland buffers, flood prone areas, steep sloping areas, the quality and purity of rivers and streams and areas of trees and other vegetative cover.

4. Housing Opportunities

To provide housing opportunities and a variety of housing types for various income levels including low and moderate income, and senior citizen housing.

5. Community Services

To encourage the provision of community services for all portions of Englewood Cliffs at its usual high level.

6. Development of Limited Areas

To continue to encourage high quality development of the limited undeveloped areas of the Borough in keeping with the general patterns of land use which now exist.

7. Appropriate Use of All Lands
To encourage action to guide the appropriate use or development of lands in Englewood Cliffs in a manner which will promote the public health, safety, morals and general welfare.
8. Provide Security from Hazards
To secure safety from fire, flood, panic and other natural and man-made disasters.
9. Prevent Overcrowding
To provide light, air and open space.
10. Establish Appropriate Population Densities
To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment.
11. Provide Sufficient Space in Appropriate Locations
To provide sufficient space in appropriate locations for a variety of residential, recreational, commercial, and office 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;
12. Provide and Upgrade Transportation Routes
To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging the location of such facilities and routes which result in congestion, blight and unsafe conditions.
13. Promote Desirable Visual Environment
To promote a desirable visual environment through creative development techniques and good civic design and arrangements
14. Historic Sites
To promote and protect the conservation of historic sites and districts, open space, and valuable natural resources in Englewood Cliffs and to prevent sprawl and degradation of the environment through the improper use of land.

15. Senior Citizen Housing and Assisted Living Facilities
To encourage senior citizen and assisted living housing development in appropriate locations.
16. Efficient use of Land
To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land.
17. Recyclable Materials
To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and complement municipal recycling programs.
18. Buffer Areas
To continue to maintain adequate buffer areas separating residential areas from nearby non-residential uses.
19. Improvement of Business Area
To upgrade and improve the business areas of the community, where appropriate, by providing off-street parking, upgrading landscaping, signage and street fixtures in a comprehensive and coordinated manner.
20. Storm Water Management
To encourage storm water management controls for all new developments.
21. State Development and Redevelopment Plan
To continue to participate in the State's cross-acceptance process for the State Master Plan, known as the State Development and Redevelopment Plan.

B. The Extent to Which Such Problems and Objectives Have Been Reduced or Have Increased Subsequent to Such Date.

1. Established Neighborhood Areas

To maintain and enhance the attractive and established character of Englewood Cliffs in both its residential and non-residential areas.

6. Development of Limited Areas

To continue to encourage high quality development of the limited undeveloped areas of the Borough in keeping with the general patterns of land use which now exist.

19. Improvement of Business Area

To upgrade and improve the business areas of the community, where appropriate, by providing off-street parking, upgrading landscaping, signage and street fixtures in a comprehensive and coordinated manner.

The Borough of Englewood Cliffs has, in recent years, evaluated conditions along the Sylvan Avenue corridor. Studies of this corridor were performed and identified land use concerns that included the appropriateness of the existing development, the adequacy of currently land use regulations, and recommend changes in these regulations to improve the aesthetics and functionality of the corridor.

4. Housing Opportunities

To provide housing opportunities and a variety of housing types for various income levels including low and moderate income, and senior citizen housing.

The purpose of the 2009 Englewood Cliffs Housing Element and Fair Share Housing Plan is to meet the provisions of N.J.S. 5:93-1.1 et. seq. and N.J.S. 5:94-1.1 et seq. As specified by law, the New Jersey Council on Affordable Housing is directed to establish state and regional fair share housing needs and is also charged with establishing guidelines and criteria.

Obligations from the first and second rounds have been recalculated to include the most recent data from the 2000 Census and to reflect COAH's revised methodologies. COAH has modified its regulations and has reverted Englewood Cliffs prior obligation to 219 units.

The Borough seeks an adjustment to its fair share housing obligation (for prior round cycle) due to a lack of available vacant land and specific environmental constraints. A vacant land use analysis was performed utilizing MOD IV tax assessment data and site inspections.

There are a total of 42 vacant parcels within the Borough of Englewood Cliffs. These 42 vacant properties produce a realistic development potential (RDP) of 7 units. Therefore, the municipality is seeking a municipal adjustment from 219 units to 7 units. These seven units will constitute a modified first and second round obligation for the municipality.

The Borough of Englewood Cliffs has enacted an overlay zoning for one site to meet the "Unmet Need". The unmet need is the 212 affordable housing units that the municipality cannot provide due to the lack of resources (land). The municipality proposes overlay zoning for lot 5 in block 1302 containing 12.679 acres of land. An overlay zone for this lot has been created to permit a 100 percent affordable housing site at a density of 18 units per acre. At 18 units per acre, this development would create 216 units of affordable housing units.

The Borough of Englewood Cliffs does not agree with the third round projections presented by COAH and therefore utilizes a growth share projection based upon the municipal capacity. This growth share indicates a potential 47 additional low and moderate housing units. This brings the municipal total to 54 units.

To meet the modified growth share requirement calculated to be 54 units the municipality will implement a zoning ordinance that will create a realistic opportunity for a single development on the current site of the Department of Public Works.

The town will enact a zoning ordinance to rezone lot 3, block 412 for a fifty four (54) unit, 100 percent affordable housing development. The site is the current site for the municipal Department of Public Works (DPW) which will have to be relocated to another site.

The rezoning of this site for an 100 percent affordable housing project will, in part, require rezoning the property to allow for two floors of parking and three floors of housing. The rezoning of this property will incorporate both maximum and minimum requirements for affordable housing. For example, twenty five percent (25%) of the units will be age restricted housing units. These units will be restricted to seniors, age 55 and over and no children under 18 years of age. Fifty percent (50%) of the units will contain three bedrooms making them available for families. And finally, fifty percent of the units will be rentals.

21. State Development and Redevelopment Plan

To continue to participate in the State's cross-acceptance process for the State Master Plan, known as the State Development and Redevelopment Plan.

The last master plan was approved in the year 2001. The last State Development and Redevelopment Plan was adopted in the year 2001. The last re-examination report was performed in 2003. Since that time, the Office of Smart Growth has experienced its third round of the cross acceptance process. However, the adoption of the most recent State Development and Redevelopment Plan (SDRP) has not occurred, and there is no adoption date contemplated.

C. The Extent to Which There Have Been Significant Changes in the Assumptions, Policies and Objectives Forming the Basis for Such Plans or Regulations With Particular Emphasis on Specific Planning Issues and Governmental Policy

- 1) The last master plan was approved in the year 2001, the same year the State Development and Redevelopment Plan was adopted by the then Office of State Planning. The last re-examination report was performed in 2003. Since that time, the Office of Smart Growth has experienced its third round of the cross acceptance process. However, the adoption of the State Development and Redevelopment Plan (SDRP) has not occurred, and there is no adoption date contemplated.
- 2) The last re-examination report was focused on the Department of Environmental Protection (DEP) Blueprint for Intelligent Growth (BIG) map. This map was to guide growth in the State by utilizing a simple color coded classification: green, yellow, and red. "Green Lighted Areas" were areas that were appropriate for development. "Yellow Lighted Areas" were areas where a cautious approach for growth was indicated. "Red Lighted Areas" contained critical natural resources and development in this area would be required to meet more stringent environmental standards. The BIG map never received approval and this form of development standards by the DEP has been abandoned.
- 3) On January 25, 2007, the Appellate Division invalidated portions of COAHs new growth share methodology. The Court held that key provisions of the growth share regulations violated the constitutional mandate of the Mount Laurel principle and the New Jersey Fair Housing Act. Effective June 2, 2008, COAH adopted revised the third round rules pursuant to the Courts directive to create new regulations.

On July 15, 2008 the League of Municipalities filed a notice of appeal with the Appellate Division of the Superior Court of New Jersey. The League has requested municipalities to join in their appeal. The planning board of the Borough of Englewood Cliffs is committed to meet its constitutional obligation to provide affordable housing. However, the methodology utilized by the Council On Affordable Housing appears to be illogical and overly burdensome but, nonetheless, has been followed in the submitted housing element and fair share plan.

- 4) In September of 2004, the Municipal Land Use Law (MLUL) was modified to permit all municipalities within the State to utilize the transfer of development rights. The legislature stated the following:

The Legislature finds and declares that as the most densely populated state in the nation, the State of New Jersey is faced with the challenge of accommodating vital growth while maintaining the environmental integrity, preserving the natural resources, and strengthening the agricultural industry and cultural heritage of the Garden State; that the responsibility for meeting this challenge falls most heavily upon local government to appropriately shape the land use patterns so that growth and preservation become compatible goals; that until now municipalities in most areas of the State have lacked effective and equitable means by which potential development may be transferred from areas where preservation is most appropriate to areas where growth can be better accommodated and maximized; and that the tools necessary to meet the challenge of balanced growth in an equitable manner in New Jersey must be made available to local government as the architects of New Jersey's future.

The Legislature further finds and declares that the "Burlington County Transfer of Development Rights Demonstration Act," P.L.1989, c.86 (C.40:55D-113 et al.), was enacted in 1989 as a pilot transfer of development rights (TDR) program to demonstrate the feasibility of TDR as a land use planning tool; and that the Burlington County pilot program has been a success and should now be expanded to the remainder of the State of New Jersey in a manner that is fair and equitable to all landowners. The Legislature therefore determines that it is in the public interest to authorize all municipalities in the State to establish and implement TDR programs.

D. Specific Changes

The Borough of Englewood Cliffs has, in recent years, evaluated conditions along the Sylvan Avenue corridor. Studies of this corridor were performed and identified land use concerns that included the appropriateness of the existing development, the adequacy of currently land use regulations, and recommend changes in these regulations to improve the aesthetics and functionality of the corridor.

Based on analysis of existing conditions and current zone standards for properties within the Sylvan Avenue corridor, certain actions are recommended to address land use concerns and to strengthen the existing zoning along this thoroughfare. Making these recommended changes will continue to promote the Borough's Master Plan goals of upgrading and improving the municipality's business areas. It is further recommended that the zoning ordinance and map be amended to reflect this master plan amendment.

Proposed corporate park land use and B-5 zone

It is recommended that the current B-2 zoning district be separated into two distinctive zones, as the northern section of the district has dissimilar characteristics than that of the remainder of the zone. Furthermore, the current zone regulations fail to support the large-scale corporate office presence that exists in the northern section of the B-2 zone. In fact, the existing bulk standards are too permissive, particularly relative to lot size and setbacks. It is therefore recommended that a new corporate office land use classification be created in the land use plan, and hence, a new B-5 zone classification be established in accordance with the proposed zoning map on the following page.

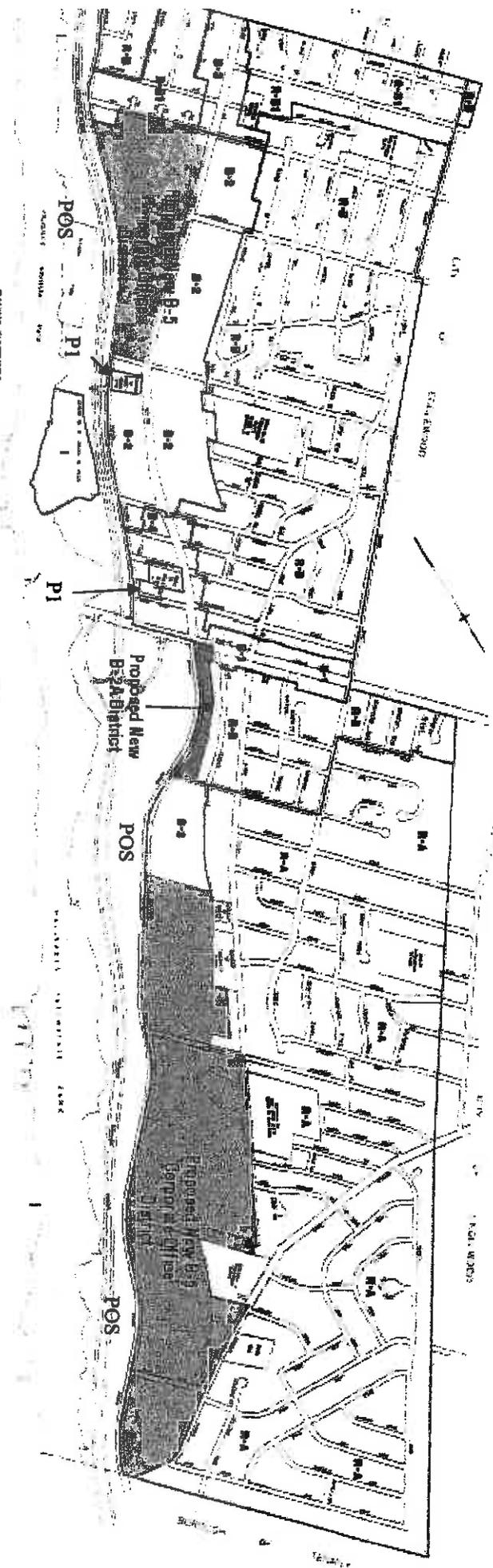
In the new B-5 zone, permitted uses should be limited exclusively to professional offices and corporate office/research facilities. The minimum lot size for these lots in the new B-5 zone should be increased from 80,000 square feet found in the current B-2 zone to at least 5 acres and possibly 15 acres to avoid potential future subdivision of these large corporate campuses. Similarly, the allowable 60-foot front yard setback requirement found in the old B-2 zoning regulations should be increased and an overall impervious coverage limitation should be established to protect the expanses of green space in this district. A front yard landscaping requirement should be considered as well.

- ZONING PATTERNS**
- 1. RESIDENTIAL SINGLE-FAMILY
 - 2. RESIDENTIAL TWO-FAMILY
 - 3. RESIDENTIAL THREE-FAMILY
 - 4. RESIDENTIAL FOUR-FAMILY
 - 5. RESIDENTIAL FIVE-FAMILY
 - 6. RESIDENTIAL SIX-FAMILY
 - 7. RESIDENTIAL SEVEN-FAMILY
 - 8. RESIDENTIAL EIGHT-FAMILY
 - 9. RESIDENTIAL NINE-FAMILY
 - 10. RESIDENTIAL TEN-FAMILY
 - 11. RESIDENTIAL ELEVEN-FAMILY
 - 12. RESIDENTIAL TWELVE-FAMILY
 - 13. RESIDENTIAL THIRTEEN-FAMILY
 - 14. RESIDENTIAL FOURTEEN-FAMILY
 - 15. RESIDENTIAL FIFTEEN-FAMILY
 - 16. RESIDENTIAL SIXTEEN-FAMILY
 - 17. RESIDENTIAL SEVENTEEN-FAMILY
 - 18. RESIDENTIAL EIGHTEEN-FAMILY
 - 19. RESIDENTIAL NINETEEN-FAMILY
 - 20. RESIDENTIAL TWENTY-FAMILY

Spring Ave
 Borough of Englewood Cliffs
 Bergen County, New Jersey
Phillips Preiss Ehrlich Associates, Inc.
 100 Spring Ave
 Englewood Cliffs, NJ 07630

Phillips Preiss Ehrlich Associates, Inc. 2008

Modified by Kasler Associates, April 2009



Proposed modification to the remainder B-2 zone

The objective for the southern segment of the B-2 zone would be to create a more traditional and less restrictive general office zone that more accurately reflects the existing character of development. The extent of this modified B-2 zone is illustrated on the previous page. Site-intensive uses such as automobile dealerships and restaurants would continue to be prohibited in this district. Moreover, retail strip centers and gyms/health clubs are considered out of context with the other uses in this zone and should continue to be discouraged given their impacts on surrounding properties. An impervious coverage limitation and front yard landscaping requirement should also be considered. Finally, the minimum lot size requirement in the B-2 zoning district should be reduced from 80,000 to 40,000 square feet to better reflect existing conditions.

Proposed modification to the B-3 zone

The following goals and objectives are proposed for the B-3 zone:

- Create opportunities for new limited retail commercial development within the district.
- Improve traffic flow and seek to reduce the number of curb cuts along Sylvan Avenue.
- Establish zoning incentives that encourage:
 - Redevelopment and/or rehabilitation of properties;
 - Consolidation of contiguous lots under common ownership;
 - Shared access and parking.
- Modify the zoning regulations in order to foster a unified streetscape and parking scenario while at the same time encouraging redevelopment within the district.
- Promote new construction that is contextual and complements the existing built character of the B-3 Zone and implementation of appropriate design standards.
- Continue to prohibit strip mall, "big box", and shopping mall type retail development.
- Continue to exclude fast food restaurants and gas stations as a permitted use.
- Increase the district's maximum lot area requirement to 20,000 square feet.
- Replace the maximum lot coverage requirement with a maximum impervious coverage requirement.

- Require front yard landscaping and limit the amount of impervious surfaces in the front yards.
- Require parking in the rear of the property; no parking should be permitted in the front yard.
- Parking should also be permitted within the side yard, perpendicular to the street.
- Create design guidelines that relate to the existing character of the area and encourage high-quality and aesthetically consistent development which may include the following:
 - Limit the size of any single building to perhaps 10,000 or 15,000 square feet.
 - Require peaked roofs, with a minimum slope of 5:12, rise : run.
 - Require one cross gable for every 75 feet of frontage.
 - Orient buildings so that the short side faces the street and any wings are perpendicular to the street.
 - Require building material to be stucco or brick.
 - Require structures to have an articulated entryway or a full porch.
 - Restrict canopies or awnings that extend more than four feet from the façade and require that they hang directly from the façade (no supports on the ground).
 - Restrict signage area so that it is small and does not overwhelm the building façade.
 - Permit signs to be placed in the landscaped front yard, provided they are small in terms of the allowable area and height.

Modifications to the B-4 Zone

In general, the B-4 Zone should continue to function as the main service district along Sylvan Avenue. Permitted uses should include restaurants, offices and banks. Any land use that contains drive-through facilities, when permitted, should be permitted in this zone exclusively as a conditional use, subject to specific standards designed to safeguard the public welfare. Select low-intensity retail uses should be permitted in the zone. With the exception of the possible introduction of a minimal front yard landscaping requirement and impervious coverage limitation, the existing B-4 bulk standards appear to be adequate.

Because such uses are more in keeping with the purpose and intent of the B-2 zone, a new B-2A district should be created as indicated on the proposed zoning map. Furthermore, a minimum lot size of 20,000 square feet should be considered to reflect the existing development pattern.

Recommendations for all B zones

Buffers and Landscaping

Buffers are of particular significance for the parcels on the western side of Sylvan Avenue where nonresidential land uses abut residential neighborhoods. Although the Borough's current zone regulations require buffering when adjacent to residential zones, a number of properties provide insufficient buffering to adjoining residences. In other cases, observations indicate that many lots conform to the minimum buffer requirements but provided little or no visual screening between the two uses. This problem does seem to be related to zoning as the existing buffer standards for each of the "B" zones appear to be practical.

Existing regulations require applicants submitting site plans must illustrate the existing and proposed landscaping. The zoning code requires that parking, lighting and service areas be reasonably screened from view of adjacent residential districts. The lot development pattern and built environment suggests a lack of cohesive landscaping along the Sylvan Avenue corridor. Zoning regulations for landscaping in the front yard should be investigated and where applicable, zoning ordinances should be adopted. Requiring front yard landscaping would enhance the overall image and streetscape along Sylvan Avenue.

Parking

In some occurrences, along Sylvan Avenue, office developments contain large parking lots that appear to be underutilized. In other locations, smaller lot sizes do not provide adequate space for off-street parking. Currently, the municipal zoning ordinance requires office use provide off-street parking at a rate of one parking space per 200 square feet of floor area, and research/labs provide parking at a rate of one parking space per 400 square feet. Consideration should be given to relaxing the parking standards somewhat for corporate offices, provided additional land is available should the need arise for additional parking.

Meanwhile, the retail parking standard of one parking space per 200 square feet appears to be high and could be lowered. The current parking standard for restaurants at one parking space per three seats, plus one parking space per employee, would appear to be adequate.

Maximum Impervious Coverage Standard

Field investigation and assessment of aerial photography reveal many of the lots along Sylvan Avenue have high amounts of impervious surfaces. Introduction of a maximum impervious coverage standard would assure landscaping and green space as a part of any future development.

E. Redevelopment Plans

There are no redevelopment plans envisioned for the Borough of Englewood Cliffs at this time.

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**2003 PERIODIC RE-EXAMINATION REPORT
ENGLEWOOD CLIFFS, NJ**

PREPARED FOR:

**ENGLEWOOD CLIFFS, NEW JERSEY
PLANNING BOARD**

PREPARED BY:

**KASLER ASSOCIATES, P.A.
29 PANGBORN PLACE
HACKENSACK, NEW JERSEY 07601**

**2003 PERIODIC RE-EXAMINATION REPORT
ENGLEWOOD CLIFFS, NJ**

PREPARED FOR:

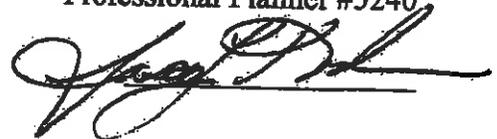
**ENGLEWOOD CLIFFS, NEW JERSEY
PLANNING BOARD**

PREPARED BY:

**KASLER ASSOCIATES, P.A.
29 PANGBORN PLACE
HACKENSACK, NEW JERSEY 07601**

The original document was signed and sealed on May 8, 2003 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

Jason L. Kasler, AICP, PP
Kasler Associates, PA
Professional Planner #5240

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PERIODIC REEXAMINATION

The New Jersey Municipal Land Use Law requires municipalities to periodically reexamine their master plan and development regulations. The Statute requires that this reexamination take place by August 1, 1982, and thereafter at least once every six years from the previous reexamination.

The Planning Board is charged with the responsibility of preparing a report on the findings of the reexamination. N.J.S. 40:55D-89 states that the periodic reexamination must include the following elements:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- c. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
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- e. The recommendations of the planning board concerning the incorporation of the redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law" P.L.1992, c.79 (C.40A:12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The Municipal Land Use Law, under N.J.S. 40:55D-89.1 states:

The absence of the adoption by the planning board of a reexamination report pursuant to section 76 of P.L. 1975, c. 291 (C. 40:55D-89) shall constitute a rebuttable presumption that the municipal development regulations are no longer reasonable.

The adoption of this document by the Englewood Cliffs Planning Board and subsequent filing with the Bergen County Planning Board is essential in ensuring that municipal development regulations are reasonable and consonant with the Borough's land use plan.

The last Periodic Re-Examination report was authored by Kasler Associates, PA presented to the Planning Board in January of 2001. This document was signed and sealed by Malcolm Kasler, AICP, PP.

1. **The Major Problems and Objectives To Land Development In The Community At The Time of The Preparation Of The Borough's Last Master Plan**

The goals and objectives found in the Englewood Cliffs 2001 Master Plan are as follows:

1. Established Neighborhood Areas
To maintain and enhance the attractive and established character of Englewood Cliffs in both its residential and non-residential areas.
2. Parks, Recreation and Open Space
To promote and protect parks, recreation and other open space areas and environmentally sensitive areas.
3. Preservation of the Environment
To promote and protect environmentally sensitive areas including wetlands and wetland buffers, flood prone areas, steep sloping areas, the quality and purity of rivers and streams and areas of trees and other vegetative cover.
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To provide light, air and open space.
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To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment.
11. Provide Sufficient Space in Appropriate Locations
To provide sufficient space in appropriate locations for a variety of residential, recreational, commercial, and office 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;
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To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging the location of such facilities and routes which result in congestion, blight and unsafe conditions.
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To encourage senior citizen and assisted living housing development in appropriate locations.
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20. Storm Water Management
To encourage storm water management controls for all new developments.
21. State Development and Redevelopment Plan
To continue to participate in the State's cross-acceptance process for the State Master Plan, known as the State Development and Redevelopment Plan.

2. **Extent To Which Problems And Objectives Have Been Reduced Or Have Increased Subsequent To The Last Master Plan**

18. **Buffer Areas**

To continue to maintain adequate buffer areas separating residential areas from nearby non-residential uses.

The depth of buffer areas has been an issue which has been an issue of debate. So much so, that a homeowner has brought a law suit against the municipality regarding the issue of buffer zones.

21. **State Development and Redevelopment Plan**

To continue to participate in the State's cross-acceptance process for the State Master Plan, known as the State Development and Redevelopment Plan.

The last master plan was adopted in the year 2001. The last State Development and Redevelopment Plan was adopted in the year 2001. Although no modifications have been made to the state SDRP since then, the New Jersey Department of Environmental Planning (NJDEP) has made significant regulation changes by way of maps which are to be incorporated into the SDRP.

3. **The Extent to Which There Have Been Significant Changes In the Assumptions, Policies and Objectives Forming The Basis for Such Plans or Regulations With Particular Emphasis on Specific Planning Issues and Governmental Policy**

There have been very few substantive changes at the local and State level which were not contemplated at the time of the preparation and adoption of the 2001 Master Plan. These changes are identified as follows:

A. **The Department of Environmental Protection (DEP) Blueprint for Intelligent Growth (BIG) Map.**

In January of 2003 the Department of Environmental Protection (DEP) released its Blueprint for Intelligent Growth (BIG) Map, which is a map-based initiative to achieve smart growth and to protect the state's waters and natural resources. This map was further revised in March of 2003. The map was developed

... by overlaying Geographic Information System (GIS) data for natural resources, existing development, infrastructure availability, and certain State planning areas. The DEP reviewed and analyzed a wide array of information, such as the location of:

- The State's critical water resources;
- The most important habitats of threatened and endangered species;
- Areas where the State already has invested in infrastructure, such as sewers and roads; and
- Lands that have already been preserved.

After overlaying these various data sets, DEP created three regulatory categories, identified as green, yellow and red light areas. After creating its Map, DEP consulted with the Departments of Agriculture, Community Affairs and Transportation, as well as the New Jersey State Planning Commission.

- Department of Agriculture
- Department of Community Affairs
- Department of Transportation

The March 3, 2003 draft version of the DEP Map will undergo further refinement before DEP formally proposes it for regulation, based on public comment and to reflect more accurate scientific data. In future iterations of the DEP Map application, the following GIS data layers will be updated with more current information:

- Threatened and Endangered Wildlife Species Habitats from the Landscape Project
- Natural Heritage Program data
- Category 1 waters (C1) data and buffers
- Sewer Service Areas
- Urban Enterprise Zones
- Prime Farmlands

Green Light Areas

Areas appropriate for development are shown in green. In these areas, DEP will streamline and expedite the regulatory permitting process and dedicate funds for infrastructure and parks.

Approximately 1,030,000 of the nearly 4,582,000 acres of land in New Jersey are designated as "green light" areas on the drafted March 3, 2003 version of the DEP Map.

Green light areas were constructed using the following data layers:

"Core" Green Light Areas

- Metropolitan Planning Area 1 (PA1)
- Urban Enterprise Zones (UEZ)
- Urban Coordinating Council Neighborhoods (UCC)
- Nodes, Cores and Designated Centers
- CAFRA Centers

- "Auxiliary" Green Light Areas
- Suburban Planning Area 2 (PA2) where PA2 overlaps with Approved Sewer Service Areas (minus Discharges to Ground Waters less than 20,000 gallons per day, Holding Tanks and Non-discharge Areas) and minus criteria used to develop "Red Light" areas

Yellow Light Areas

Yellow areas on the DEP Map indicate a cautious approach to growth.

These are places where natural resource and infrastructure considerations do not clearly suggest that development should be either discouraged or encouraged. In some cases, DEP has no data sets to suggest either approach.

Approximately 628,000 acres of land are designated yellow light areas on the current version of the DEP Map, 46,000 acres of which are wetlands.

Yellow light areas were constructed using the following data layers:

- Wetlands within the Core Green Light Area that are greater than 5 acres
- Suitable Threatened and Endangered Wildlife Species Habitat from the Landscape Project (Rank 2) within the Core Green Light Area
- Any areas not mapped as Green Light or Red Light.

Red Light Areas

Areas in New Jersey with critical natural resources are shown in red. In these areas, DEP will set more stringent environmental standards to protect the State's precious waters and the natural resources.

The vast majority of New Jersey's remaining wetlands and contiguous forests fall into these red areas.

The red light areas on the current version of the DEP Map encompass approximately 2,926,000 acres of land. Of those red light areas, approximately 1,054,000 acres are dedicated open space, 955,000 acres are wetlands, and 95,000 acres are preserved farmland. Five hundred twenty-two thousand acres are active farmland. Further, nearly 300,000 acres are within the Pinelands Preservation Area.

Red light areas were constructed using the following data layers:

- Threatened and Endangered Wildlife Species Habitat from State and Federally listed species from the Landscape Project (Ranks 3,4,5)
- Suitable Threatened and Endangered Wildlife Species Habitat from the Landscape Project (Rank 2) outside the Core Green Light Area
- State Open Space
- Local and County Open Space
- Private (non-profit) Preserved Open Space
- Preserved Farmland
- Pinelands Preservation Area
- Freshwater Wetlands not in the Core Green Light Area
- Natural Heritage Priority Sites
- Agricultural Lands
- Category One Waters that are currently designated or proposed in regulation

In accordance with its Map, DEP is considering changes to some regulations to achieve its objectives of directing growth to appropriate areas of the state and facilitating permitting to protect the State's precious waters and natural resources. In general, the principles guiding regulatory changes being considered by DEP are to:

- Make DEP's regulations more transparent and predictable;
- Streamline decisions and approvals in areas appropriate for growth from an environmental or planning perspective; and
- Set tougher standards in areas of significant environmental or natural resource value.

At this time, the rules that the Department anticipates proposing for amendment in Spring 2003 include:

- Freshwater Wetlands Protection Act rules
- Flood Hazard Area Control Act rules
- Safe Drinking Water rules
- Water Allocation rules
- Water Quality Management Planning rules
- Treatment Works Approval rules
- Groundwater Quality Standards
- Threatened and Endangered Species program
- Surface Water Quality Standards

Opportunity for Public Comment

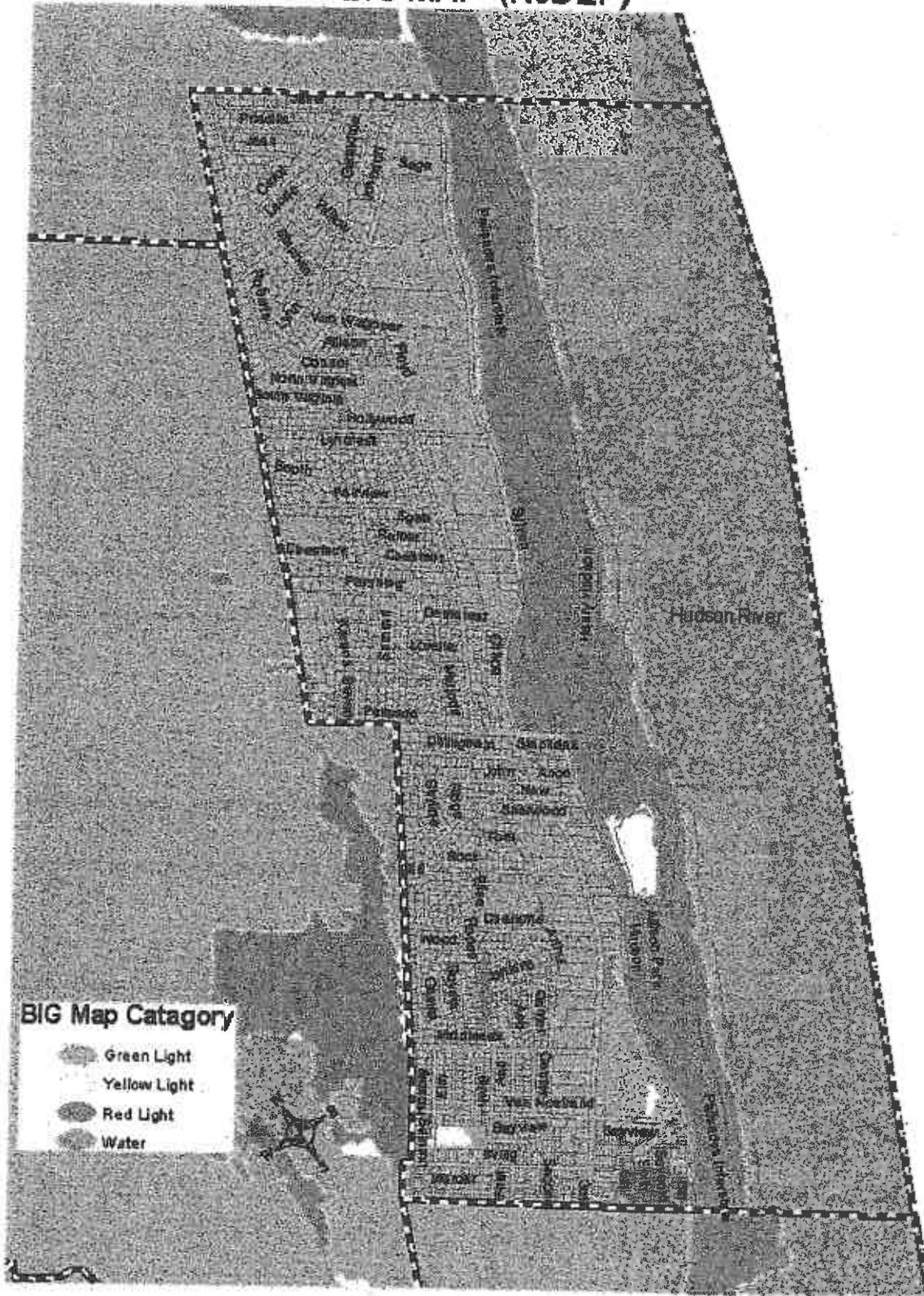
The Department is seeking comments on both the BIG Map and the regulatory response to the BIG Map. Specifically, the Department is interested in the following six topics:

1. The overall concept of this "traffic light" approach to environmental regulation;
2. The appropriateness of the use of the different data sets to

- construct the draft BIG Map;
3. Recommendations for additional data sets to further refine the green, yellow and red light areas. For example, the areas upstream of drinking water intakes or groundwater recharge areas in non-urban locations could be used to refine the green or yellow light areas, in particular to amend those areas that are "green light" on the draft BIG Map as a result of having approved sewer service areas;
 4. The appropriateness of the suggested regulatory changes in accordance with the BIG Map;
 5. Specific recommendations for regulatory changes that may contribute to achieving the Department's objectives for its Smart Growth strategy; and
 6. Recommendations on methods to encourage appropriate redevelopment of already built areas of the State, including both regulatory and non-regulatory methods.

DEP's BIG map indicates the majority of Englewood Cliffs as green with small portions in yellow and the Palisades Interstate Park and other small areas in Red. The municipality may wish to provide comment as to how the BIG map relates to the land use patterns in Englewood Cliffs. The Englewood Cliffs portion of the BIG map can be found on the following page.

EnglewoodCliffs BIG MAP (NJDEP)



B. RLUIPA

The Religious Land Use and Institutionalized Persons Act (RLUIPA) was passed in September of 2000. The last master plan and Re-examination of Englewood Cliffs was presented in January of 2001. RLUIPA was not discussed in either of these documents and is included in the 2003 Re-examination. This federal law is as follows:

PUBLIC LAW 106-274. SEPT. 22, 2000 114 STAT. 803
Public Law 106.274
106th Congress
An Act

To protect religious liberty, and for other purposes.
Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. SHORT TITLE.

This Act may be cited as the Religious Land Use and Institutionalized Persons Act of 2000.

SEC. 2. PROTECTION OF LAND USE AS RELIGIOUS EXERCISE.

(a) **SUBSTANTIAL BURDENS.**

(1) **GENERAL RULE.** No government shall impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution, unless the government demonstrates that imposition of the burden on that person, assembly, or institution.

(A) is in furtherance of a compelling governmental interest; and

(B) is the least restrictive means of furthering that compelling governmental interest.

(2) **SCOPE OF APPLICATION.** This subsection applies in any case in which.

(A) the substantial burden is imposed in a program or activity that receives Federal financial assistance, even if the burden results from a rule of general applicability;

(B) the substantial burden affects, or removal of that substantial burden would affect, commerce with foreign nations, among the several States, or with Indian tribes, even if the burden results from a rule of general applicability; or

(C) the substantial burden is imposed in the implementation of a land use regulation or system of land use regulations, under which a government makes, or has in place formal or informal procedures or practices that permit the government to make, individualized assessments of the proposed uses for the property involved.

(b) **DISCRIMINATION AND EXCLUSION.**

(1) **EQUAL TERMS.** No government shall impose or implement a land use regulation in a manner that treats

a religious assembly or institution on less than equal terms with a nonreligious assembly or institution.

(2) NONDISCRIMINATION. No government shall impose or implement a land use regulation that discriminates against any assembly or institution on the basis of religion or religious denomination.

(3) EXCLUSIONS AND LIMITS. No government shall impose or implement a land use regulation that.

(A) totally excludes religious assemblies from jurisdiction; or

(B) unreasonably limits religious assemblies, institutions, or structures within a jurisdiction.

SEC. 3. PROTECTION OF RELIGIOUS EXERCISE OF INSTITUTIONALIZED PERSONS.

(a) GENERAL RULE. No government shall impose a substantial burden on the religious exercise of a person residing in or confined to an institution, as defined in section 2 of the Civil Rights of Institutionalized Persons Act (42 U.S.C. 1997), even if the burden results from a rule of general applicability, unless the government demonstrates that imposition of the burden on that person.

(1) is in furtherance of a compelling governmental interest; and

(2) is the least restrictive means of furthering that compelling governmental interest.

(b) SCOPE OF APPLICATION. This section applies in any case in which.

(1) the substantial burden is imposed in a program or activity that receives Federal financial assistance; or

(2) the substantial burden affects, or removal of that substantial burden would affect, commerce with foreign nations, among the several States, or with Indian tribes.

SEC. 4. JUDICIAL RELIEF.

(a) CAUSE OF ACTION. A person may assert a violation of this Act as a claim or defense in a judicial proceeding and obtain appropriate relief against a government. Standing to assert a claim or defense under this section shall be governed by the general rules of standing under article III of the Constitution.

(b) BURDEN OF PERSUASION. If a plaintiff produces prima facie evidence to support a claim alleging a violation of the Free Exercise Clause or a violation of section 2, the government shall bear the burden of persuasion on any element of the claim, except that the plaintiff shall bear the burden of persuasion on whether the law (including a regulation) or government practice that is challenged by the claim substantially burdens the plaintiffs exercise of religion.

(c) FULL FAITH AND CREDIT. Adjudication of a claim of a violation of section 2 in a non-Federal forum shall not be entitled to full faith and credit in a Federal court unless the claimant had a full and fair adjudication of that claim in the non-Federal forum.

(d) ATTORNEYS. FEES. Section 722(b) of the Revised Statutes (42 U.S.C. 1988(b)) is amended.

(1) by inserting the Religious Land Use and Institutionalized Persons Act of 2000, after Religious Freedom Restoration

Act of 1993,; and

(2) by striking the comma that follows a comma.

(e) PRISONERS. Nothing in this Act shall be construed to amend or repeal the Prison Litigation Reform Act of 1995 (including provisions of law amended by that Act).

(f) AUTHORITY OF UNITED STATES TO ENFORCE THIS ACT. The United States may bring an action for injunctive or declaratory relief to enforce compliance with this Act. Nothing in this subsection shall be construed to deny, impair, or otherwise affect any right or authority of the Attorney General, the United States, or any agency, officer, or employee of the United States, acting under any law other than this subsection, to institute or intervene in any proceeding.

(g) LIMITATION. If the only jurisdictional basis for applying a provision of this Act is a claim that a substantial burden by a government on religious exercise affects, or that removal of that substantial burden would affect, commerce with foreign nations, among the several States, or with Indian tribes, the provision shall not apply if the government demonstrates that all substantial burdens on, or the removal of all substantial burdens from, similar religious exercise throughout the Nation would not lead in the aggregate to a substantial effect on commerce with foreign nations, among the several States, or with Indian tribes.

SEC. 5. RULES OF CONSTRUCTION.

(a) RELIGIOUS BELIEF UNAFFECTED. Nothing in this Act shall be construed to authorize any government to burden any religious belief.

(b) RELIGIOUS EXERCISE NOT REGULATED. Nothing in this Act shall create any basis for restricting or burdening religious exercise or for claims against a religious organization including any religiously affiliated school or university, not acting under color of law.

(c) CLAIMS TO FUNDING UNAFFECTED. Nothing in this Act shall create or preclude a right of any religious organization to receive funding or other assistance from a government, or of any person to receive government funding for a religious activity, but this Act may require a government to incur expenses in its own operations to avoid imposing a substantial burden on religious exercise.

(d) OTHER AUTHORITY TO IMPOSE CONDITIONS ON FUNDING UNAFFECTED. Nothing in this Act shall.

(1) authorize a government to regulate or affect, directly or indirectly, the activities or policies of a person other than a government as a condition of receiving funding or other assistance; or

(2) restrict any authority that may exist under other law to so regulate or affect, except as provided in this Act.

(e) GOVERNMENTAL DISCRETION IN ALLEVIATING BURDENS ON RELIGIOUS EXERCISE. A government may avoid the preemptive force of any provision of this Act by changing the policy or practice that results in a substantial burden on religious exercise, by retaining the policy or practice and exempting the substantially burdened religious exercise, by providing exemptions from the policy or practice for applications that substantially burden religious exercise, or by any other means that eliminates the substantial burden.

(f) EFFECT ON OTHER LAW. With respect to a claim brought under this Act, proof that a substantial burden on person's religious exercise affects, or removal of that burden would affect, commerce with foreign nations, among the several States, or with Indian tribes, shall not establish any inference or presumption that Congress intends that any religious exercise is, or is not subject to any law other than this Act.

(g) BROAD CONSTRUCTION. This Act shall be construed in favor of a broad protection of religious exercise, to the maximum extent permitted by the terms of this Act and the Constitution.

(h) NO PREEMPTION OR REPEAL. Nothing in this Act shall be construed to preempt State law, or repeal Federal law, that is equally as protective of religious exercise as, or more protective of religious exercise than, this Act.

(i) SEVERABILITY. If any provision of this Act or of an amendment made by this Act, or any application of such provision to any person or circumstance, is held to be unconstitutional, the remainder of this Act, the amendments made by this Act, and the application of the provision to any other person or circumstance shall not be affected.

SEC. 6. ESTABLISHMENT CLAUSE UNAFFECTED.

Nothing in this Act shall be construed to affect, interpret, or in any way address that portion of the first amendment to the Constitution prohibiting laws respecting an establishment of religion (referred to in this section as the Establishment Clause.)

Granting government funding, benefits, or exemptions, to the extent permissible under the Establishment Clause, shall not constitute a violation of this Act. In this section, the term granting, used with respect to government funding, benefits, or exemptions, does not include the denial of government funding, benefits, or exemptions.

SEC. 7. AMENDMENTS TO RELIGIOUS FREEDOM RESTORATION ACT.

(a) DEFINITIONS. Section 5 of the Religious Freedom Restoration Act of 1993 (42 U.S.C. 2000bb-2) is amended.

(1) in paragraph (1), by striking a State, or a subdivision of a State and inserting or of a covered entity;

(2) in paragraph (2), by striking term and all that follows through includes and inserting term covered entity means; and

(3) in paragraph (4), by striking all after means and inserting religious exercise, as defined in section 8 of the Religious Land Use and Institutionalized Persons Act of 2000.

(b) CONFORMING AMENDMENT. Section 6(a) of the Religious Freedom Restoration Act of 1993 (42 U.S.C. 2000bb-3(a)) is amended by striking and State.

SEC. 8. DEFINITIONS.

In this Act:

(1) CLAIMANT. The term claimant means a person raising a claim or defense under this Act.

(2) DEMONSTRATES. The term demonstrates means meets the burdens of going forward with the evidence and of persuasion.

(3) FREE EXERCISE CLAUSE. The term Free Exercise Clause means that portion of the first amendment to the Constitution that proscribes laws prohibiting the free exercise of religion.

(4) GOVERNMENT. The term government.

(A) means.

(i) a State, county, municipality, or other governmental entity created under the authority of a State; PUBLIC LAW 106-274 SEPT. 22, 2000 114 STAT. 805

(ii) any branch, department, agency, instrumentality, or official of an entity listed in clause (i); and

(iii) any other person acting under color of State law; and

(B) for the purposes of sections 4(b) and 5, includes the United States, a branch, department, agency, instrumentality, or official of the United States, and any other person acting under color of Federal law.

(5) LAND USE REGULATION. The term land use regulation means a zoning or landmarking law, or the application of such a law, that limits or restricts a claimants use or development of land (including a structure affixed to land), if the claimant has an ownership, leasehold, easement, servitude, or other property interest in the regulated land or a contract or option to acquire such an interest.

(6) PROGRAM OR ACTIVITY. The term program or activity means all of the operations of any entity as described in paragraph (1) or (2) of section 606 of the Civil Rights Act of 1964 (42 U.S.C. 2000d-4a).

(7) RELIGIOUS EXERCISE.

(A) IN GENERAL. The term religious exercise includes any exercise of religion, whether or not compelled by, or central to, a system of religious belief.

(B) RULE. The use, building, or conversion of real property for the purpose of religious exercise shall be considered to be religious exercise of the person or entity that uses or intends to use the property for that purpose.

Approved September 22, 2000.

The municipality may wish to review current zoning regulations at they relate to this Federal Law.

C. **Census Data**

The 2001 master plan utilized 1990 census data as the 2000 census data was not released at the time of the preparation and adoption. Now, three years later, the 2000 census data is available and the next master plan should utilize this data.

D. **Local Land Use Regulation Modifications**

1. **Buffer Zones**

In 2002 Peter and Nancy Porrino brought suit against Unilever and the Borough of Englewood Cliffs regarding the expansion of Unilever's facility located at 800 Sylvan Avenue. This case, involved many issues, two of which included the size of a mandatory buffer zone and the vacation of a portion of Hollywood Avenue. The Porrino's asserted among other things

... that the 86 Hollywood Avenue property was protected by established buffer zones pursuant to the local zoning ordinance. More specifically, Peter Porrino learned that the buffer zone to the north, i.e., in the direction of the then existing Lipton office facility, extended a total of 120 feet. Peter Porrino reasonably relied upon these zoning provisions in purchasing the Porrino Residence with his wife, Nancy Porrino. The Porrinos would not have purchased the residence had the local zoning ordinance not specifically provided for the aforesaid buffer zones.

The current master plan, as one of its many purposes, indicates the following concerning Buffer areas:

18. **Buffer Areas**

To continue to maintain adequate buffer areas separating residential areas from nearby non-residential uses.

Furthermore, the Master Plan indicates the following concerning Limited Business Uses and buffering:

Limited Business Uses

Limited business areas represent the largest non-residential land use in the Borough occupying three general areas in the Sylvan Avenue (Route 9W) corridor. The designation is equivalent to the B-2 zone district.

Limited business areas include business and professional offices, governmental uses and corporate offices. Other

uses include laboratory and research facilities, distribution facilities and houses of worship.

The three limited business areas include the following

1. The area on the west side of Sylvan Avenue north of Demarest Avenue extending northward to the Englewood Cliffs-Tenafly boarder and separated from residential uses to the west by buffer zones in and near Floyd Street and Johnson Avenue.

A singular exception is a parcel of land north of Sage Road that the New Jersey Department of Environmental Protection designates as a wetland area, which should be subject to a letter of interpretation. If this property is not usable in the conventional planning and zoning context, this site should be considered for open space purposes.

2. The second area of limited business use is located on the west side of Sylvan Avenue south of Sherwood Avenue extending southerly to Van Nostrand Avenue. The westerly boundary of this area is separated from moderate density residential uses by a 50 foot wide buffer zone.
3. The third area is situated on the east side of Sylvan Avenue extending from Van Nostrand Avenue northward to Sherwood Avenue and New Street and essentially extending to the west side of Hudson Terrace.

These buffer zone requirements were codified in the zoning ordinance as follows:

30-7.10 Buffer Requirements.

- a. Where a B-1 Zone adjoins a residential zone, a buffer area of twenty (20) feet shall be maintained on the B-1 Zone lot
- b. Where a B-2 Zone adjoins a residential zone in the area from Hollywood Avenue south to Van Nostrand Avenue, a buffer area of fifty (50) feet shall be maintained on the B-2 Zone lot, where a B-2 Zone adjoins a residential zone in the area from Hollywood Avenue north to the extension of Sanford Drive, a buffer area of one hundred twenty (120) feet and from Sanford Drive to the Tenafly boundary a buffer area of one hundred (100) feet shall be maintained on the B-2 Zone lots
- c. Where a B-3 Zone adjoins a residential zone, a buffer area of twenty (20) feet shall be maintained on the B-3 Zone lot. Except parallel to Fifth Street between the Fort Lee boundary and Bayview Avenue, east of Sylvan Avenue, a buffer of twenty-five (25) feet shall be

maintained on "B" Zone lots.

d. Where a B-4 Zone adjoins a residential zone, a buffer area of twenty (20) feet shall be maintained on the B-4 Zone lot

e. In the B-4 Zone there shall be no access roads leading into any residential zones. All traffic shall flow onto New Jersey Highway 9-W, Hudson Terrace or Palisade Avenue.

f. In all zones having buffer requirements, there shall be no pedestrian or vehicular access through the buffer to nearby residential streets

g. Landscaping in the buffer areas the following plant material shall be placed: In areas where land is still in its natural state in the area to be buffered, the area shall be left in its natural state, if possible. In addition, evergreen trees between ten (10) feet and fourteen (14) feet in height shall be planted so as to provide a year round visual screen which shall be placed in an area of the buffer zone in a manner architecturally suitable to accomplish said screening

h. The buffer zone may not be used for building or parking purposes but same may be used for the purposes of installing underground utility connections if the need arises

i The area encompassed in the buffer zone may be utilized for the purpose of computing coverage, rear yard or other bulk limitations referred to in the Zoning Ordinance (Ord. #9306, A VII)

Englewood Cliffs introduced ordinance 2002 - 12, an ordinance which vacates a portion of Hollywood Avenue. This ordinance finds that certain portions of Hollywood Avenue are no longer needed for public use and can be vacated without harm. Ordinance 2002 - 16 was introduced to clarify buffer requirements with the municipality. Ordinance 2003 - 03 was introduced to repeal ordinance 2002 - 12 for procedural reasons and cover the same subject, a partial vacation of Hollywood Avenue.

2. Roadway vacations

Section 30-10.2(k) of the Englewood Cliffs ordinance states "There shall be no access leading from "B" Zone properties into residential zones. All traffic from "B" Zones properties shall lead to U.S. 9-W, Hudson Terrace or Palisade Avenue." From Palisade Avenue to the North (the northern half of the municipality) has three roads which connect Sylvan Avenue (US 9W) to the residentially zoned lands. These roads include Sage Road, Hollywood Avenue and Demarest Avenue.

The property adjacent to the northern side of Sage Road is not developed and contains wetlands. Since this property remains undeveloped with environmental features (wetlands) which may preclude direct access to route 9-W, we can not recommend the vacation of this street right-of-way.

Hollywood Avenue, east of 86 Hollywood Avenue and west of (the gas station) has developed as a private driveway for the properties along the north and south side of this right-of-way. In fact, the right-of-way improvements along Hollywood Avenue do not connect through to the residential portion to the west. The vacation of this extent of right-of-way would return this privately utilized roadway to the private abutting land uses and would further section 30-10.2(k) by permanently removing access from commercial businesses to residential areas.

The lands surrounding Demarest Avenue are characterized by much smaller lot sizes than the lands to the north. This fact, removes the possibility of street vacation from consideration.

3. Lands of the Palisade Interstate Park

It appears that the new zoning map for the municipality does not contain a zoning classification for the lands of the Palisade Interstate Park. The zoning map should be amended to include a classification entitled (PIP).

4. The P-1 Public zone

The municipal zoning ordinance contains regulations concerning the P-1 Public zone. The municipal zoning map doesn't contain the P-1 Public zone classification. The zoning map should be amended to include the classification and location of the P-1 zone boundaries.

4. Specific Changes

- A. There appears to be an interpretation issue arising from the buffer zone ordinance as to the depth of the buffer along the roadways where the buffer size differs. This re-examination report recommends that the ordinance be specifically changed to read as follows:

“Residential lands which abut business zones are afforded buffers which are to be located on the lots within the business zone. The size of the buffer zone imposed upon the lands zoned for business uses is based upon the location of residential land use.

Residential lots which abut lands which are zoned for business uses in the (B-1) Zone shall be afforded a buffer area of twenty (20) feet which shall be maintained on the B-1 Zone lot unless said lot zoned for business has already been developed with no buffer zone.

Residential lots south of Hollywood Avenue (or the former Hollywood Avenue Right-of-Way) and north of Van Nostrand Avenue shall be afforded a fifty (50) foot buffer on any adjoining lands zoned for business uses (B-2) unless said lot zoned for business has already been developed with no buffer zone.

Residential lots north of Hollywood Avenue (or the former Hollywood Avenue Right-of-Way) and south of Samford Drive shall be afforded a one hundred and twenty (120) foot buffer on any adjoining lands zoned for business uses (B-2) unless said lot zoned for business has already been developed with no buffer zone.

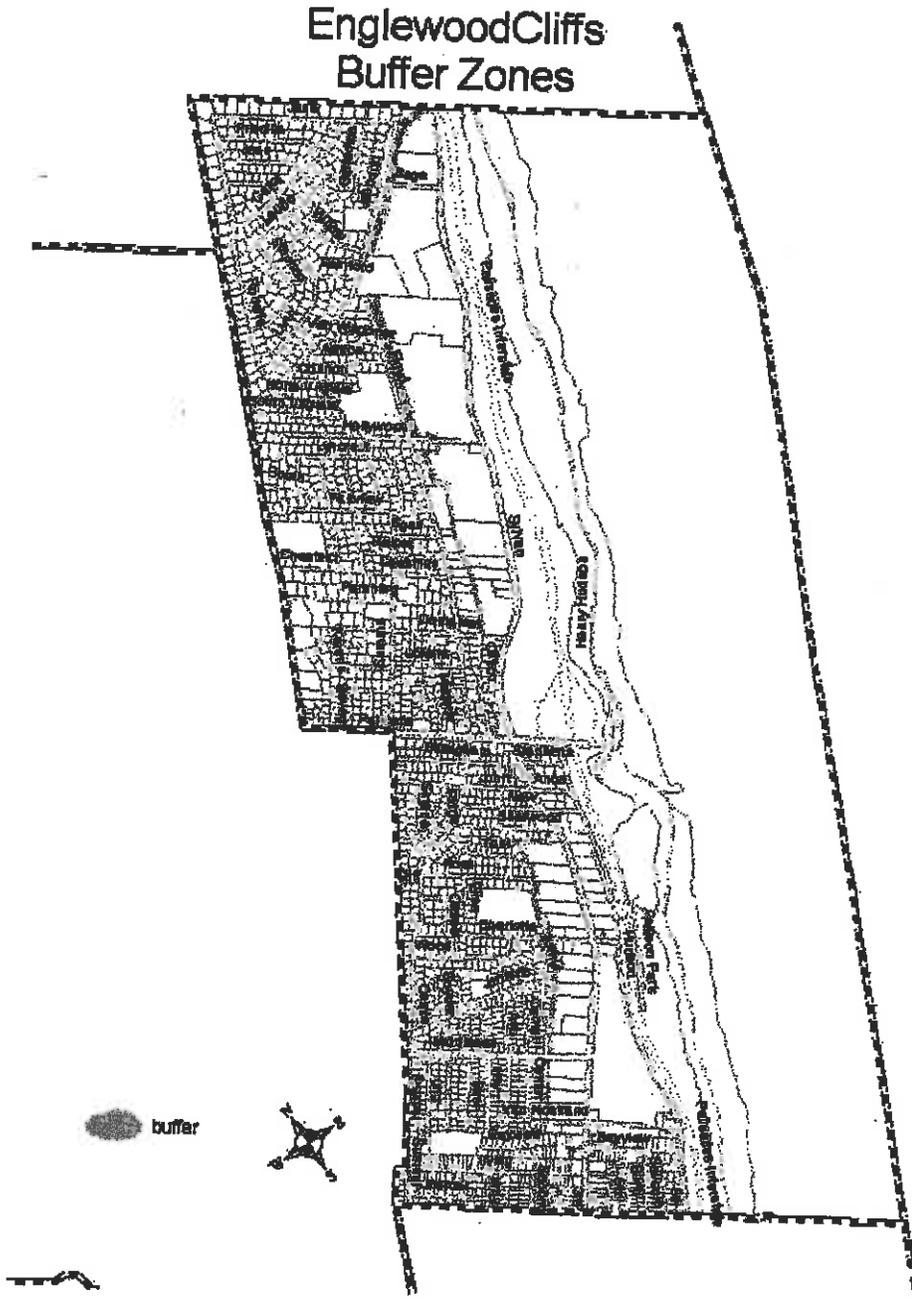
Residential lots north of Samford Drive and south of the municipality boundary with Tenafly shall be afforded a one hundred and twenty (100) foot buffer on any adjoining lands zoned for business uses (B-2) unless said lot zoned for business has already been developed with no buffer zone.

Residential lots which abut lands zoned for business uses in the B-3 Zone are afforded a buffer area of twenty (20) feet which shall be maintained on the B-3 Zone lot unless said lot zoned for business has already been developed with no buffer zone. Residential lots which abut lands zoned for business uses in the B-3 Zone and are parallel to Fifth Street between the Fort Lee boundary and Bayview Avenue, east of Sylvan Avenue are afforded a buffer of twenty-five (25) feet which shall be maintained on the lots zone for business use unless said lot zoned for business has already been developed with no buffer zone.

Residential lots which abut lands zoned for business uses in the B-4 Zone are afforded a buffer area of twenty (20) feet shall which be maintained on the lots zone for business use unless said lot zoned for business has already been developed with no buffer zone.

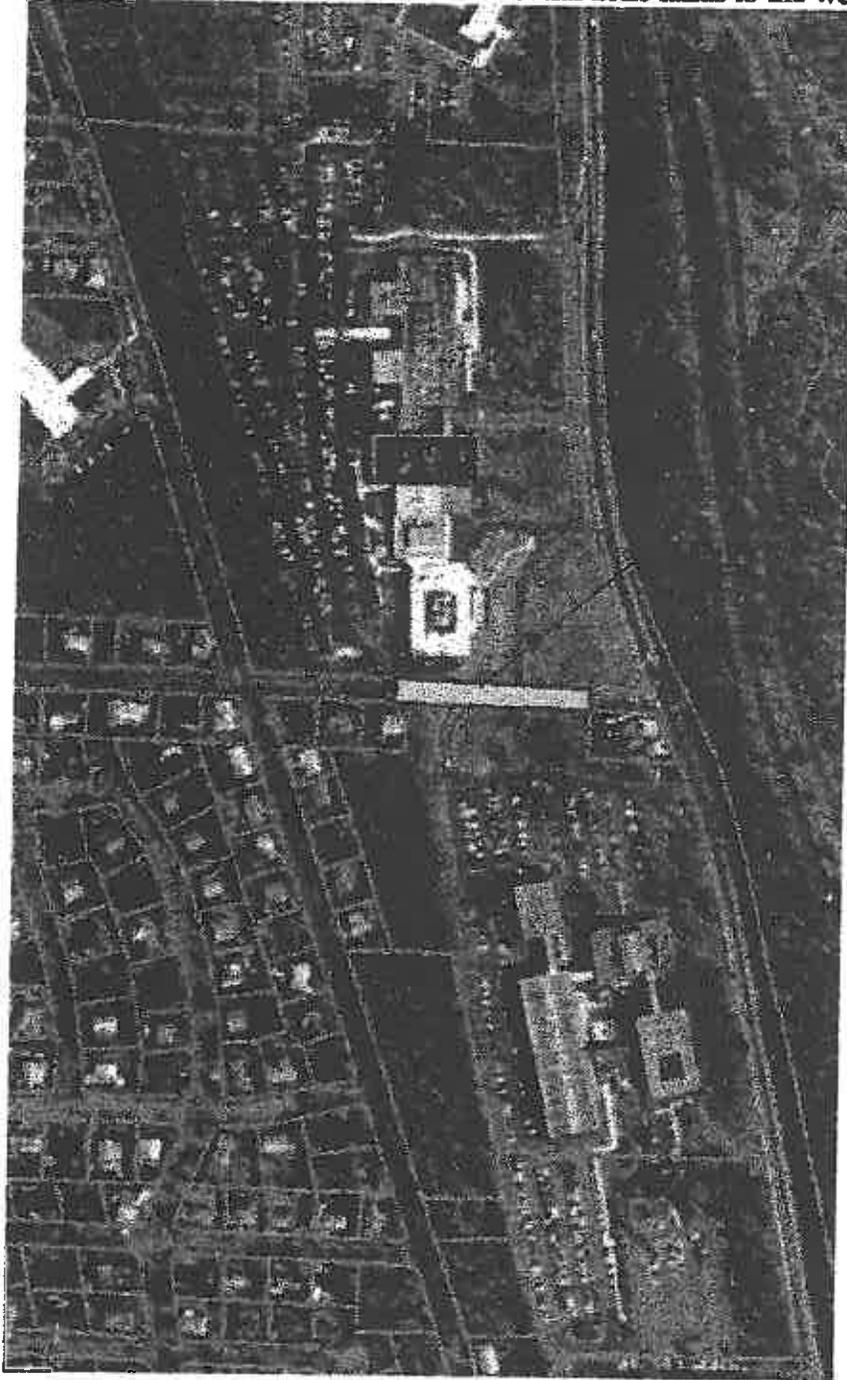
Residential lots utilized for recreational purposes shall not require buffering on the lands zone for Business uses."

This additional information should be added to the Land Use Plan section of the Master Plan. Furthermore, to clarify the buffer limits, the following map has been prepared.



B. Right-of-Way vacation

The portion of Hollywood Avenue, as illustrated below, should be vacated as it no longer serves a public function and would advance section 30-10.2(k) of the municipal ordinance by permanently removing commercial access to the residential zone lands to the west.



Proposed Hollywood Avenue Vacation

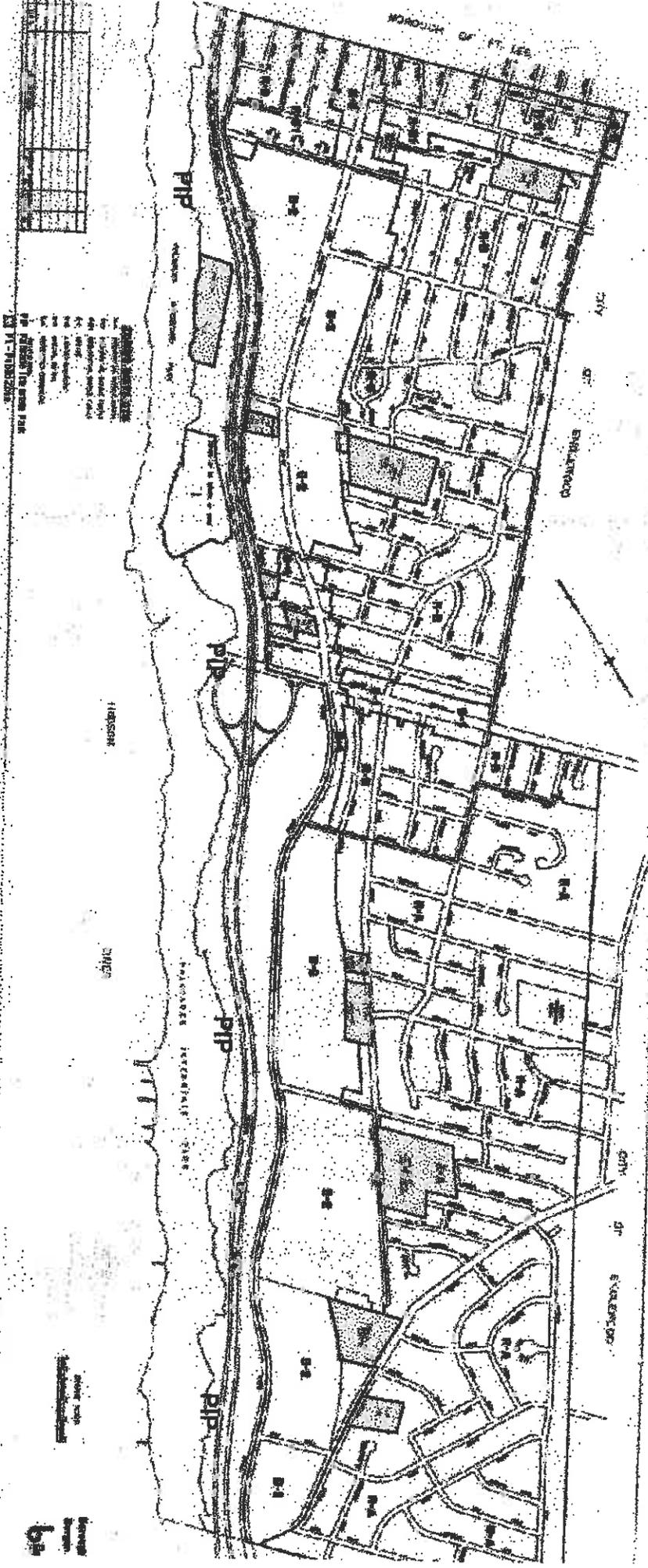
C. Lands within the Palisade Interstate Park (PIP)

The zoning map should be amended to include a classification entitled (PIP). This PIP zone shall permit park and governmental purposes only.

D. Public Lands

The zoning map should be amended to include a classification entitled (P-1) Public Lands and should indicate their location.

Proposed Zoning Map



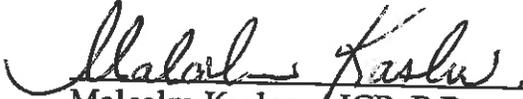
Symbol	Description
[Symbol]	Proposed Zoning District
[Symbol]	Existing Zoning District
[Symbol]	Public Improvement Project (PIP)
[Symbol]	Waterway
[Symbol]	Other

5. Redevelopment Plans

This provision of the periodic reexamination report is not applicable to the Borough of Englewood Cliffs.

**Borough of
Englewood Cliffs Master Plan
and Periodic Re-examination Report
Bergen County, New Jersey**

The original document was appropriately signed and sealed by Malcolm Kasler, AICP, P.P. on January 11, 2001 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.


Malcolm Kasler, AICP, P.P.
License #835

January 11, 2001

It is noted that this document utilizes the 1990 Census of Population and Housing for a number of component elements in the Plan. It is the recommendation of the Planning Board that this information be updated when the 2000 Census is published and released.

ENGLEWOOD CLIFFS MAYOR AND COUNCIL

Joseph C. Parisi, Mayor
John Murphy, Council President
James Bancroft, Councilman
Patricia Drimones, Councilwoman
Jerry Kasoff, Councilman
Thomas Manolio, Councilman
Ilan Plawker, Councilman

Joseph Favaro, Borough Clerk
E. Carter Corrison, Esq. , Borough Attorney

ENGLEWOOD CLIFFS PLANNING BOARD

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Roberta Stern, Vice Chairwoman
Joseph C. Parisi, Mayor
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Edwin Fehre
Dae-Ki Min
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Jill D. Rosenberg, Alternate I

Helen D'Amato, Secretary
Albert Buzzetti, Esq., Planning Board Attorney
Andrew Hippolit, P.E., Planning Board Engineer
Malcolm Kasler, AICP, PP, Borough Planner

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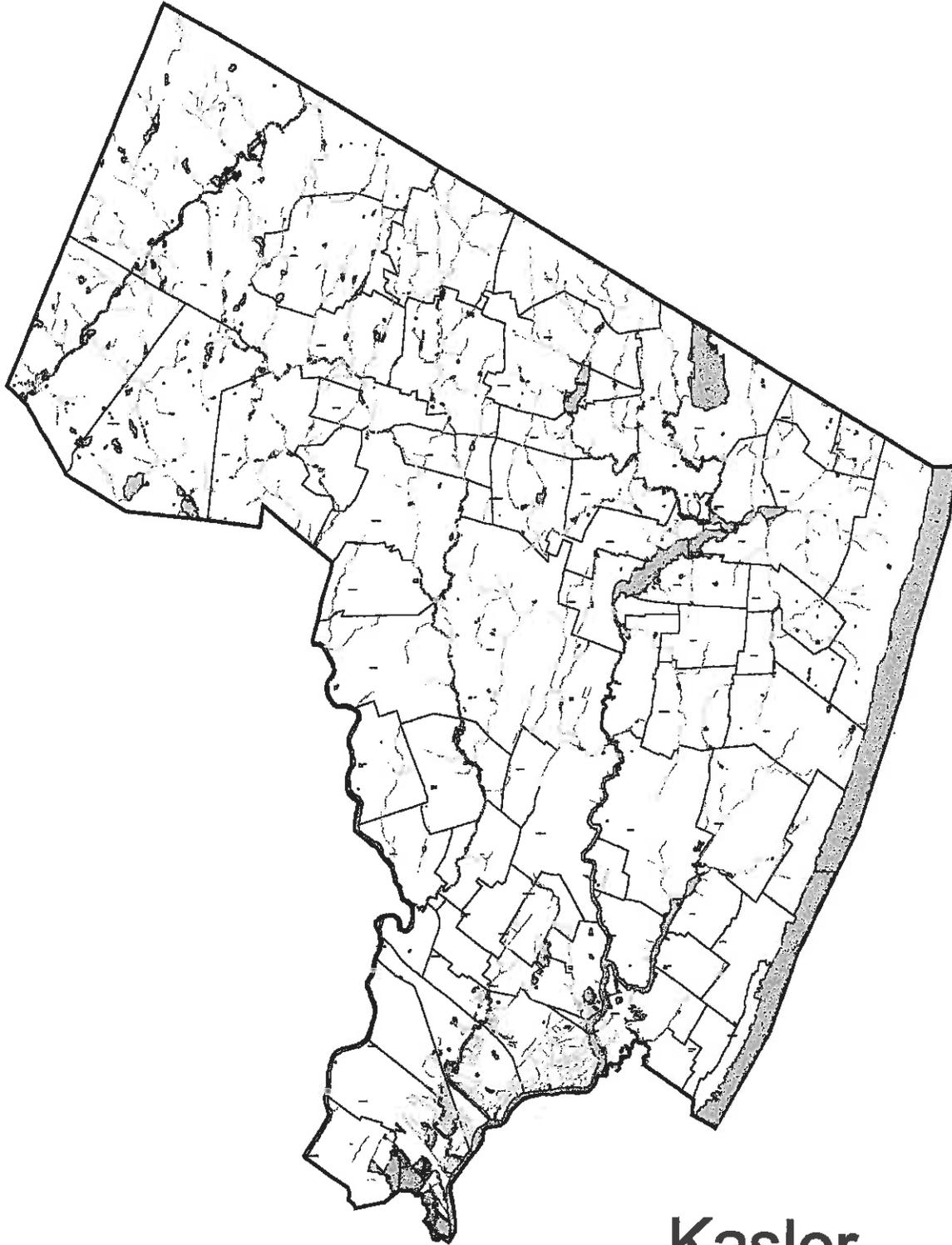
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REGIONAL LOCATION

The Borough of Englewood Cliffs is located in the east central portion of Bergen County. The Borough adjoins three other municipalities in New Jersey including the Borough of Fort Lee to the south, the City of Englewood to the west and the Borough of Tenafly to the north. The Hudson River and New York City are located to the east of Englewood Cliffs.

Access to Englewood Cliffs is provided from several principal thoroughfares including U.S. Route 9W (Sylvan Avenue), the Palisades Interstate Parkway, and Palisade Avenue.

Regional Location Englewood Cliffs, New Jersey



This map utilizes GIS technology.
For planning purposes only.
Not intended for engineering applications.



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EXISTING LAND USE

The analysis of land use is one of the fundamental steps in formulating a plan for the future development of a community. The analysis of existing land use identifies the amount, the location and the relationship of various land uses to one another. Once this data is identified, analysis of physical and environmental constraints affecting the municipality can be prepared to determine the amount and location of developable land in Englewood Cliffs. This information can then serve as a basis for forecasting future land use, the intensity of use and provide information necessary for the formulation of the land use plan element.

A computer generated lot-line base map was prepared for use in the survey. The categories of land use include three residential, three commercial, and public-use categories as well as separate categories for semi-public uses, public utilities, private schools, colleges, and streets and roads. Additionally, vacant and developable lands are also identified as to their respective acreage.

Land Use In Englewood Cliffs

Englewood Cliffs is a community that has grown during the decades of the 1960's and 1970's. Today, approximately 97.3 percent of Englewood Cliffs is considered developed. Currently, there are approximately 35.73 acres of vacant land in the community. This information is presented in Table 1.

The development pattern represents a broad array of land uses. Residential development is the largest land use in the Borough accounting for slightly more than 35 percent of the land area of Englewood Cliffs. Open space is the second major land use in Englewood Cliffs due to the presence of the Palisades Interstate Park which occupies a total of 365 acres. The total park and open space acreage inclusive of the Palisades Interstate Park accounts for slightly more than 27 percent of the land area of the Borough.

Commercial uses, including office, retail, restaurants, banks and other services, total 215.6 acres, or 15.5 percent of the community.

Office uses account for the vast majority of these lands totalling 185.8 acres or almost 13.4 of the total acreage of the Borough.

Streets and roads total 220.1 acres of land or approximately 39 linear miles of roadway, representing approximately 16.0 percent of the total area of the Borough.

Englewood Cliffs must be considered a fully developed community since approximately 97.3 percent of the community is fully developed.

TABLE 1
EXISTING LAND USE
BOROUGH OF ENGLEWOOD CLIFFS
1998

<u>LAND USE</u>	<u>AREA</u> (in acres)	<u>PERCENT OF</u> <u>TOTAL</u>
RESIDENTIAL	492.45	35.46
SINGLE-FAMILY	(489.09)	(35.21)
TWO TO FOUR-FAMILY	(1.79)	(0.15)
SENIOR CENTER	(0.17)	(*)
COMMERCIAL	29.78	2.14
RETAIL	(19.49)	(1.40)
RESTAURANTS, BANKS	(10.29)	(0.74)
OFFICE	185.78	13.38
PUBLIC	399.43	28.76
PARKS AND OPEN SPACE	(377.16)	(27.16)
BOROUGH FACILITIES	(3.72)	(0.26)
SCHOOLS, PUBLIC	(18.55)	(1.34)
HISTORIC FILM STUDIO	0.28	(*)
COLLEGE	13.62	0.99
UTILITY	2.90	0.21
CEMETERY	0.54	(*)
PRIVATE SCHOOLS	7.76	0.56
STREETS AND ROADS	<u>220.13</u>	<u>15.85</u>
SUB-TOTAL	1,350.67	97.25
VACANT	<u>36.73</u>	<u>2.65</u>
TOTAL	1,388.80	100.00

* Less than 0.1 percent.

SOURCE : Field Survey, Kasler Associates, P.A.
Englewood Cliffs Tax Maps and Records

RESIDENTIAL LAND USE

As noted in Table 1, residential development accounts for 492.45 acres of land representing 35.46 percent of the total land area of Englewood Cliffs.

Single-family detached residences account for the vast majority of the residentially developed land. A total of 490.49 acres, or 99.6 percent of all residential land in Englewood Cliffs is devoted to single-family detached housing. The United States Census reported there were 1,799 single family residences in the community as of April, 1990. The overall residential density of these homes, on average, exceeds 3.68 units per acre.

Two to Four-family residential development occupy 1.79 acres of land and consists of a few structures located primarily along Irving, Sixth and Bayview Streets.

COMMERCIAL LAND USE

Commercial land use comprises 215.56 acres of land or 15.5 percent of Englewood Cliffs's land area. Commercial development is principally located along Sylvan Avenue (Route 9W) and Palisades Avenue. Three categories of commercial land use are identified including retail; restaurants banks and other services and office uses as follows:

Office Uses

Office use is the predominant commercial land use in the Borough of Englewood Cliffs occupying 185.78 acres of land. A number of large corporate offices call Englewood Cliffs their home which are located on Sylvan and Palisade Avenues. Some of these include Kajima International, Lipton Tea, Best Foods, the 28.13 acre office building at 111 Sylvan Avenue and the newly announced CNBC Building.

Retail

Retail use is a limited land use the Borough. There are a total of 27 retail establishments which are located on Sylvan Avenue and Palisades Avenue including Nissan, Ferrari, Cadillac, Toyota, Bally's Fitness Center as well as several boutiques and stores located on Sylvan Avenue near the Fort Lee border.

Retail uses account for approximately 19.49 acres of land.

Restaurants, Banks and Other Services

There are a total of 20 parcels utilized for restaurants, banks and other services, most of which are located on the Sylvan /Palisade Avenue corridors. Bank facilities include PNC and Bridge View Banks. Other general services include several salons, boutiques and gas stations.

In total, restaurants, banks and other services total 10.29 acres of land.

PUBLIC LAND USES

Lands which are publicly owned and committed to specific public uses total 399.43 acres of land or approximately 28.76 percent of all of the land in Englewood Cliffs.

These functions are divided into three sub-categories which are discussed in greater detail as follows:

Schools

The Englewood Cliffs Board of Education maintains two elementary schools, the North Cliff School, serving grades K-2 and the Upper School, serving grades 3-8. The two public schools, collectively occupy 18.55 acres of land.

Englewood Cliffs does not maintain their own high school. According to the Englewood Cliffs Board of Education, the receiving high school is noted to be the Dwight Morrow School in Englewood.

Parks and Open Space

The tax records of the Borough of Englewood Cliffs indicate that the Palisades Interstate Park maintains a total land area of 365.58 acres in the Borough of Englewood Cliffs. The Park provides a large expanse of open green space to the residents of Englewood Cliffs and the public-at-large.

Many recreational activities exist within the Palisades Interstate Park including hiking trails, boat basins, playgrounds, picnicking areas, and fishing.

The Borough of Englewood Cliffs maintains 5 sites that are used or dedicated for community parks and open space and consist of active and passive recreational areas. These sites include the Fred Witte Memorial Park, a large 6.08 acre park on Johnson Avenue; basketball courts and a handball court on a parcel located

adjacent to Van Nostrand Avenue; a smaller 0.39 acre parcel located on the corner of Bayview and Irving Avenues which serves as a tot-lot/playground; a small park at the corner of Palisade and Sylvan Avenues and a .03 acre parcel on Floyd Street which houses Sampson's Rock. Sampson's Rock is a memorial to the Glaciation of North America during the Pleistocene Epoch. The memorial plaque dates from 1927-1928.

Borough Facilities

Other Borough facilities include the Borough Hall, the Department of Public Works, the Police Department building and the Volunteer Ambulance Corp. Collectively, these uses total 2.51 acres of land.

These Borough facilities are concentrated between Hudson Terrace and Sylvan Avenue south of Palisades Avenue.

UTILITIES AND CEMETERIES

There are two utility uses in the Borough which include a water tower facility on Johnson Avenue and an electric substation located on Hudson Terrace. There is a small 0.54 acre cemetery known as the Woodland Cemetery, located at the end of Hickory Street.

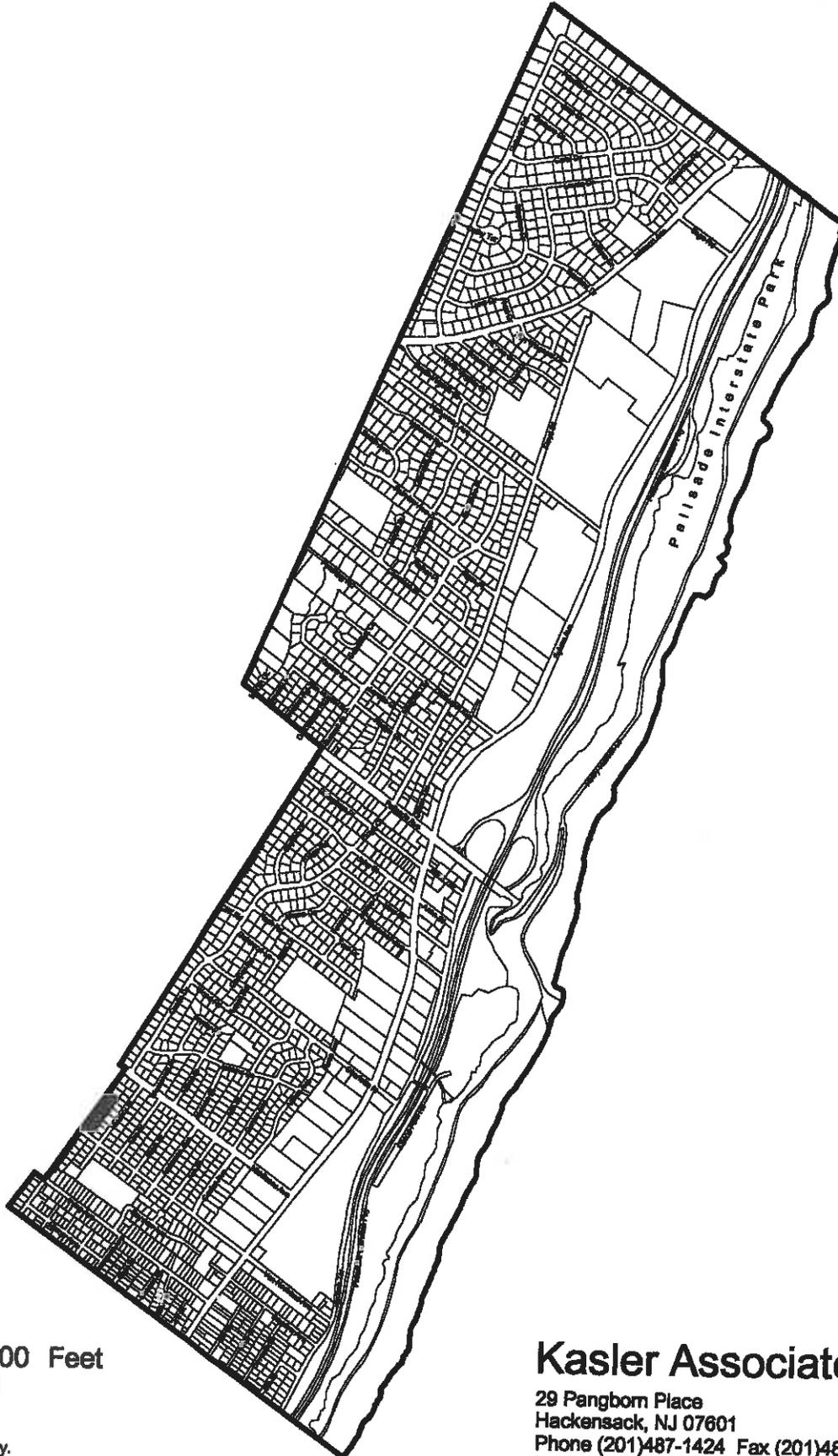
STREETS AND ROADS

A total of 220.13 acres of land is devoted to streets and roads. This represents approximately 15.85 percent of the community.

VACANT LANDS

There are a total of 100 vacant parcels occupying 36.73 acres of land or 2.65 percent of the total land area of Englewood Cliffs. The average vacant parcel size is therefore approximately 0.3673 acres. Three of the vacant sites are larger than 2 acres and two sites are larger than 1 acre but less than two acres. Of the sites larger than 2 acres, one is owned by the Borough and one is encumbered by substantial wetlands. Vacant land over 1 acre is mapped on the following page.

Englewood Cliffs, New Jersey Vacant Land Over One Acre



0 800 1600 Feet

map utilizes GIS technology.
planning purposes only.
not intended for engineering applications.

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VACANT LAND USE SURVEY

A vacant land use survey of the Borough of Englewood Cliffs was undertaken during the Winter of 1995 in the preparation of the Borough's Fair Share Housing Plan and updated again in the Summer of 1998. A review of the tax records was undertaken and all parcels of land designated as vacant sites in the Borough were field investigated.

Table 1 indicated there are a total of 36.73 acres of land classified as vacant land in Englewood Cliffs, representing 2.65 percent of the total area of the Borough.

The results of the survey and the location and size of these vacant properties are presented in Table 2 and are noted on the accompanying map of the Borough.

In summary, there are a total of 100 tax parcels which are designated as vacant tracts of land. Of this amount, there are 5 parcels which contain 1 acre or more of vacant land. Of this total, 2 parcels range in size from 1.51 acres to 1.75 acres. Of the remaining three sites, one contains 2.2 acres another contains 2.7 acres and the third contains 6.01 acres. These five parcels total 14.06 acres and are identified in Table 2.

The vacant land use survey indicates the following:

1. Ninety-Five (95) parcels contain less than 1 acre. The average lot size for these parcels aggregating 24.12 acres is approximately 0.254 acres.
2. It is clear and evident that the overwhelming majority of vacant land in the community is devoted to relatively small residential building lots and can only serve as single family residential lots.
3. The remaining 5 lots in the community, that have been identified in Tables 2 and 3, represent isolated parcels of land.

TABLE 2
 VACANT LAND USE ANALYSIS
 BOROUGH OF ENGLEWOOD CLIFFS
 1998

<u>Vacant Property Containing</u>	<u>Number</u>	<u>Area (Acres)</u>
More than 2 Acres	3	10.91
Between 1 and 2 Acres	<u>2</u>	<u>3.26</u>
Total	5	14.17

Source: Kasler Associates, P.A.
 Englewood Cliffs Tax Records

TABLE 3
 VACANT LOTS IN THE BOROUGH
 OF ENGLEWOOD CLIFFS
 WHICH ARE LARGER THAN 1.0 ACRE
 1998

<u>Site</u>	<u>Block</u>	<u>Lot</u>	<u>Area (In Acres)</u>	<u>Ownership</u>
1	601	15	1.75	Malhame, John & Mary
2	601	16	1.51	Frank, Benjamin
3	602	7	2.20	Ix, Douglas
4	1202	2	6.01	9W Contri Inc & Palestroni, A
5	808	6	<u>2.70</u>	Borough of Englewood Cliffs
Total			14.17	

Source: Kasler Associates, P.A.
 Englewood Cliffs Tax Records

Site #1: Block 601 Lot 15 - Lot Area: 1.75 acres

This site is a contiguous parcel with access and frontage from Woodland Street in the City of Englewood. The site is zoned R-A in Englewood Cliffs. The tax records of the City of Englewood indicates this property contains an existing residence. Since this property is identified as an improved property in Englewood and cannot be developed in Englewood Cliffs, this listed vacant parcel in Englewood Cliffs is actually an improved parcel.

In effect, the parcel in Englewood Cliffs is landlocked.

Site #2: Block 601 Lot 16 - Lot Area: 1.51 acres

This site is a contiguous parcel with access from the City of Englewood, identified as lot 3 block 1903 in Englewood with frontage from Woodland Street in Englewood. The site is zoned R-A in Englewood Cliffs. The tax records of the City of Englewood indicates this property contains an existing residence. Since this property is identified as an improved property in Englewood and cannot be developed in Englewood Cliffs, this listed vacant parcel in Englewood Cliffs is actually an improved parcel.

In effect, the parcel in Englewood Cliffs is landlocked.

Site #3: Block 602 Lot 7 - Lot Area: 2.20 acres

This site is located on the south side of Pershing Road in the R-A single-family residential district. The site contains a vacant parcel which is surrounded on all four sides by single-family dwellings - both abutting properties as well as properties on the north side of Pershing Road.

A review of the records of the Borough of Englewood Cliffs indicate that the subject property is constrained by wetland areas.

Site#4: Block 1202 Lot 2 - Lot Area: 6.01 acres

The site is located on the west side of N.J. Route 9W (Sylvan Avenue), north of Sage Road. The property is zoned B-2, a limited business district. The site is listed as a vacant parcel which is surrounded on three sides by public streets - Route 9W, Sage Road and Johnson Avenue and by an existing office building on the north, identified as the Lucky Goldstar Company.

The frontage of this property, which is presumed to be 9W, faces Palisades Interstate Park which is located to the east of the subject property. The area to the south of Sage Road, is occupied by the Sylvan Corporation office complex, a 2 story office building complex. The area to the west of Johnson Avenue is occupied by single family residences.

A review of the records of the Borough of Englewood Cliffs indicates that the subject property is constrained by wetland areas.

The Borough Engineer has indicated the wetlands on this site produces a residual lot of only 0.70 acres.

Site #5 Block 808 Lot 6 -Lot Area 2.7

The site is located on the east side of Floyd Avenue. Borough tax records indicate that the property is owned by the Borough of Englewood Cliffs. The site occupies 2.7 acres.

ENGLEWOOD CLIFF'S POPULATION

HISTORIC TRENDS

The Borough of Englewood Cliffs has expanded from a community of 218 residents in 1900 to 5,634 residents in 1990. The largest period of population growth occurred in the 1950's when a population increase of 201.6 percent was registered. During this period of time, the population increased from 966 to 2,913 people, an increase of 1,947 persons. The high level of growth experienced in the 1950's continued during the 1960's resulting in a population of 5,938 people in 1970 or a 103.8 percent increase.

During the last two decades, the population in the community decreased at a moderate rate. In 1990, the Borough's population stood at 5,634 persons. Historic population trends are presented in Table 4.

TABLE 4
POPULATION GROWTH
ENGLEWOOD CLIFFS, NEW JERSEY
1900-1990

<u>YEAR</u>	<u>POPULATION</u>	<u>POPULATION CHANGE</u>	<u>PERCENT CHANGE</u>
1900	218	-	-
1910	410	192	88.1
1920	534	124	30.2
1930	809	275	51.5
1940	888	79	9.8
1950	966	78	8.8
1960	2,913	1,947	201.6
1970	5,938	3,025	103.8
1980	5,698	-240	-4.0
1990	5,634	-64	-1.1

Source: U.S. Census of Population

Calculations: Kasler Associates, P.A.

BIRTHS AND DEATHS

The number of births and deaths in a community is one component in determining the natural increase or decrease in the overall size of the community. The number of births and deaths is also an important element in planning for municipal facilities and services, most notably educational facilities. As noted in Table 5, the number of births in Englewood Cliffs has fluctuated throughout the 1975-1997 period. The number of births varied from a high of 49 births in 1996 to a low of 20 births in 1975.

The number of resident deaths in Englewood Cliffs tends to fluctuate from year to year ranging from a low of 30 deaths in 1976 to a high of 59 deaths in 1983. During the 23 year period, the borough has averaged 43 deaths annually.

Englewood Cliffs is a community of higher economic status, and ranks as the sixth highest community in Bergen County in household income. This type of statistic is indicative of a more mature community with proportionately fewer young families and a higher number of older families. Given these parameters, it is not surprising that the number of deaths substantially exceeds the number of births. During the 23 year period from 1975 to 1997, the number of deaths exceeded the number of births by 210.

COMPONENTS OF POPULATION CHANGE

Change in a community's population is directly related to two components: natural increase (or decrease) and net migration into or out of the community. The number of births and deaths contributes to the total population size in a municipality. Births and deaths for Englewood Cliffs reveal that the Borough had a natural population decrease of 210 persons between 1975 and 1997. Thus, without any migration, the Borough's population would have decreased by 210 persons over the population level of the 1970's.

Net migration indicates the number of persons moving into or out of a given area. Between 1970 and 1990, the Borough experienced a population decrease of 304 persons of which approximately 210 were due to natural decrease and approximately 94 persons were due to out-migration.

AGE AND SEX CHARACTERISTICS

A population pyramid depicting the composition and size of the Borough's population is presented in Table 5. The data indicates that 52 percent of the community consists of females and 48 percent are males. However, amongst those persons who are 25 years of age and younger, males generally outnumber females. Amongst persons 70 years and older, females outnumber males by more than 21 percent.

The median age for men is 42.3 years while the median age for women is 44.6 years. Overall, the Borough's residents have a median age of 43.5 years. The median age of Englewood Cliffs residents has increased substantially since the 1980 Census when the median age in the community was 35.7 years.

The number of residents below the age of twenty has declined as a percentage of the total population, from 28.0 percent in 1980 to approximately 21.5 percent in 1990. The number of residents below the age of ten has actually increased from 8.9 percent in 1980 to 10.2 percent in 1990.

The proportion of senior citizens as a percentage of the total population has increased during this period. In 1970, residents aged 65 and older, represented 7.2 percent of the population. In 1980, 11.1 percent of all residents, were at least 65 years of age or older. In 1990, there were a total of 932 persons that were 65 years or older, representing 16.5 percent of the total population in the Borough.

These statistics are reflective of both the low birth rate incidence through the decade of the 1970's and 1980's, as well as the fact that people have attained higher life expectancy rates.

TABLE 5
 NUMBER OF BIRTHS AND DEATHS
 ENGLEWOOD CLIFFS, NEW JERSEY
 1975-1997

<u>YEAR</u>	<u>BIRTHS</u>	<u>DEATHS</u>	<u>CHANGE BIRTHS-DEATHS</u>
1975	20	51	-31
1976	24	30	-6
1977	30	32	-2
1978	33	42	-9
1979	27	47	-20
1980	33	48	-15
1981	25	52	-27
1982	30	34	-4
1983	37	59	-22
1984	27	45	-18
1985	42	48	-6
1986	45	36	9
1987	41	39	2
1988	34	38	-4
1989	36	45	-9
1990	32	48	-16
1991	24	48	-24
1992	33	49	-16
1993	42	41	1
1994	34	39	-5
1995	47	36	11
1996	49	47	2
1997	<u>38</u>	<u>39</u>	<u>-1</u>
TOTAL	783	993	-210

Source: State of New Jersey Department of Health,
 New Jersey Health Statistics

TABLE 6
AGE AND SEX CHARACTERISTICS
ENGLEWOOD CLIFFS, NEW JERSEY
1990

<u>AGE GROUP</u>	<u>MALE</u>	<u>FEMALE</u>	<u>TOTAL</u>	<u>PERCENT</u>
Under 5	137	130	267	4.7
5-9	151	158	309	5.5
10-14	175	158	333	5.9
15-19	164	139	303	5.4
20-24	190	168	358	6.4
25-29	164	172	336	6.0
30-34	129	149	278	4.9
35-39	146	197	343	6.1
40-44	185	219	404	7.2
45-49	164	226	390	6.9
50-54	185	251	436	7.7
55-59	215	240	455	8.1
60-64	243	247	490	8.7
65-69	221	159	380	6.7
70-74	97	105	202	3.6
75-79	65	103	168	3.0
80-84	34	61	95	1.7
85 and over	<u>22</u>	<u>65</u>	<u>87</u>	<u>1.5</u>
Total	2,687	2,947	5,634	100.0
Median Age	42.3	44.6	43.5	

Source: U.S. Census of Population, 1990

HOUSEHOLD SIZE

Englewood Cliffs household size has gradually declined during the last thirty years, as shown in Table 7. In the interval years between 1960 and 1990, the Borough's average household size decreased from 3.49 persons per household in the year 1960 to 3.03 persons per household in 1990. This represents a decline of 13 percent in household size.

The decline in household size is not unique to Englewood Cliffs. Similar declines have been registered in most municipalities in Bergen County.

POPULATION BY RACE

The United States Census of Population reports demographic data by race for each municipality in New Jersey. The statistical data is reported in Table 8.

The information indicates that the vast majority of the community, more than 76 percent of the population, consists of persons of the Caucasian race. A total of 5,066 persons or 76.2 percent were so identified.

The vast majority of the Borough's non-Caucasian personage are of Asian decent, totaling 22.2 percent of the community. Persons of Chinese, Korean and Japanese background, totalling 5.8 percent, 5.4 percent and 4.7 percent respectively, constitute the largest number of persons of Asian background.

Table 8 also indicates a comparison between the composition of Englewood Cliffs population in 1980 and 1990. As will be noted, the percentage of other minority groups has increased during the 10 year period. This is particularly significant for persons of Asian ancestry whose numbers increased from 533 persons in 1980 to 1,252 persons in 1990.

HOUSEHOLD AND FAMILY INCOME

The 1990 Census reported income by families and households for the year 1989. This data is presented in Table 9 for the Borough of Englewood Cliffs, the three adjoining communities and Bergen County as a whole.

TABLE 7
 AVERAGE NUMBER OF PERSONS/HOUSEHOLD
 ENGLEWOOD CLIFFS, NEW JERSEY
 1960-1990

<u>YEAR</u>	<u>POPULATION</u>	<u>NUMBER OF HOUSEHOLDS</u>	<u>NUMBER OF PERSONS PER HOUSEHOLD</u>
1960	2,913	814	3.49
1970	5,938	1,595	3.67
1980	5,698	1,751	3.21
1990	5,634	1,833	3.03

Source: U.S Census of Population and Housing, 1960-1990

TABLE 8
 POPULATION BY RACE
 BOROUGH OF ENGLEWOOD CLIFFS, NEW JERSEY
 1980 AND 1990

<u>RACE GROUPING</u>	<u>NUMBER</u>	<u>1980</u>	<u>NUMBER</u>	<u>1990</u>
		<u>PERCENT OF TOTAL</u>		<u>PERCENT OF TOTAL</u>
White	5,066	88.9	4,295	76.2
Black	44	0.7	55	1.0
American Indian	2	*	1	*
Asian	533	9.4	1,252	22.2
Chinese	(234)	(4.1)	(326)	(5.8)
Filipino	(80)	(1.4)	(80)	(1.4)
Japanese	(66)	(1.2)	(263)	(4.7)
Asian Indian	(70)	(1.2)	(241)	(4.3)
Korean	(82)	(1.4)	(307)	(5.4)
Other Asian	(1)	*	(35)	(0.6)
Other Race	<u>53</u>	<u>(0.9)</u>	<u>31</u>	<u>0.6</u>
Total	5,698	100.0	5,634	100.0

* Less Than 0.1 percent

Source: U.S. Census of Population, 1980, 1990

TABLE 9
 MEDIAN HOUSEHOLD, FAMILY AND PER CAPITA INCOME
 BOROUGH OF ENGLEWOOD CLIFFS, ADJACENT COMMUNITIES AND
 BERGEN COUNTY
 1989

	<u>MEDIAN HOUSEHOLD INCOME</u>	<u>MEDIAN FAMILY INCOME</u>	<u>PER CAPITA INCOME</u>
Englewood Cliffs	\$83,459	\$92,903	\$38,313
Tenafly	\$68,742	\$80,078	\$36,455
Fort Lee	\$46,395	\$60,628	\$31,758
Englewood	\$46,758	\$53,022	\$25,820
Bergen County	\$49,249	\$57,640	\$24,080

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

The data indicates a median household income of \$83,459 per household and a median family income of \$92,903 for the Borough of Englewood Cliffs. This data translates into a per capita income of \$38, 313.

Statistically, Englewood Cliffs' overall income characteristics are greater than that of the Borough of Tenafly as well as the other two surrounding municipalities, Fort Lee and Englewood.

Median household income and median family income for Bergen County is \$49,249 and \$57,640 respectively. The median household income in Englewood Cliffs is therefore almost 70 percent higher than the County average and the median family income is 61 percent higher than the County.

HISTORIC EMPLOYMENT TRENDS

Table 10 provides employment data from 1977 to 1997. The data indicates that the number of covered employment jobs varied from 10,950 jobs in 1982 to 7,603 in 1997.

TABLE 10
COVERED EMPLOYMENT
BOROUGH OF ENGLEWOOD CLIFFS
1977 - 1997

<u>YEAR</u>	<u>NUMBER OF JOBS</u>
1977	10,619
1978	10,934
1979	10,337
1980	10,124
1981	10,280
1982	10,950
1983	10,497
1984	10,878
1985	10,858
1986	10,692
1987	10,471
1988	10,789
1989	10,329
1990	9,543
1991	8,732
1992	8,914
1993	8,957
1994	8,048
1995	7,237
1996	7,429
1997	7,603

Source: State of New Jersey, Department of Labor
Office of Demographic and Economic Analysis
New Jersey Covered Employment Trends
(1977-1997): "Private Sector Covered Jobs, 3rd Quarter".

During this 21 year period, the Borough has witnessed a decline in covered employment. Overall, the Borough has registered a loss of approximately 3,300 jobs since the apex of 10,950 jobs in 1982. The decline registered during the early and middle 1990's had been due to the previous recession experienced by the County and the closing of the Prentice Hall site, which was believed to have been one of the largest employers in the Borough. The site has now been replaced by another large employer and the property has been substantially upgraded.

ENVIRONMENTAL FEATURES

Protection of natural resources requires more than just regulatory controls. It is necessary to establish proactive planning techniques to be implemented at all levels of government not only to address existing harmful threats but also to guide future development activities to be compatible with the protection of these resources.

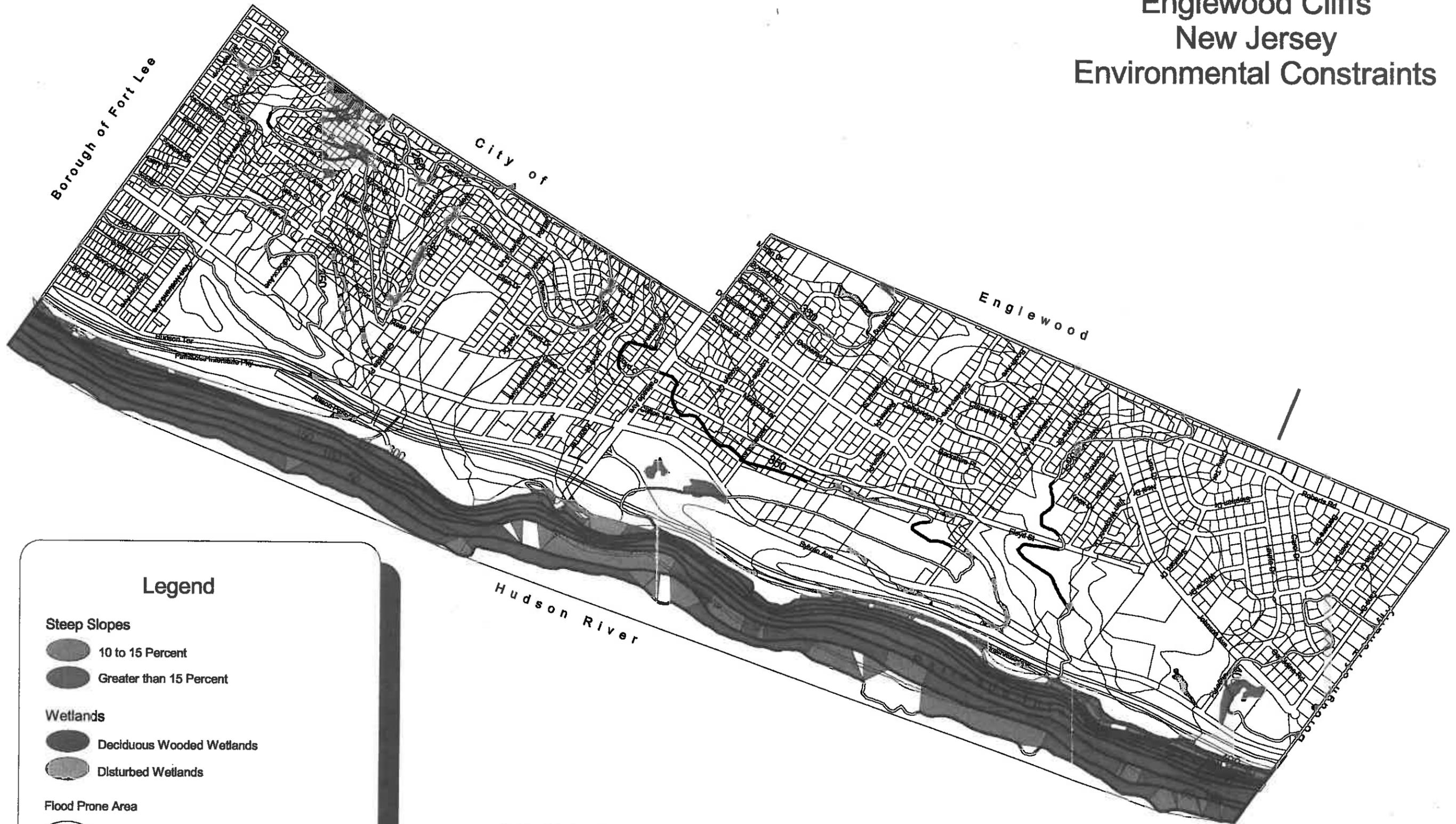
Among the environmental features to be examined in this report are steep slopes, wetlands, flood hazard areas and soil conditions. To better coordinate planning for these areas, critical environmental features are identified and delineated on the Environmentally Critical Area Map.

TOPOGRAPHY

The Borough of Englewood Cliffs contains approximately 51.71 acres of steeply sloping lands, defined as those areas with slopes of ten to fifteen (10-15%) percent and approximately 181.85 acres of land with a grade of fifteen percent (15%) or greater. A vast majority of these steeply sloping lands are located in the easterlymost section of the Borough at the cliffs in the Palisades Interstate Park. Elevations in this area drop severely from 300 feet above sea level at the summit of the cliffs to 0 feet above sea level at the foot of the cliffs adjacent to the Hudson River.

The accompanying map depicts the steeply sloping areas of the Borough as well as the flood prone areas.

Englewood Cliffs New Jersey Environmental Constraints



Legend

Steep Slopes

- 10 to 15 Percent
- Greater than 15 Percent

Wetlands

- Deciduous Wooded Wetlands
- Disturbed Wetlands

Flood Prone Area

- Flood Prone Areas (NJDEP)



1" = 1100'

This map utilizes GIS technology.
For planning purposes only.
Not intended for engineering applications.

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WETLAND AREAS

Wetlands, until recently, were considered wastelands suitable primarily for drainage, fill and subsequent development. The significance of fresh water wetlands in the maintenance of environmental quality through flood control, ground water protection, pollution filtration and ecological productivity has been recognized by both the Federal and State governments.

Several years ago, the Federal government undertook a nationwide survey of wetlands. The National Wetlands Inventory, prepared by the United States Department of the Interior, Fish and Wildlife Service, provided a comprehensive inventory of wetland areas for all municipalities in the State of New Jersey as well as the Country. The Wetlands Inventory noted that the data was prepared

... primarily by stereoscopic analysis of high altitude aerial photographs... and were identified on the photographs based upon vegetation, visible hydrology and geography in accordance with classification of wetlands and Deep-Water Habitats of the United States...

The U.S. Department of the Interior, Fish and Wildlife Service, had defined wetlands as follows:

In general terms, wetlands are lands where saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface. The single feature that most wetlands share is soil or substrate that is at least periodically saturated with or covered by water. The water creates severe physiological problems for all plants and animals except those that are adapted for life in water or in saturated soils.

WETLANDS are lands transitional between terrestrial and aquatic systems where the table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports predominantly hydrophytes; (2) the substrate is predominantly undrained hydric soil; and (3) the substrate is nonsoil and is saturated with water at some time during the growing season of each year.

In general, there are approximately 13 different types of wetlands located in the Borough of Englewood Cliffs. These include, but are not limited to, Palustrine and Riverine Wetlands. The wetlands are classified by the U.S. Department of the Interior, Fish and Wildlife Service, as follows:

The Palustrine System is noted to include all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5%. It was developed to group the vegetated wetlands traditionally called by such names as marsh, swamp, bog, fen and prairie. It also includes the small, shallow, permanent or intermittent water bodies often called ponds. Palustrine wetlands may be situated shoreward of lakes, river channels, or estuaries; on river floodplains; in isolated catchments; or on slopes. They may also occur as islands in lakes or rivers. The erosive forces of wind and water are of minor importance except during severe floods.

The Riverine System includes all wetlands and deepwater habitats contained within a channel except those dominated by trees, shrubs, etc. and those with water containing ocean derived salts in excess of 0.5%. Water is usually, but not always flowing in the Riverine System. The system is bounded on the landward side by upland, by the channel bank, or by wetland dominated by vegetation. The system terminates at the downstream end where the concentration of ocean derived salts in the water exceeds 0.5% during the period of annual average low flow, or where the channel leaves a lake.

The Environmental Critical Areas Map indicates the location of all digitized wetlands areas identified by NJDEP in their recently released wetlands map of New Jersey as well as site specific wetland identifications which were identified in the Borough's Fair Share Housing Plan. The NJDEP wetlands maps are considered more accurate than the so-called Fish and Wildlife maps.

It should be noted that field verified wetlands are far more accurate than NJDEP maps. As additional applications are approved by the Board in which wetland areas are noted, this information should be utilized to update the Environmentally Critical Areas map.

The Freshwater Wetlands Protection Act Rules, N.J.A.C. 7:7A, as amended calls for the provision of Transition Areas or buffer areas adjacent to wetland areas classified as being of exceptional and of intermediate resource value. The standard width of transition areas adjacent to wetlands of exceptional value is 150 feet, while transition areas adjacent to wetlands of intermediate value are required to be 50 feet in width. The NJDEP retains sole jurisdiction over the delineation of wetland areas and wetland buffers.

The wetlands within the Borough of Englewood Cliffs are thought to be of intermediate value.

N.J.A.C. 7:7A-6.1(a) 1 and 2 describes freshwater wetland transition areas as follows:

1. An ecological transition zone from uplands to freshwater wetlands which is an integral portion of the freshwater wetlands ecosystem, providing temporary refuge for freshwater wetlands fauna during high water episodes, critical habitat for animals dependent upon but not resident in freshwater wetlands, and slight variations of freshwater wetland boundaries over time due to hydrologic or climatologic effects; and
2. A sediment and stormwater control zone to reduce the impacts of development upon freshwater wetlands and freshwater wetlands species.

In the event that the characteristics and limits of a wetlands area are known, it is necessary to ensure that transition areas are provided pursuant to the requirements of the Freshwater Wetlands Protection Act.

Wetlands mapped by the NJDEP are indicated on the Environmentally Critical Areas map. There are only a few wetlands noted on this map. Excluding wetlands within the Palisades Interstate Parklands, wetlands occupy approximately 9 acres in the Borough representing less than 1 percent of the Borough's land area.

FLOOD PRONE AREAS

A small 4.42 acre area, located the southwestern portion of the Borough adjacent to the City as Englewood is considered a flood prone area. Englewood Cliffs is fortunate that this is the only flood prone area in the Borough.

Floods pose serious threats to life and property effecting not only abutting property owners, but down-stream neighbors as well. As development occurs in up-stream areas, lands in flood plains may be filled, thereby diminishing the capacity to store flood waters. This diminished capacity means that downstream areas may be subject to increased volumes of water causing additional flooding. It is for this reason that flood prone areas are included as part of this report. These environmentally critical areas are delineated on the environmentally sensitive areas maps. The flood prone areas were ascertained from USGS Flood prone Maps. USGS defines a flood prone area where there is on the average about 1 chance in 100 that the designated areas will be inundated in any year.

The flood prone areas have been delineated through the use of readily available information based on past floods rather than from detailed surveys and inspection. In general, the delineated areas are for natural conditions and do not take into account the possible effects of existing or proposed flood control structures except where those effects could be evaluated.

This data is also pertinent for planning purposes since it signals areas where development may be restricted because of direct threats to property and life, and because of potential degradation of the abutting water courses by the introduction of pollutants.

Soil Conditions

The United States Department of Agriculture, Soil Conservation Service, has prepared a study of soil conditions for Bergen County. The forward to the report states the following:

This soil survey contains information that can be used in land-planning programs in Bergen County. It contains predictions of soil behavior for selected land uses. The survey also highlights limitations and hazards inherent in the soil, improvements needed to overcome the limitations, and the impact of the selected land uses on the environment.

This soil survey is designed for many different users. Farmers, foresters and agronomists can use it to evaluate the potential of the soil and the management needed for maximum food and fiber production. Planners, community officials, engineers, developers, builders, and home buyers can use the survey to plan land use, select sites for construction, and identify special practices needed to ensure proper performance. Conservationists, teachers, students, and specialists in recreation, wildlife management, waste disposal, and pollution control can use the survey to help them understand, protect and enhance the environment.

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are shallow to bedrock. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited for basements or underground installations.

These and many other soil properties that affect land use are described in this soil survey. Broad areas are shown on the general soil map. The location of each soil is shown on the detailed soil maps. Each soil in the survey area is described. Information on specific uses is given for each soil. Helping in using this publication and additional information are available at the local office of the Soil Conservation Service or the Cooperative Extension Service.

The Soil Conservation Report identifies eight different soil categories (families) for in the Borough of Englewood Cliffs. Some of the soils are further divided into subcategories. The classifications are noted on the soils map on page 32. Table 11 indicates the relative ease or difficulty of building based upon specific soil characteristics. Table 12 indicates the soil type, the respective acreage of each soil type and the percent of each soil type in Englewood Cliffs.

Boonton Series

The Boonton series consists of gently sloping to strongly sloping, well drained and moderately drained soils. They have a strongly developed fragipan. As defined by the Bergen County Soil Conservation Service, fragipan is defined as:

"a natural subsurface horizon with high bulk density relative to the solum above, seemingly when dry, but when moist showing a moderate to weak brittleness. The layer is low inorganic matter, mottled, slowly or very slowly permeable to water..."

Solum is further defined by the Bergen County Soil Conservation Service as follows:

"The upper and most weathered part of the soil profile".

Permeability in the fragipan is slow. Available water capacity is moderate. After heavy rains and in winter and early spring, perched water seeps laterally on top of the fragipan.

Defined by the Bergen County Soil Conservation, the fragipan is a loamy, brittle subsurface horizon low in porosity and content of organic matter and low or moderate in clay content. The fragipan contains a high composition of soil or very fine sand.

Approximately 973 acres of land in Englewood Cliffs contains soils of this type and are the predominant soil type in the community. They are generally located in the westerly portion of the Borough.

Flavaquents, loamy

This soil type consists of nearly level poorly drained to very poorly drained soils in flood plains and are subject to frequent flooding.

Permeability is moderately slow to moderately rapid. Surface runoff is medium or slow. The water erosion hazard is high. The available water capacity is high. In unlimed areas, the reaction is moderately acid to neutral. Frost action potential is high.

Most areas contain reeds and herbaceous wetland plants. The somewhat poorly drained and some of the poorly drained areas contain trees and shrubs adapted to wetlands.

The frequent flooding and seasonal high water table are the major limiting factors for community and recreational facilities development.

There are approximately 4.5 acres of land in Englewood Cliffs which contains soils of this type. They are located in the southwesterly section of the Borough.

Haledon Series

The Haledon series consists of deep, gently sloping to sloping, somewhat poorly drained soils. They have a well-developed, firm fragipan. Permeability is moderate above and below the fragipan but slow in the fragipan. Depth to the seasonal high water table ranges from 1/2 foot to 1 1/2 feet.

Approximately 62.5 acres of land in Englewood Cliffs contains soils of this type. which are generally located in the northern portion of Englewood Cliffs.

Urban Land, Ur

Urban land consists mostly of areas that are either paved or built upon. The soil is located in areas that are mostly well-drained with deep sandy gravelly, or stony soils of assorted glacial deposits. The areas are on uplands that range mostly from gently sloping to strongly sloping.

Approximately 280 acres of land in Englewood Cliffs contains soils of this type. They are generally located west of the Palisades Interstate Parkway including most of the office research areas of the Borough.

Udorthents, Ua, loamy

This soil type exists on uplands covered with glacial till or outwash and on stream terraces. Slopes generally range from 0 to 5 percent.

This soil is predominantly used for playgrounds, ballfields and other intensive recreational facilities.

Approximately 5 acres of land in Englewood Cliffs contains soils of this type. They are generally located in the north central portion of the Borough.

Udothents, Wet Substratum, Ue

This type of soil exists on upland stream terraces, drainageways, marine and estuarine deposits, and flood plains. Slopes range from 0 to 5 percent.

This soil is somewhat poorly drained to very poorly drained and is subject to flooding or prolonged ponding. This soil type is predominantly used for playgrounds, ballfields, and other intensive recreational purposes commonly associated with parks and schools.

Less than 1 acre of land in Englewood Cliffs contains soils of this type.

Udothents, Wet-Substratum-Urban Land Complex, Uf

This type of soil exists on low lying marine and estuarine deposits, upland streams and terraces and flood plains. Slopes range from 0 to 5 percent. This unit consists of about 50 percent Udorthents, wet substratum, 35 percent urban land and 15 percent other soils.

Most areas are presumed to have been deep poorly drained to very poorly drained that are subject to flooding or prolonged ponding.

Areas of Urban land consist of single family residential units, commercial buildings, local roads and streets, small parking lots and other structures.

Approximately 21 acres of land in Englewood Cliffs contains soils of this type. They are generally located in the westerly portion of the Borough.

TABLE 12
SOIL TYPES, BY AREA
BOROUGH OF ENGLEWOOD CLIFFS

<u>Soil Type</u>	<u>Acres</u>	<u>Percent</u>
BUB	232.06	16.70
BUC	348.52	25.08
BUD	66.37	4.77
BUE	27.22	1.96
BsB	32.94	2.37
BsC	34.43	2.48
BsD	34.87	2.51
BsE	196.56	14.15
FL	4.51	0.32
HbB	20.34	1.46
HuB	42.22	3.04
UR	280.11	20.16
Ua	5.39	0.39
Ue	0.07	0.02
Uf	20.75	1.49
W-Water, Lakes	<u>42.44</u>	<u>3.06</u>
Total	1,388.8	100.00

Source: U.S. Department of Agriculture, Soil Conservation Service
Soil Survey of Bergen County

Calculations: Kasler Associates P.A., G.I.S.

HISTORIC SITES

The Bergen County Historic Sites Survey for the Borough of Englewood Cliffs was prepared by the Bergen County Historic Sites Advisory Board in 1981 and 1982. The study identifies buildings, streetscapes, districts and sites of particular historical and architectural interest in the municipality. The survey identified a number of sites of interest in Englewood Cliffs, which will be described in greater detail in the body of this report.

The properties included in the BCHSS are "...readily recognizable as being valuable for their historic associations or aesthetic design." The survey indicated that properties were chosen after an analysis of prior historic sites survey, local histories, historic maps and the New Jersey Department of Environmental Protection records, and consultation with the local Municipal Historical Liaison to the Bergen County office of Cultural and Historical Affairs.

The Bergen County Historical Sites survey provides a significant historic survey not only for Englewood Cliffs, but for Bergen County as a whole. The information presented in this Master Plan element will be important for the Planning Board in consideration of its ability to protect and maintain the significant historic past of the Borough.

HISTORIC OVERVIEW OF ENGLEWOOD CLIFFS

The BCHSS identifies the history and origin of the Borough of Englewood Cliffs. The following discussion is relevant to the understanding of the Borough's historic background:

"The Borough of Englewood Cliffs had two nineteenth century settlements with a historical identity of their own, Coytesville and Undercliff. Coytesville, the majority of which lies in the Borough of Fort Lee, is located at the southern border of Englewood Cliffs. Coytesville was divided into lots in 1851. Undercliff, which was settled as early as 1825, was a collection of small fishing villages that dotted the Hudson River shoreline before the coming of the Palisades Interstate Park in 1900."

"The present day street plan of Englewood Cliffs consists of linear roads that characterize older main thoroughfares such as Sylvan Avenue, Hudson Terrace, and Palisade Avenue; rectilinear grid patterns within both Coytesville and early twentieth century developments; and the curvilinear configurations of the post World War II developments that dominate the northern section of the Borough. The Palisades Interstate Parkway, a major approach to the George Washington Bridge, which spans the Hudson River

1/2 mile south of Englewood Cliffs, bisects the entire borough from north to south, restricting access from local streets to the Cliffs."

POLITICAL GENEALOGY

"The present Borough of Englewood Cliffs was incorporated in 1895. Earlier, the area was part of the Township of Englewood, which was formed in 1872 from part of Hackensack Township. In 1960, the boundary between Englewood Cliffs and the City of Englewood was modified."

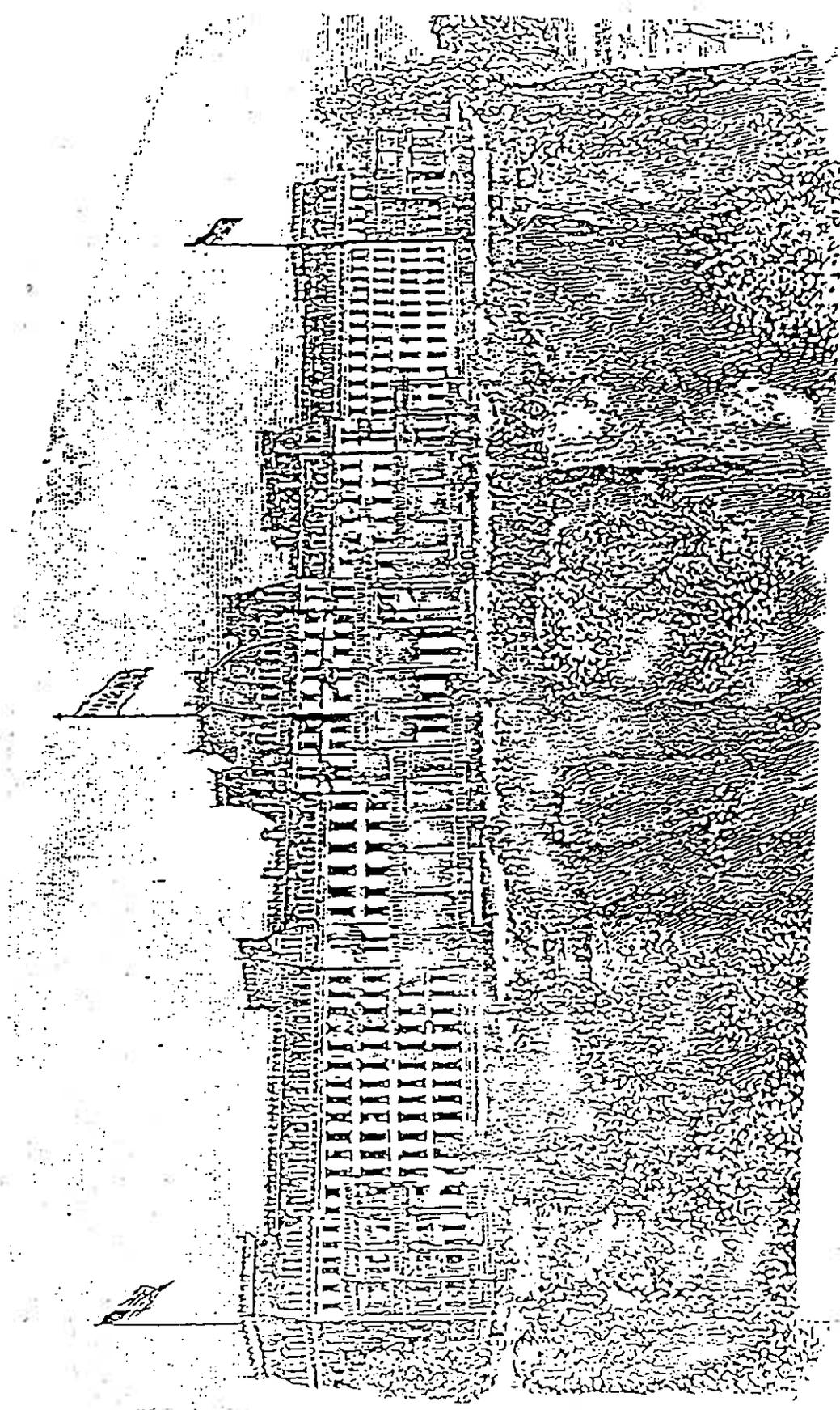
EARLY HISTORY TO 1900

"The area that now comprises the Borough of Englewood Cliffs remained relatively undeveloped until the late nineteenth century. The Undercliff colony, which consisted of a number of small fishing villages that stretched from Edgewater to Alpine, was settled as early as 1825 by people of predominantly Dutch ancestry. The Villages of Englewood Dock, Pickletown, Bloomer's Beach, and Fisherman's Village occupied the waterfront within the present Englewood Cliffs. The Village of Englewood Dock, which was located at the foot the mountain road (the old Dyckman Street Ferry Road) that winds its way down from Palisade Avenue to the River, was the port through which farmers from northern New Jersey shipped their produce to New York markets. By the mid-nineteenth century, rock quarrying became a lucrative operation, and after the Civil war, the cliffs were threatened with annihilation by blasting. This, in part, brought about the creation of the Palisades Interstate Park to ensure the survival of the Palisades. With the park however, came the abandonment of the Undercliff settlements. On traces of these fishing hamlets, such as the Undercliff cemetery, remain as potential archeological sites."

"The Village of Coytesville, the northernmost part of which presently lies in Englewood Cliffs, was an early speculative subdivision of small and inexpensive lots laid out by Joseph Coyte in 1851. It developed into a working class neighborhood for local quarrymen, carpenters, house painters, and handymen. Several of these early vernacular homes, many of which have been substantially altered, remain interspersed among newer buildings. The Coytesville Cemetery, where many of the early homeowners are buried, is located behind 87 Irving Avenue in Englewood Cliffs."

"The first of several large estates that were constructed atop the Palisades in the second half of the nineteenth century was that of William B. Dana, the father of Englewood Cliffs' first mayor, William O. Allison. Built in 1861, Greycliff stood at the cliff's edge near Demarest Street. No other estates have survived the creation of the Palisades Interstate Park, although some traces of ruins lie amid the woods and the undergrowth near the edge of the cliffs."

"...Also in the second half of the nineteenth century, the Hudson River waterfront and the Palisades Ridge became a popular country resort for wealthy New Yorkers, to which the fresh air and rustic settings of northeastern Bergen County offered a healthful reprieve from the heat and the dust of the crowded city. One such resort was the Palisade Mountain House, which stood at the cliff's edge on the site presently occupied by Saint Peters' College in Englewood Cliffs. Although it is believed that the Palisade Mountain House was constructed in 1860, maps from 1861 and 1867 fail to depict any buildings in that area. Furthermore, a rendering of the resort building delineates a large building containing the architectural elements of the Second Empire Style (mansard roof, cresting, dormers, etc.) which became fashionable around 1870. Therefore, it is likely that the Palisade Mountain House was actually built after 1867. The resort was short lived, however; in 1884, it was destroyed by fire."



Palisade Mountain House in what is now Englewood Cliffs just north of Coytesville.

J. Greco Collection
From D. Bennett Mazur, "Fort Lee, Part I, 1745- 1930", unpublished dissertation, c. 1977

Table 11
 Site Development Characteristics for Buildings
 Defined By Bergen County Soil Conservation Service

SOIL NAME AND MAP SYMBOL	DWELLINGS WITH BASEMENTS	DWELLINGS WITH BASEMENTS	SMALL COMMERCIAL BUILDINGS	LOCAL ROADS AND STREETS
Boonton BUB	Moderate; wetness	Severe; wetness	Moderate; wetness, slope	Moderate: wetness, frost action
Boonton BUC	Moderate; wetness, slope.	Severe; wetness	Severe; slope	Moderate: wetness, slope, frost action.
Boonton BUD	Severe: slope	Severe:wetness, slope	Severe: slope	Severe: slope
Boonton BUE	Severe: slope	Severe: wetness, slope	Severe: slope	Severe: slope
Boonton BsB	Moderate: wetness	Severe: wetness	Moderate: wetness	Moderate: wetness, frost action
Boonton BsC	Moderate: wetness, slope	Severe: wetness	Severe: slope	Moderate: wetness, frost action
Boonton BsD	Severe: wetness, slope	Severe: wetness,slope	Severe:slope	Severe: slope
Boonton BsE	Severe: wetness, slope	Severe, wetness	Severe: slope	Severe: slope
Haledon HbB	Severe: wetness	Severe, wetness	Severe: wetness	Severe:wetness, frost action
Haledon HuB	Severe:wetness	Severe, wetness	Severe:wetness	Severe:wetness, frost action
Flavaquents FL	Absence of an entry indicates that the soil was not rated.	Absence of an entry indicates that the soil was not rated.	Absence of an entry indicates that the soil was not rated.	Absence of an entry indicates that the soil was not rated.
Urban Land UR	Absence of an entry indicates that the soil was not rated.	Absence of an entry indicates that the soil was not rated.	Absence of an entry indicates that the soil was not rated.	Absence of an entry indicates that the soil was not rated.
Udorthents Ua, Ue, Uf	Absence of an entry indicates that the soil was not rated.	Absence of an entry indicates that the soil was not rated.	Absence of an entry indicates that the soil was not rated.	Absence of an entry indicates that the soil was not rated.

Source: U.S. Department of Agriculture, Soil Conservation Service. Soil Survey of Bergen County

"Soon after the destruction of the Palisade Mountain House, William O. Allison, constructed his estate on the site of the ruined resort. The mansion and its buildings were designed by the New York architectural firm of J.C. Cady and Company, who also designed New York's old Metropolitan Opera House (demolished) and the earliest wings of the American Museum of Natural History. Cady (b.1837), who practiced in New York City from 1864 until his death in 1919, owned a summer estate in Alpine. He designed several other buildings in Bergen County, including the Alpine United Methodist Community Church and the Demarest Train Station. Allison's picturesque Colonial Revival Mansion burned in 1903 (the foundation still exists), but the coachman's quarters with its diabase bearing walls, brownstone trim, and gambrel roof remains as the best extant example of picturesque late nineteenth century architecture in Englewood Cliffs. In addition, it is the only building here to have survived from the days of the great clifftop estates."

"In 1886, two years after Allison completed his mansion, the Sisters of Saint Joseph of Peace purchased 5 1/2 acres of land to the south of Allison Estate. Here they built a summer retreat for young women, which is presently known as the Villa Lourdes, a home for aged sisters. In 1905, the sisters increased the size of their property to 12 1/2 acres through the purchase of the abandoned Allison Estate. Two years later they constructed the Saint Joseph's Orphanage and School for Boys at the south end of their land. Although the orphanage burned in 1953, the austere school building, which consists of local Palisades diabase rock, is presently occupied by Saint Peter's College. In 1938, the Sisters built the Saint Michael's Novitiate. This large Romanesque Revival edifice, a visual landmark along the Hudson River, was designed by architect Robert Reilly of New York City. Saint Michael's is characterized by its yellow brick bearing walls, arcaded window bays, and square central tower with an octagonal upper stage that is topped by a red tile polygonal roof. This monumental building is visually prominent from the Palisades Interstate Parkway and it dominates the New Jersey skyline north of the George Washington Bridge as viewed from New York."

THE EARLY BOROUGH

"Englewood Cliffs seceded from the Township of Englewood in 1895. Upon incorporation, approximately 200 people resided within Englewood Cliffs."

"In 1900, the Palisades Interstate Park was created and the cliffs and the waterfront were purchased for the park. As a consequence, the Undercliff settlements were vacated, which cost the borough a good deal of its tax base. An even greater blow to the municipal coffer was brought about by the additional and unexpected surrender of the large cliffside estates to the tax exempt Palisades Interstate Park. After making an agreement with the estate owners to limit the park to the area between the edge of the cliff and the Hudson River, the park commission decided suddenly to include the land on top of the cliffs, as well."

"During the 1910's, Fort Lee, Englewood Cliffs' southern neighbor, became the first capital of the American picture industry. The rural character of Fort Lee and its convenience to Manhattan's Broadway satisfied the need for an open area near the city where filming could proceed undisturbed. New York based movie companies first began cranking out footage in Fort Lee in 1907, but the first permanent studio in the area was built in Englewood Cliffs in 1909. The utilitarian frame building that housed the Champion Film Studio is still extant and is a significant remnant of Bergen County's past importance in the movie industry. Although some motion pictures were filmed within Englewood Cliffs, restrictive municipal ordinances precluded the growth of the movie industry within the borough. These laws disallowed any filming without permits and prohibited the use of firearms and explosives of any kind during the making of films. New Jersey's motion picture boom was short lived. By the early 1920's, the industry departed for the year-round warmth of southern California, which offered lower taxes, more varied scenery, and fewer constraints, in addition to better weather."

"Simultaneous with the rise of filmmaking came the first wave of automotive ownership, both of which brought about a small boom in residential and commercial development within Englewood Cliffs. Between 1900 and 1920, the borough's population increased by 150%, from 218 to 534, and Englewood Cliffs' rural environment began to change. Sylvan Avenue, which was a well-kept country road with gentle curves, at the turn of the century, became known as "the strip" during the teens because of the several bars and roadhouses that were opened to serve a new and transient clientele."

"By the 1920's, with the rapid growth of automobile usage, the prospect of a Hudson River crossing to Bergen County led to real estate speculation in Englewood Cliffs. In 1925, the first application for builder's houses on 50' x 100' lots were approved. Two years later, construction to the George Washington Bridge was underway and speculative activity shifted into high gear. Dr. Robert Paterno, a New York real estate player, planned a \$5 million apartment house complex at Sylvan and Palisade

Avenue in Englewood Cliffs. Also in 1925, 47 building lots on Sylvan Avenue, two blocks south of Palisade Avenue were priced at \$4600 each and 129 lots near Summit and Palisade Avenue cost \$6100 apiece. This period of intense real estate speculation was cut short by the Crash of 1929 and the ensuing Depression. As a consequence, Paterno's mammoth apartment house city never materialized, but the borough's population had nevertheless jumped to 809 by 1930. The additional residents produced a need for a new school, which was built on Bayview Avenue between 1919 and 1922. The architect of the Bayview Avenue School was John Gurd of New York City, who lived in New Milford and designed the Steuben School there in 1921."

"Along with the dedication of the George Washington Bridge in 1931 came yet another upsurge in commercial development in Englewood Cliffs. Roadstands, gas stations and liquor stores became pervasive landscape features. That year, Englewood Cliffs adopted its first zoning ordinance in an attempt to regulate the spread of commercial blight; by 1934, the borough had enacted a building code. Allison Park, located within the Palisades Interstate Park, was opened in 1934 upon the 2.79 acres of land that was willed to the borough by the former first mayor Allison for the express purpose of creating a public park. This picturesque park, which affords a dramatic view of the Hudson River, is a fine example of the picturesque landscape architecture of the 1930's."

THE POST WORLD WAR TWO BOROUGH

"Englewood Cliffs matured into the modern community it is today following the Second World War. The Palisades Interstate Parkway, which became the second major highway to traverse Englewood Cliffs, was under construction by 1947; later that year, the vast Allison lands, some 700 acres, were placed on the market. By 1950, post war growth pressures burdened the still semi-rural community that was on the threshold of a 20 year interval during which the number of residents surged from 966 to 5938. This was an era of expansive tract developments of ranches, cape cods, and split levels, tailored to fulfill the needs of a growing number of suburban families. Unlike Fort Lee, however, Englewood Cliffs remained steadfast against any high rise apartment complexes; as a result, most construction within the borough is surprisingly low in scale."

"Another modern phenomenon that arrived in Englewood Cliffs after the war was the large campus-like office complexes. Corporations were attracted to suburban locations like Englewood Cliffs by lower taxes, additional space, and modern facilities. The first of these expanding concerns to locate in Englewood Cliffs was Prentice-Hall, Inc., which constructed a warehouse and office building on Sylvan Avenue in 1953. Scholastic Magazine followed in 1958, Volkswagon of America in 1959, and Lipton, Inc. in 1963. Several other companies have located in the borough since then."

TABLE 13
 LIST OF HISTORIC SITES INCLUDED IN
 HISTORIC SITES INVENTORY
 BOROUGH OF ENGLEWOOD CLIFFS, NEW JERSEY

<u>Number</u>	<u>Name</u>	<u>Block/Lot#</u>	<u>Address</u>	<u>Survey Form #</u>	<u>Date Erected</u>	<u>Description</u>
1.	Portion of Palisades Interstate Park			216-1		National Historic Landmark. Probably Eligible for State and National Register of Historic Places
2.	Champion Film Studio	201/14	North End of 5th St.	216-2		
3.	St. Michael's Provincialate Historic District	1302/5	East Side of Hudson Terrace	216-3		
	Allison Estate Coachman's Quarters				1884	Picturesque Colonial Revival ; 1 1/2; local diabase, random, rock faced coursing, brownstone quoins, lintels and sills; gambrel(shingled), hipped gambrel with dormer on north wing; stone central chimney; oculus at gambrel end; replacement doors and windows; coach entrance closed with plate glass and concrete. This building is the only known extant building that was once part of one of the large, cliffside estates of late 19th century. Englewood Cliffs (Of Particular Historic or Architectural Interest).
	Allison Mansion Foundation Ruin				1884	Cellar hole with walls; local diabase, random rock faced coursing; wells located nearby. Remains of one of the large, cliffside estates of Englewood Cliffs of the late 19th century.

TABLE 13 (CONT.)
 LIST OF HISTORIC SITES INCLUDED IN
 HISTORIC SITES INVENTORY
 BOROUGH OF ENGLEWOOD CLIFFS, NEW JERSEY

<u>Number</u>	<u>Name</u>	<u>Block/Lot#</u>	<u>Address</u>	<u>Survey Form#</u>	<u>Date Erected</u>	<u>Description</u>
	St. Joseph's Orphanage School House (Kennedy Hall)				c. 1907	Vernacular; 2: local diabase rock faced random coursing; 5 bays (north), paired double hung sashes 6/2, arched, sandstone sills; flat; gable shaped parapets at east and west ends topped by crucifixes; major changes restricted to the interior (Of particular Historic or Architectural Interest)

TABLE 13 (CONT.)
 LIST OF HISTORIC SITES INCLUDED IN
 HISTORIC SITES INVENTORY
 BOROUGH OF ENGLEWOOD CLIFFS, NEW JERSEY

<u>Number</u>	<u>Name</u>	<u>Block/Lot#</u>	<u>Address</u>	<u>Survey Form #</u>	<u>Date Erected</u>	<u>Description</u>
	St. Michael's Villa				1938	20th century Romanesque Revival; four-story main body with six story central tower and two five-story end towers, 2 story wings at northwest and southwest corner; yellow brick laid in Flemish bond, limestone trim; symmetrical window arrangement, arched window bays, double hung sash(6/6), stained glass chapel windows north of central tower; main body: hipped, red tile/central tower red tile polygonal wings;flat. Central tower has octagonal upper brickwork in spandrels; arched, brick portico with limestone capitals; main entrance has elaborate grillwork and rusticated limestone surround. Architect: Robert Reilly Sister's of St. Joseph of Peace (1938-Present)

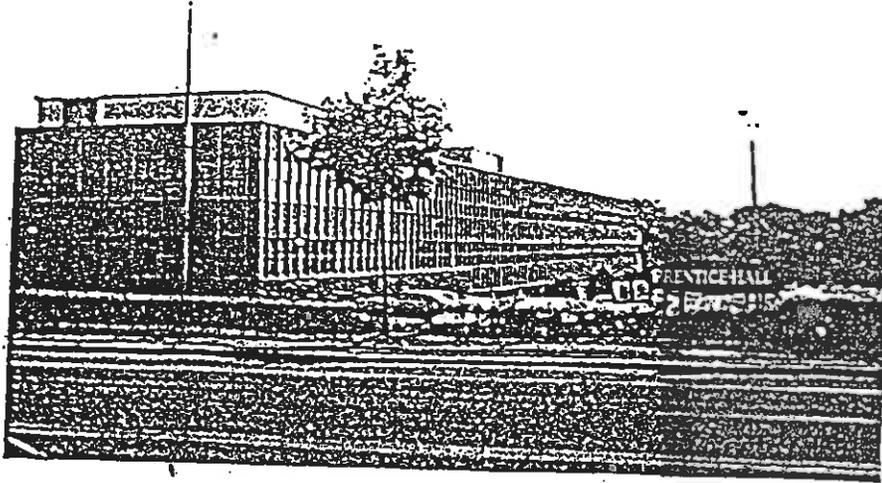
TABLE 13 (CONT.)
 LIST OF HISTORIC SITES INCLUDED IN
 HISTORIC SITES INVENTORY
 BOROUGH OF ENGLEWOOD CLIFFS, NEW JERSEY

<u>Number</u>	<u>Name</u>	<u>Block/Lot #</u>	<u>Address</u>	<u>Survey Form #</u>	<u>Date Erected</u>	<u>Description</u>
	Archangel College, St. Peter's College				1966	
	Villa Lourdes				c.1886	Vernacular; 2 1/2; synthetic siding; 7 bays; 6/1; hipped gable; shed wall dormer; stone foundation; gabled entrance porch; 2 tier balconies on sides and rear; aluminum louvered shutters.

TABLE 13 (CONT.)
 LIST OF HISTORIC SITES INCLUDED IN
 HISTORIC SITES INVENTORY
 BOROUGH OF ENGLEWOOD CLIFFS, NEW JERSEY

<u>Number</u>	<u>Name</u>	<u>Block/Lot#</u>	<u>Address</u>	<u>Survey Form#</u>	<u>Date Erected</u>	<u>Description</u>
4.	Bayview Avenue School		West Bayview Avenue between Sylvan Avenue and Deborah Terrace	0216-6		
5.	Allison Park		East of Hudson Terrace	0216-7		
6.	518 Floyd Street		518 Floyd Street	0216-8		
7.	Sampson's Rock		Next to 557 Floyd Street	0216-9		
8.	Cadgene Estate Gate		East of Route 9W South of Sage Road Behind	0216-11		
9.	Woodland Cemetery		87 Irving Avenue			

Cemetery contains a well preserved monument and grave of Joseph Coyte, founder of Coytesville, and graves of early Cliff residents, some Civil War era graves and at least one grave dating to the 1700's. Entry is from Hickory Street. The Englewood Cliffs Master Plan recommends that this cemetery be designated as a Borough Historical Site.

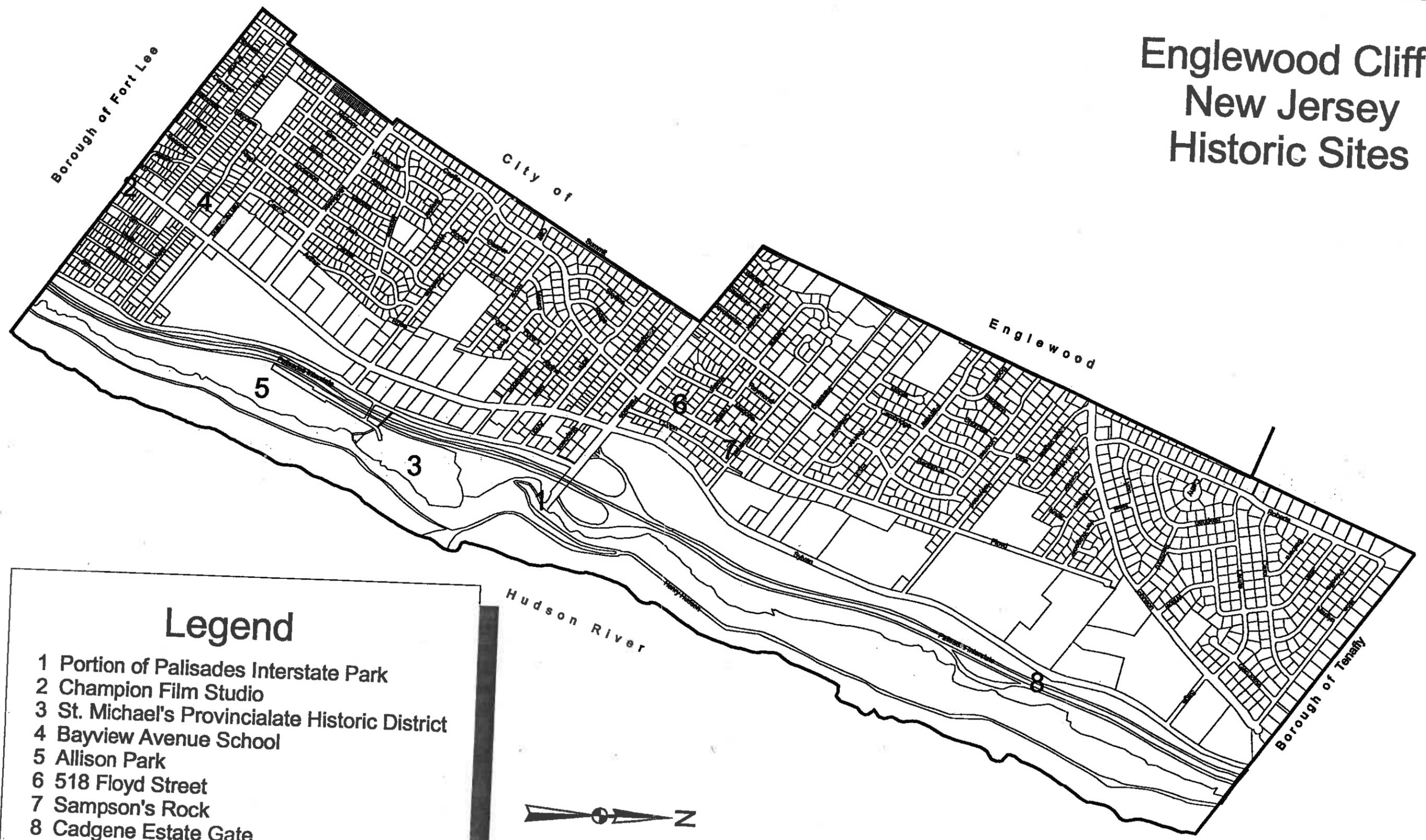


Offices of Prentice
Hall, Inc., Englewood
Cliffs' first campus
like corporate
complex. It opened
in 1953.
Neg. file #
55613-18A



Offices of Scholastic
Magazines, Inc.,
opened in 1958.
Neg. file #
55613-17A

Englewood Cliffs New Jersey Historic Sites



Legend

- 1 Portion of Palisades Interstate Park
- 2 Champion Film Studio
- 3 St. Michael's Provincialate Historic District
- 4 Bayview Avenue School
- 5 Allison Park
- 6 518 Floyd Street
- 7 Sampson's Rock
- 8 Cadgene Estate Gate



1" = 1100'

This map utilizes GIS technology.
For planning purposes only.
Not intended for engineering applications.

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RELATIONSHIP TO ADJOINING COMMUNITIES MASTER PLANS

The Municipal Land Use Law requires that community master plans consider their relationship to the master plans of adjoining municipalities, as well as to the County and State Development Plans.

N.J.S. 40:55D-28.d indicates the following:

The 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 (1) the master plans of contiguous municipalities, (2) the master plan of the county in which the municipality is located, (3) the State Development and Redevelopment Plan, adopted pursuant to the "State Planning Act," sections 1 through 12 of P.L. 1985, c. 398 (C. 52:18A-196 et seq.) and (4) the district solid waste management plan required pursuant to the provisions of the "Solid Waste Management Act." P.L. 1970, c. 39 (C. 13:1E-1 et seq.) of the county in which the municipality is located.

There are three communities in the State of New Jersey which adjoin the Borough of Englewood Cliffs. These communities include the City of Englewood, and the Boroughs of Fort Lee and Tenafly.

CITY OF ENGLEWOOD

The City of Englewood Master Plan and Reexamination Report was prepared by Ken Albert, PE, PP, which was adopted on September 18, 1995. Section II, of this document under the captioned heading Relationship of the Master Plan to other Plans, documents the Palisade Avenue corridor. North of Palisade Avenue, Englewood Cliffs has planned and developed single family homes on lots of 7,000 and 10,000 square feet. These lot sizes are significantly smaller than the 44,000 and 88,000 square foot lots in Englewood. South of Palisade Avenue the Englewood Cliffs plan calls for offices fronting Palisade Avenue and the remainder single family home on 7,000 to 10,000 square foot lots. By comparison, the Englewood Plan requires single family homes on lots of 22,000 square feet with the exception of the Summit Woods Townhouse Development.

BOROUGH OF FORT LEE

The Borough of Fort Lee Summary Master Plan was prepared by George Cascino, P.E, P.P, dated April, 1995 and revised to May 15, 1995. Master Plan Map Figure 4 of this document graphically depicts the zone boundaries on both sides of the Fort Lee Municipal boundaries. The following zoning changes were recommended for the area adjacent to Englewood Cliffs.

Zoning Changes Recommended

Status

R-3A to R-5TH
C-2 to R-5
R-3A to R-5TH

Not Adopted
Adopted
Adopted to R-6

R-3A= One and Two Family Residential
R-5=Garden Apartment
R-6=Six Story Apartment
TH=Townhouse

C-2=Neighborhood Business

BOROUGH OF TENAFLY

The Borough of Tenafly Master Plan was prepared by Catlin Associates and was adopted by the Tenafly Planning Board on June 17, 1992. Tenafly occupies an area adjoining the northern and northwestern portion of the Borough. The zoning in Englewood Cliffs is single-family residential with 10,00 square foot lots vs. 40,000 square foot lots in the adjoining area of Tenafly. Both the Master Plan and the zoning regulations of Englewood Cliffs call for limited business development along the westerly side of Route 9W. This designation does not abut any privately owned land in Tenafly.

BERGEN COUNTY

The Bergen County Planning Board adopted a land use plan element in 1973. The County does not have a current land use plan. According to the Bergen County Department of Planning and Economic Development, the County is in the process of updating its master plan. It is not certain as to when the document will be completed.

STATE OF NEW JERSEY

Discussion regarding the relationship of Englewood Cliffs with the State Development and Redevelopment Plan for the State of New Jersey can be found in the Periodic Reexamination Report.

BERGEN COUNTY SOLID WASTE MANAGEMENT PLAN

N.J.S. 40:55D-28(d)(4) of the Municipal Land Use Law requires municipal master plans to relate proposed development of the municipality to the district solid waste management plan. As identified in the Recycling Element, the Borough of Englewood Cliffs has adopted ordinances mandating specific solid waste products be recycled.

The Borough of Englewood Cliffs' recovery rate for recyclable products exceeds the 25 percent recovery rate mandated by the New Jersey Statewide Mandatory Source Separation and Recycling Act.

A summary report of recycled material is presented in the recycling element portion of the master plan.

ENGLEWOOD CLIFFS HOUSING ELEMENT

The Borough of Englewood Cliffs is located in the Northern Valley section of Bergen County. The Borough adjoins the Hudson River to the east, and the communities of Tenafly, Englewood and Fort Lee to the north, west and south respectively.

The Borough's population has declined during the two decades since 1970. Between 1970 and 1980, and 1980 and 1990, the Borough's population declined by 4 percent and 1 percent respectively. Declines of a slightly greater magnitude were experienced by Bergen County as a whole. Population declines can be attributed to the reduction in household size which have been experienced through the region.

The New Jersey State Development and Redevelopment Plan, adopted by the State Planning Commission, places most of the Borough in the Planning Area 1 - the Metropolitan Planning Area. The Palisades Interstate Park which adjoins the Hudson River is designated as parkland in the State Master Plan. The Fair Housing Act and the State Planning Act, both enacted in 1985, indicate a strong relationship between COAH and the State Planning Commission.

The State Development and Redevelopment Plan indicates that "... the Fair Housing Act not only requires adjustments to the fair share housing allocations to be made based on the same growth management considerations that are the legal foundation of the Goals of the State Plan, but it also specifically requires the Council to rely on the planning designations of the State Plan."

The interrelationship between the State Development and Redevelopment Plan and COAH is noted as follows:

HOUSING

The essential development of the Statewide Policies for Housing is to preserve and expand the supply of safe, decent and reasonably priced housing by increasing residential land availability, improving access between jobs and housing, eliminating unnecessary regulatory delays and coordinating the provisions of public infrastructure with housing development, while also promoting low -and moderate income and affordable housing through code enforcement, housing subsidies, community-wide housing approaches and coordinated efforts with the New Jersey Council on Affordable Housing.

Year-Round and Seasonal Housing Units

The Bureau of the Census in 1990 reported there were a total of 1,879 housing units in the Borough.

As depicted in Table 14, the 1,879 year-round housing units contained a total of 46 vacant units at the time of the Census - a vacancy rate of 2.4 percent. The remaining occupied housing totalled 1,833 dwelling units. Of this number, 1,642 were owner-occupied and 191 were renter-occupied.

From 1981 to 1998, a total of 252 building permits were issued for single-family dwelling units by the community. During this period, 138 demolition permits were also issued for destruction of residential units, including 22 demolition permits in 1998. From 1994 to 1998, a total of 80 building permits were issued for single-family dwelling units by the community and 63 permits were issued for demolition of residential dwelling units.

Housing Age

Table 15 provides an analysis of the age of housing in Englewood Cliffs as reported in the 1990 Census. The data indicated that more than 95.3 percent of all housing in the community has been built since 1940. During the decade of the sixties, 804 housing units were constructed, constituting 42.8 percent of the total housing stock in the Borough. During the 1940's and 1950's, 512 houses were constructed. During the 30 year period from 1940 to 1970, more than 70 percent of the Borough's total housing units were constructed.

Housing Condition

The Council on Affordable Housing has determined that the Borough contained a total of 2 housing units classified as deteriorating (which were occupied by low and moderate income households).

The Englewood Cliffs housing element accepts this computation which is termed the Borough's "Indigenous Housing Need".

Purchase and Rental Value

The 1990 Census of Housing details owner- and renter-occupied housing values. Table 16 indicates the distribution of housing costs of owner occupied units. The median value of such units were noted to be \$487,500 in 1990. The County-wide median price was \$227,700. Similarly, renter occupied housing units were identified with a median rental value of \$1,001 per month as noted in Table 17. The county-wide median rental was \$627 per month.

TABLE 14
HOUSING CHARACTERISTICS
BOROUGH OF ENGLEWOOD CLIFFS
1990

1. Total Year-Round Housing Units.....	1,879
2. Total Occupied Housing Units.....	1,833
Owner-Occupied.....	1,642
Renter-Occupied.....	191
3. Total Year-Round Vacant Housing Units.....	46

Source : U.S. Department of Commerce, Bureau of the Census, Summary Tape, File 3, 1990.

TABLE 15
 YEAR STRUCTURE BUILT
 BOROUGH OF ENGLEWOOD CLIFFS
 1990

	<u>NUMBER</u>	<u>PERCENT OF TOTAL</u>
1989 - March 1990	27	1.4
1985 - 1988	71	3.8
1980 - 1984	147	7.8
1970 - 1979	230	12.3
1960 - 1969	804	42.8
1950 - 1959	468	24.9
1940 - 1949	44	2.3
Before 1940	<u>88</u>	<u>4.7</u>
TOTAL	1,879	100.0

MEDIAN YEAR BUILT: 1964

Source : U.S. Department of Commerce, Bureau of the Census, Summary
 Tape File 3, 1990

Calculations: Kasler Associates, PA

TABLE 16
 SPECIFIED OWNER-OCCUPIED
 HOUSING UNITS BY VALUE
 BOROUGH OF ENGLEWOOD CLIFFS, NEW JERSEY
 1990

<u>VALUE</u>	<u>NUMBER</u>	<u>PERCENT</u>
Less than \$ 29,999	0	0.0
\$ 30,000 - \$ 49,999	21	1.4
\$ 50,000 - \$ 99,999	14	0.9
\$100,000 - \$149,999	10	0.6
\$150,000 - \$199,999	22	1.4
\$200,000 - \$249,999	72	4.5
\$250,000 - \$299,999	71	4.5
\$300,000 - \$399,999	300	18.9
\$400,000 - \$499,999	323	20.4
\$500,000 OR MORE	<u>752</u>	<u>47.4</u>
TOTAL	1,585*	100.0
MEDIAN VALUE	\$487,500	

*Some values were unreported.

Source : U.S. Department of Commerce, Bureau of the Census, Summary
 Tape File 3, 1990

Calculations : Kasler Associates, PA

TABLE 17
 SPECIFIED RENTER-OCCUPIED HOUSING UNITS
 BOROUGH OF ENGLEWOOD CLIFFS, NEW JERSEY
 1990

	<u>NUMBER</u>	<u>PERCENT</u>
Less than \$100	0	0.0
\$100 to \$199	0	0.0
\$200 to \$299	0	0.0
\$300 to \$399	0	0.0
\$400 to \$499	0	0.0
\$500 to \$599	14	7.6
\$600 to \$699	13	7.0
\$700 to \$749	0	0.0
\$750 to \$999	13	7.0
\$1000 or more	145	78.4
No cash rent	<u>0</u>	<u>0.0</u>
 TOTAL	 185*	 100.0
 MEDIAN VALUE	 \$1,001	

*Some values were unreported.

Source: U.S. Department of Commerce, Bureau of the Census, Summary
 Tape File 3, 1990

Calculations : Kasler Associates, PA

Occupancy Characteristics and Type

Tables 18 through 21 provide some additional data concerning the housing stock in the Borough of Englewood Cliffs.

Table 18 provides an analysis of the number of housing units in structures in the community. The data indicated that the vast majority of the housing were located in single-family detached structures. In 1990, there were a total of 1,799 units located in such structures, representing 95.7 percent of all housing in the community.

Table 19 identifies the number of bedrooms per dwelling unit in the community. In general, most residences provide an ample number of bedrooms per dwelling, a measure of significance in computing overcrowded conditions. A total of 36.9 percent of the dwellings contained 3 bedrooms and 42.1 percent contained 4 bedrooms. A total of 5.9 percent of the dwellings contained one bedroom and there were no units that did not contain at least 1 bedroom.

Table 20 provides a variety of data concerning bathroom and kitchen facilities, utility services and heating facilities.

All of the housing units in Englewood Cliffs are served by centralized water and sewer facilities. All of the occupied housing units in the Borough are served by heating systems fueled by gas, electricity or fuel oil.

The U.S. Bureau of the Census data indicates that for householders aged 65 years of age or older, all of the units were equipped with telephones. A total of 37 householders aged 65 years of age or older did not have vehicles available for use. All of the units with householders aged 65 years or older contained complete plumbing facilities.

Substandard Housing Units Capable of Being Rehabilitated

The Council on Affordable Housing has determined there are a total of 2 housing units that are substandard which are occupied by low and moderate income households. The Borough of Englewood Cliffs Housing Element adopts this statistic as its "Indigenous Housing Need." COAH also has provided the Borough with a credit for rehabilitation of 2 housing units. Therefore, Englewood Cliffs cannot receive credit for any rehabilitation efforts for its indigenous housing need.

TABLE 18
 UNITS IN STRUCTURE
 BOROUGH OF ENGLEWOOD CLIFFS, NEW JERSEY
 1990

<u>STRUCTURE TYPE</u>	<u>NUMBER</u>	<u>PERCENT OF TOTAL</u>
Single-Family	1,810	96.3
Detached	(1,792)	(95.3)
Attached	(18)	(1.0)
Multi-Family	62	3.3
2 Units	(22)	(1.2)
3-4 Units	(13)	(0.7)
5-9 Units	(13)	(.07)
10 or More Units	(14)	(0.7)
Mobile Home or Trailer	0	0.0
Other	<u>7</u>	<u>0.4</u>
 TOTAL	 1,879	 100.0

Source : U.S. Department of Commerce, Bureau of the Census, Summary Tape File 3, 1990

Calculations : Kasler Associates, PA

TABLE 19
NUMBER OF BEDROOMS
IN HOUSING UNITS
BOROUGH OF ENGLEWOOD CLIFFS, NEW JERSEY
1990

<u>BEDROOMS</u>	<u>NUMBER</u>	<u>PERCENT OF TOTAL</u>
None	0	0.0
One	111	5.9
Two	45	2.4
Three	693	36.9
Four	791	42.1
Five or More	239	12.7
Total Year Round Housing Units	1,879	100.0

Source: U.S. Department of Commerce, Bureau of the Census, Summary Tape File 3, 1990.

TABLE 20
EQUIPMENT AND PLUMBING
FACILITIES
BOROUGH OF ENGLEWOOD CLIFFS, NEW JERSEY
1990

	<u>NUMBER</u>	<u>PERCENT OF TOTAL</u>
Year-Round Housing Units	1,879	100.0
Occupied Housing Units	1,833	97.6
Housing Heating Fuel (Occupied Units)		
Utility Gas	1,620	88.4
Bottled, Tank, or LP Gas	56	3.1
Electricity	81	4.4
Fuel Oil, Kerosene, etc.	76	4.1
Source of Water (Year-Round Units)		
Public System or Private Company	1,879	100.0
Other	0	0.0
Sewage Disposal (Year-Round Units)		
Public Sewer	1,879	100.0
Other	0	0.0

Source: U.S. Department of Commerce, Bureau of the Census, Summary
Tape File 3, 1990

Calculations : Kasler Associates,PA

TABLE 21
 CHARACTERISTICS OF HOUSING UNITS
 BOROUGH OF ENGLEWOOD CLIFFS, NEW JERSEY
 1990

	<u>NUMBER</u>	<u>PERCENT OF TOTAL</u>
Year-Round Housing Units	1,879	100.0
Occupied Housing Units	1,833	97.6
Owner-Occupied Housing Units	1,642	89.6
Renter-Occupied Housing Units	191	10.4
Plumbing Facilities (Occupied Units)		
Complete Plumbing Facilities	1,826	99.6
Lacking Complete Plumbing Facilities	7	0.4
Kitchen Facilities (Year-Round Units)		
Complete Kitchen Facilities	1,872	99.6
Lacking Complete Kitchen Facilities	7	0.4
Telephone Access (Occupied Units)		
With Telephone	1,833	100.0
No Telephone	0	0.0
Vehicles Available (Occupied Units)		
None	47	2.6
One or More	1,786	97.4
Heating System (Occupied Units)		
Heating Available	1,833	100.0
No System	0	0.0

Source: U.S. Department of Commerce, Bureau of the Census, Summary
 Tape File 3, 1990

Calculations : Kasler Associates, PA

Housing Units Constructed Since 1980

Table 22 provides data concerning building permits issued during the past 18 years from 1981 to 1998. A total of 252 building permits were issued - all of which were for single-family residences.

Development in the community has ranged from a low of 4 dwelling units in 1989 and 1990 to a high of 35 units in 1985. The average number of permits issued during this time period was approximately 14 units per year. During the same time period, a total of 138 demolition permits were issued. In total, the net increase in housing units from 1981 through 1998 was 114 housing units.

Number of Low and Moderate Income Housing Units Previously Constructed

During the past eighteen years there have been no low and moderate income housing units constructed in the community.

Number of Low and Moderate Income Housing Units Previously Rehabilitated

During the past eighteen years, there have been no low or moderate income housing units that have been rehabilitated in the Borough.

Projection of Community's Housing Stock for the Next Six Years

During the last eighteen years, the Borough of Englewood Cliffs has constructed 252 housing units averaging 14 units per year. Assuming a slower growth rate of 10 dwelling units per year during the next 6 years, a total of 60 new homes are projected to be constructed.

Number of Subdivisions and/or Site Plans Approved for Residential Purposes During the Past Eighteen Years

Table 23 indicates the number of major and minor residential subdivision lots that have been created during the past nineteen years from 1982 through 2000. A total of 81 lots have been created during this time period, or an average of slightly more than 4 lots per year. A total of 44 residential lots have been created via subdivision since 1990.

TABLE 22
 DWELLING UNITS AUTHORIZED
 BY BUILDING PERMITS
 AND DEMOLITION PERMITS
 BOROUGH OF ENGLEWOOD CLIFFS, NEW JERSEY
 1981-1998

Year	Number of Building Permits Issued				Demolition Permits
	<u>1-Family</u>	<u>2-4 Family</u>	<u>5-Family</u>	<u>Total</u>	
1981	15	0	0	15	2
1982	8	0	0	8	0
1983	20	0	0	20	4
1984	18	0	0	18	1
1985	35	0	0	35	2
1986	18	0	0	18	3
1987	12	0	0	12	3
1988	8	0	0	8	7
1989	4	0	0	4	34
1990	4	0	0	4	5
1991	8	0	0	8	7
1992	12	0	0	12	3
1993	10	0	0	10	4
1994	11	0	0	11	4
1995	13	0	0	13	11
1996	12	0	0	12	12
1997	16	0	0	16	14
1998*	<u>28</u>	<u>0</u>	<u>0</u>	<u>28</u>	<u>22</u>
Total	252	0	0	252	138

Source : New Jersey Department of Labor
 New Jersey Residential Building Permits 1981-1998

New Jersey Department of Community Affairs
 Demolition Data 1994-1998

*preliminary

TABLE 23
 NUMBER OF RESIDENTIAL LOTS CREATED
 MAJOR AND MINOR SUBDIVISIONS APPROVED BY THE
 BERGEN COUNTY PLANNING BOARD
 BOROUGH OF ENGLEWOOD CLIFFS, NEW JERSEY
 1982 - 2000

<u>YEAR</u>	<u>NUMBER OF RESIDENTIAL LOTS CREATED</u>
1982	0
1983	2
1984	6
1985	17
1986	3
1987	5
1988	10
1989	0
1990	4
1991	0
1992	0
1993	0
1994	0
1995	0
1996	13
1997	0
1998	0
1999*	6
2000*	<u>25</u>
TOTAL	81

* Conditional Approval Granted

Source : Bergen County Planning Board, Planner's Data Book, 1994
 Bergen County Office of Planning and Economic Development
 1995-2000

Population Size

In 1980, Englewood Cliff's population stood at 5,698 persons according to the United States Census of Population. By 1990, the Census determined that the municipality's population decreased slightly to 5,634 persons.

Rate of Population Growth

Table 24 presents the rate of growth for Englewood Cliffs from 1940 through 1990. In 1940, prior to World War II, the Borough's population stood at 888 persons. In 1950, the population increased to 966 persons. From 1950 to 1970, the community's population substantially expanded to 5,938 persons, increasing sixfold during the 20 year period. From 1970 to 1980, the community's population decreased modestly to 5,698 persons a decrease of 240 persons. In 1990, the Borough's population decreased to 5,634 persons - a decline of 64 persons.

Age Characteristics

The U.S. Census indicates that in 1990, 52.3 percent of the population were females and 47.7 percent were males.

This data is presented in Table 6. The data also indicates the population distribution by age categories. The data indicated a decline in child-centered families. For example, pre-school aged children, generally under the age of 5 years, totalled 4.8 percent of the population, while early school-aged children between the years of 5 to 9 totalled 5.5 percent of the community's population. Children aged 10 to 14 years account for 5.9 percent of the overall population. Since the age group intervals are identical for the three categories, the lower percentage of children in the earlier years reflect the changing age structure in the community.

Similarly, the number of older residents in the community has been increasing. In 1980, the number of persons 60 years and older totalled 902 persons, or 15.8 percent of the population. By 1990, a total of 1,398 persons were 60 years and older representing 24.8 percent of the total community.

TABLE 24
 RATE OF POPULATION GROWTH
 BOROUGH OF ENGLEWOOD CLIFFS, NEW JERSEY
 1940 - 1990

<u>Year</u>	<u>Population of Englewood Cliffs</u>	<u>Population Change</u>	<u>Percent Change</u>
1940	888	--	--
1950	966	78	8.8
1960	2,913	1,947	201.6
1970	5,938	3,025	103.8
1980	5,698	- 240	- 4.0
1990	5,634	- 64	- 1.1

Source : U.S. Census of Population, 1990

Household Size

In 1990, the Census of Population reported an average household size of 3.03 persons per household. As noted in Table 7, this represents a decrease from 3.67 persons per household in 1970 and 3.21 persons per household in 1980.

Income Levels

Table 9 identifies household and family income for the Borough of Englewood Cliffs. The U.S. Census of Population in 1990 indicated a median family income of \$92,903. The median non-family household income stood at \$33,542.

Historic Employment Trends

Table 10 provides employment data from 1977 to 1997. The number of jobs remained very constant during the time period until the late 1980's and early 1990's. In 1977, there were 10,619 covered employment jobs in the community. The number of jobs exceeded 10,000 until 1990 when the community began to lose a number of jobs.

During the 13 year period from 1977 to 1989, employment in Englewood Cliffs never declined below the 10,000 job level. The greatest number of jobs occurred in 1982 and the smallest number totalled 7,237 in 1995. By 1997 the number of jobs increased slightly to 7,603.

No doubt, the decline in the number of jobs was associated with the closing of Prentice Hall, reflecting the then current recession. The recent acquisition and rehabilitation of this facility will likely increase the employment base of the Borough.

Employment Characteristics and Occupational Patterns of the Community's Residents

Tables 25 and 26 describe the employment characteristics and occupational patterns of Englewood Cliff's residents. Table 25 indicates that the majority of the Borough's population is concentrated in three areas - manufacturing, retail trade and professional services. Manufacturing totalled 449 jobs according to the U.S. Census of Population, representing 16.1 percent of those persons whose jobs were in the manufacturing sector. Retail trade provided 464 jobs or 16.6 percent of the total population and professional services totalled 730 jobs or 26.2 percent of the total population. These three categories account for 57.7 percent of the total employment of the Borough labor force.

Table 26 describes employment patterns for Englewood Cliffs residents according to their occupations. The data indicates that almost 7/8 of the Borough's population were oriented to two categories - managerial and professional specialties and technical, sales and administrative Support. The two categories accounted for 2,414 jobs out of 2,791 jobs or 85.5 percent of all employment for Borough residents.

TABLE 25
 EMPLOYED PERSONS 16 YEARS OLD AND OVER
 BY INDUSTRY
 BOROUGH OF ENGLEWOOD CLIFFS, NEW JERSEY
 1989

	<u>Number</u>	<u>Percent</u>
Agriculture, Forestry, Fisheries, Mining	7	0.3
Construction	74	2.7
Manufacturing :	449	16.1
Nondurable Goods	(355)	(12.7)
Durable Goods	(94)	(3.4)
Transportation	131	4.7
Communication and Other Public Utilities	36	1.3
Wholesale Trade	239	8.6
Retail Trade	464	16.6
Finance, Insurance and Real Estate	296	10.6
Business and Repair Services	165	5.9
Personal, Entertainment and Recreation	127	4.5
Professional and Related Service	730	26.2
Health Service	(344)	(12.3)
Educational Services	(102)	(3.7)
Other Professional and Related Services	(284)	(10.2)
Public Administration	<u>72</u>	<u>2.5</u>
TOTAL	2,790	100.0

Source : U.S. Census of Population, 1990

TABLE 26
EMPLOYED PERSONS 16 YEARS OLD AND OVER
BY OCCUPATION
BOROUGH OF ENGLEWOOD CLIFFS, NEW JERSEY
1989

	<u>Number</u>	<u>Percent</u>
Managerial and Professional Specialty	1,315	47.1
Executive, Administrative, Managerial	(702)	(25.1)
Professional Specialty	(613)	(22.0)
Technical, Sales, Administrative Support	1,099	39.4
Technicians and Related Support Sales	(88)	(3.2)
Administrative Support Including Clerical Sales	(373)	(13.4)
	(638)	(22.8)
Service	166	5.9
Private Household	(45)	(1.6)
Protective Service	(55)	(2.0)
Service, Except Protective and Household	(66)	(2.3)
Farming, Forestry, and Fishing	0	0.0
Precision Production, Craft, and Repair	73	2.6
Operators, Fabricators, and Laborers	138	5.0
Machine Operators, Assemblers, Inspectors	(73)	(2.6)
Transportation and Material Moving	(40)	(1.4)
Handlers, Equipment Cleaners, Laborers	<u>(25)</u>	<u>(1.0)</u>
TOTAL	2,791	100.0

Source : General Social and Economic Characteristics, 1990 U.S. Census.

TABLE 27
 NON-RESIDENTIAL DEVELOPMENT
 BOROUGH OF ENGLEWOOD CLIFFS, NEW JERSEY
 1981- 1998
 SITE PLAN APPROVAL (000'S SQ. FT.)

	COMMERCIAL NURSING HOME AND HOTEL FLOOR AREA	OFFICE	UTILITY AND WAREHOUSE*	TOTAL
1981	0.0	91.8	0.0	91.8
1982	0.0	122.4	0.0	122.4
1983	0.0	0.0	0.0	0.0
1984	0.0	0.7	0.0	0.7
1985	0.0	415.4	0.0	415.4
1986	0.0	57.7	0.0	57.7
1987	0.0	0.0	0.0	0.0
1988	0.0	57.0	0.0	57.0
1989	0.0	0.3	0.0	0.3
1990	0.0	29.5	0.0	29.5
1991	0.0	0.0	0.0	0.0
1992	0.0	0.0	0.0	0.0
1993	0.0	0.0	0.0	0.0
1994	0.0	0.0	0.0	0.0
1995	0.0	0.0	0.0	0.0
1996	0.1	0.0	0.0	0.1
1997	0.0	0.0	0.0	0.0
1998	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>
TOTAL	0.1	774.8	0.0	774.9

*Includes office/warehouse combinations.

Source : Planner's Data Book, Bergen County Planning Board.

Number of Approved Non-Residential Site Plans Impacting Upon the Community

Data concerning site plans that have been approved for non-residential uses has been obtained from the Bergen County Planning Board and is presented in Table 27.. The data indicates a substantial amount of site plan activity during the period from 1981 to 1986. A total of 688,000 square feet of office development was approved in the Borough over this time period. Since that time from 1987 to 1998, development has eased with only 87,800 square feet of office space approved in the community.

Other Regional or Community Factors Impacting Upon Municipal Employment

Four principal regional and community factors impact upon future municipal employment include :

1. The proximity of the community to the George Washington Bridge and New York City;
2. The lack of large vacant tracts of land areas in the Borough suitable for development;
3. The economic downturn and recession during the early 1990's.
4. The availability of public sewers throughout the community.

Probable Future Employment Characteristics

Englewood Cliff's employment trends have pointed to a generally stable base ranging from 10,300 to 10,900 jobs. The recession during the early 1990's has seen the loss of many employment possibilities. For the first time in more than a decade, the number of jobs had decreased below the 10,000 level. In 1995, total jobs in the community declined to a twenty year low of 7,237 jobs, a decline of 34 percent from the high of 10,950 jobs.

Due to the lack of major land holdings in the community for new development, the rate of growth of jobs through the year 2005 will not likely increase in any substantial manner with the exception of the Citicorp redevelopment of the former Prentice Hall site. It is estimated that the number of jobs in Englewood Cliffs will totals between 8,000 and 9,000 by the year 2000 plus the new employment opportunities at 111 Sylvan Avenue.

DETERMINATION OF COMMUNITY'S FAIR SHARE HOUSING NEED

The determination of Fair Share Housing Need in the Borough of Englewood Cliffs is identified as 219 units of low and moderate income housing according to the Council on Affordable Housing.

Computations concerning the Borough's fair share housing obligation, utilizing COAH standards, are presented in this section of the report. Subsequent sections of the master plan will present adjustments were requested of COAH based upon insufficient vacant land in the community.

COAH Formula Utilized In Determining The Community's Housing Need

The COAH formula utilized throughout the State of New Jersey establishes three levels of housing need. The first aspect of the formula is directed to the indigenous housing need of the community. This housing need is predicated solely upon those families and individuals of low and moderate income who are resident within the community and whose housing does not meet certain minimum standards.

A second aspect of the formula relates to housing needs of other communities within the region which are considered so extensive that they cannot totally be accommodated within their respective communities. They must therefore be reallocated to the balance of those communities in the region that have not been saturated with such housing. It will be noted that this component represents the greatest majority of Englewood Cliff's housing component.

The third and last element in the formula represents future housing needs rather than current needs identified for indigenous and reallocated housing needs. Once these factors are determined, various adjustments and modifications are provided to modify the community's housing need.

Table 28 which follows provide the specific data in establishing COAH's determination of the community's housing need.

TABLE 28
SUMMARY CALCULATIONS
HOUSING NEED FOR
ENGLEWOOD CLIFFS, NEW JERSEY
1993-1999

1.	Indigenous Housing Need	2
2.	Reallocated Present Housing Need	<u>88</u>
3.	Present Housing Need	90
4.	Prospective Housing Need, 1993-1999	<u>57</u>
5.	Total Housing Need, 1993-1999	147
6.	Prior Cycle Prospective Housing need	51
7.	Municipal Modifications	
	a. Demolitions	25
	b. Filtering	-1
	c. Residential Conversions	0
	d. Spontaneous Rehabilitation	<u>-2</u>
8.	Pre-Credited Housing Need	219
9.	Reductions	0
10.	Credits	0
11.	20 % cap	0
12.	CALCULATED NEED	219

UTILITY SERVICES

The character of a community is directly influenced by the location, design and efficiency of the various utilities which serve the municipality. These utilities include the water supply system, sanitary sewage facilities, drainage facilities, solid waste disposal, recycling, electric, gas, cable television, and telephone services. Utility services are fundamentally important aspects of life within a community, as they directly relate to the health, safety and welfare of its residents and businesses as well as impact upon the quality of the natural environment.

The utility element of Englewood Cliff's data gathering and analysis phase of the master plan reviews factors concerning the Borough's supply of potable water, sewage treatment facilities, drainage and methods of solid waste disposal.

Public water is supplied by The United Water Company and electric and gas service is provided by Public Service Electric and Gas Company. With the recent onset of deregulation, consumers will be better afforded a wide variety of choice in the selection of cable, telephone and electric service purveyors.

WATER SUPPLY

Water supply in the Borough of Englewood Cliffs is provided by the United Water Company, a privately owned utility that serves portions of Bergen, Hudson and Rockland Counties. The predecessor in title was the Hackensack Water Company. The utility's water supply emanates from three primary water sources including Lake DeForest, Lake Tappan and the Oradell Reservoir, all of which feed into the Hackensack River.

The Water Company does maintain a 2.3 acre site on the upper section of Johnson Avenue with a water tank which is designed to maintain adequate water supply in the community.

SANITARY SEWER MANAGEMENT

Englewood Cliffs is entirely sewerred and is served by the Little Ferry Plant of the Bergen County Utilities Authority. After secondary wastewater treatment, the BCUA chlorinates the wastewater effluent and discharges it into the Hackensack River. The Borough owns and maintains the laterals, catch basins and manholes while the Authority owns the interceptors.

Bergen County Utilities Authority was established in 1947 and is the purveyor of sewage disposal services for the Borough. The Borough is charged a sewer fee based on flow into the interceptor lines. All the homes and businesses in Englewood Cliffs are presently connected to sewer lines.

The Borough maintains five (5) sanitary sewer pumping station which are noted as follows:

<u>Block</u>	<u>Lot</u>	<u>Street</u>	<u>Approximate Area (Sq. Ft.)</u>
703	15	Chesnut Street	3,000
713	7	Lyncrest Road	875
1001	37	Roberts Road	4,260
1107	14	Jane Drive	6,060
Mercer & Summit Street			

ENGLEWOOD CLIFFS' GOALS & OBJECTIVES

ENGLEWOOD CLIFFS' goals and objectives serving the Borough Master Plan are noted as follows:

1. Established Neighborhood Areas

To maintain and enhance the attractive and established character of Englewood Cliffs in both its residential and non-residential areas.

2. Parks, Recreation and Open Space

To promote and protect parks, recreation and other open space areas and environmentally sensitive areas.

3. Preservation of the Environment

To promote and protect environmentally sensitive areas including wetlands and wetland buffers, flood prone areas, steep sloping areas, the quality and purity of rivers and streams and areas of trees and other vegetative cover.

4. Housing Opportunities

To provide housing opportunities and a variety of housing types for various income levels including low and moderate income, and senior citizen housing.

5. Community Services

To encourage the provision of community services for all portions of Englewood Cliffs at its usual high level.

6. Development of Limited Areas

To continue to encourage high quality development of the limited undeveloped areas of the Borough in keeping with the general patterns of land use which now exist.

7. Appropriate Use of All Lands

To encourage action to guide the appropriate use or development of lands in Englewood Cliffs in a manner which will promote the public health, safety, morals and general welfare.

8. Provide Security from Hazards

To secure safety from fire, flood, panic and other natural and man-made disasters.

9. Prevent Overcrowding

To provide light, air and open space.

10. Establish Appropriate Population Densities

To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment.

11. Provide Sufficient Space in Appropriate Locations

To provide sufficient space in appropriate locations for a variety of residential, recreational, commercial, and office 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;

12. Provide and Upgrade Transportation Routes

To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging the location of such facilities and routes which result in congestion, blight and unsafe conditions.

13. Promote Desirable Visual Environment

To promote a desirable visual environment through creative development techniques and good civic design and arrangements

14. Historic Sites

To promote and protect the conservation of historic sites and districts, open space, and valuable natural resources in Englewood Cliffs and to prevent sprawl and degradation of the environment through the improper use of land.

15. Senior Citizen Housing and Assisted Living Facilities

To encourage senior citizen and assisted living housing development in appropriate locations.

16. Efficient use of Land

To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land.

17. Recyclable Materials

To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and complement municipal recycling programs.

18. Buffer Areas

To continue to maintain adequate buffer areas separating residential areas from nearby non-residential uses.

19. Improvement of Business Area

To upgrade and improve the business areas of the community, where appropriate, by providing off-street parking, upgrading landscaping, signage and street fixtures in a comprehensive and coordinated manner.

20. Storm Water Management

To encourage storm water management controls for all new developments.

21. State Development and Redevelopment Plan

To continue to participate in the State's cross-acceptance process for the State Master Plan, known as the State Development and Redevelopment Plan.

LAND USE PLAN ELEMENT

The Englewood Cliffs Master Plan is divided into several components including a land use plan for residential uses; commercial and office uses; public uses; parks, open space and environmentally sensitive areas and certain semi-public uses.

RESIDENTIAL LAND USE PLAN

The residential land use plan is divided into four categories of development termed low density residential uses, moderate density residential use, medium density residential use and affordable housing.

Low Density Residential Use

Low density residential use corresponds to single-family detached dwellings with a maximum net density of 4.356 dwellings per acre. This is equivalent to the R-A zone in which the minimum lot size is limited to 10,000 square feet.

As noted on the land use plan map, the area is essentially limited to two areas of the Borough. Excluding a 12 block area immediately north of Palisade Avenue bounded in general by Kim Hunter Road and Demarest Avenue, the entire northerly portion of the Borough is designated as a low density residential area. This area totals approximately 287 acres and is the largest residential area in the Borough.

The second low density residential area is located in the southerly portion of Englewood Cliffs including portions of Hudson Terrace, Seventh and Eighth Streets and a part of Bayview Avenue in the general area of the Fort Lee-Englewood Cliffs border.

Due to the built-up nature of the residential community no changes are proposed for the low-density residential classification.

Moderate Density Residential Use

Moderate density residential use includes single-family housing at a maximum net density of 5.81 units per acre. These areas correspond to the present R-B zone district.

Moderate density residential uses are limited to three general areas of Englewood Cliffs which are described as follows:

1. A twelve block area located to the north of the office area along Palisade Avenue and west of the restricted commercial area along Sylvan Avenue (Route 9W).
2. An expansive area located south of the office area along Palisade Avenue and west of the restricted commercial area and the limited business area along Sylvan Avenue (Route 9W) but excluding the medium density residential uses near the Fort Lee-Englewood Cliffs border.
3. The third area is situated in the southeastern portion of the Borough including Fifth and Sixth Streets and portions of Seventh Street and Bayview and Van Nostrand Avenues as extended.

The three moderate density residential areas total approximately 201 acres of land. Combined with low density residential uses, the two single-family residential areas represent almost 95 percent of the total residential areas in the Borough.

No changes are recommended in these predominantly developed residential neighborhoods.

Medium Density Residential Uses

Medium density residential uses are equivalent to the R-C zone district. Residential densities are limited to a maximum net density of 8.7 units per acre or a minimum lot size of 5,000 square feet.

Medium density residential uses are limited to one area of the Borough. The area is defined essentially as properties along both sides of Irving Avenue and the side streets south of Irving Avenue extending to the Fort Lee-Englewood Cliffs common border.

The area totals approximately 28 acres and is the smallest single-family residential area in the Borough.

Affordable Housing

The Borough of Englewood Cliffs petitioned the Council on Affordable Housing (COAH) in order to obtain substantive certification concerning affordable housing units.

COAH determined that due to the limited amount of vacant land in the Borough, the published obligation of the community would be reduced from 219 units to 4 units. A site was selected to construct two rental townhouse units, located at the corner of Hudson Terrace and New Street.

The only caveat to this process related to a mandate by COAH that the Borough rezone the former Prentice Hall site to accommodate affordable housing as an overlay zone. The Borough's response found this condition unacceptable, improper and contrary to the requirements of the Municipal Land Use Law.

The land use plan continues to support the fair share housing plan adopted by the Englewood Cliffs Planning Board and Mayor and Council and designates the subject property as an affordable housing area with a maximum of 4 units or its equivalent of affordable housing.

COMMERCIAL LAND USE PLAN

The commercial land use plan consists of four land use categories including office uses, limited business uses, special commercial uses and restricted commercial areas.

Office Uses

Office uses are designated on the land use plan element along both sides of Palisade Avenue between Summit Street and the area immediately to the west of its intersection with Sylvan Avenue (Route 9W). Essentially this area is limited to business and professional offices and certain government offices. The area is equivalent to the B-1 zone district.

Palisade Avenue is a highly trafficked street with lots and parcels that are relatively small, providing a limited amount of off-street parking.

No changes are recommended for this area.

Limited Business Uses

Limited business areas represent the largest non-residential land use in the Borough occupying three general areas in the Sylvan Avenue (Route 9W) corridor. The designation is equivalent to the B-2 zone district.

Limited business areas include business and professional offices, governmental uses and corporate offices. Other uses include laboratory and research facilities, distribution facilities and houses of worship.

The three limited business areas include the following

1. The area on the west side of Sylvan Avenue north of Demarest Avenue extending northward to the Englewood Cliffs-Tenafly boarder and separated from residential uses to the west by buffer zones in and near Floyd Street and Johnson Avenue.

A singular exception is a parcel of land north of Sage Road that the New Jersey Department of Environmental Protection designates as a wetland area, which should be subject to a letter of interpretation. If this property is not usable in the conventional planning and zoning context, this site should be considered for open space purposes.

2. The second area of limited business use is located on the west side of Sylvan Avenue south of Sherwood Avenue extending southerly to Van Nostrand Avenue. The westerly boundary of this area is separated from moderate density residential uses by a 50 foot wide buffer zone.
3. The third area is situated on the east side of Sylvan Avenue extending from Van Nostrand Avenue northward to Sherwood Avenue and New Street and essentially extending to the west side of Hudson Terrace.

Corporate office facilities and the many business and professional offices and research facilities represent significant elements in the community. The recent 1999 tax assessment records indicate that commercial uses account for 36.6 percent of the community's total tax base and accounts for a significant amount of total employment in the community.

The limited business zone accounts for the overwhelming majority of all non-residential taxable lands in the Borough. In effect, these uses represent the engine that sustains economic vitality to the community.

Therefore, the effort of COAH to impose an unreasonable overlay zone on the former Prentice Hall Site is not incorporated within this master plan.

Special Commercial Uses

The southernmost portion of Englewood Cliffs abutting both sides of Sylvan Avenue (Route 9W) and consisting of a five block area is currently zoned B-3 Special Retail District. The zone district currently permits the following principal uses as follows:

1. Boutique-type retail establishments not exceeding 1,600 square feet of ground floor area, including florists, gift shops, apparel shops, drug stores, jewelry stores, portrait studios, art galleries, specialty sport stores and luggage stores,
2. Professional offices, and
3. Eating and drinking establishments, excluding fast food restaurants, as conditional uses within this zone.

Restricted Commercial Uses

Restricted commercial uses are equivalent to the B-4 zoning district. This zone extends along the west side of Route 9W between Palisade and Demarest Avenues. The area also extends along the west side of Route 9W south of Palisade Avenue to Sherwood Avenue.

The restricted commercial area also is situated along the east side of Route 9W, basically extending to Sherwood Avenue and to Hudson Terrace. This description excludes the Borough Hall/Police Station/Fire Department property and the proposed affordable housing site.

The restricted commercial area permits the following uses:

1. Business offices, professional offices and governmental uses.
2. Banks without drive-in facilities and
3. Accessory parking areas on the same lot as the principal use.

Banks with drive-in facilities and eating and drinking establishments excluding fast food restaurants are conditional uses within this zone.

The master plan recommends that a new public zone be established for the Borough Hall site. Additionally, affordable housing should become a permitted use within this zone instead of creating a separate zone district. Finally, ornamental parks and open space should be made a permitted use within this zone district.

Institutional Uses

St. Peter's College is the only property located to the east of Hudson Terrace that is not owned and maintained by the Palisades Interstate Park Commission. The roadway leading to this 13.6 acre facility underpasses the Palisades Interstate Parkway at a location approximately opposite the DPW site.

The master plan recommends that the St. Peter's College site be continued inclusive of assisted living facilities.

Buffers

The Borough of Englewood Cliffs maintains buffer zone standards in areas where commercial and business uses abut residential areas. These buffer zones vary from 20 feet in width in areas where smaller lots prevail to as much as 120 feet of buffer width where lot sizes are larger.

The land use plan reflects these requirements, which were not incorporated in the 1980 Master Plan.

Parks Recreation and Open Space

Parks, recreational areas and open spaces are one of the major land uses in the community. The largest single block of land in this category is the Palisades Interstate Park which occupies 365.6 acres of land, representing 26.3 percent of the total area of the Borough. Five additional sites in the Borough include the present tennis courts, the 6.08 acre Fred Witte Memorial Park, an area of basketball and handball courts adjacent to Van Nostrand Avenue, an ornamental park at the intersection of Palisade Avenue and Route 9W and a 0.03 acre parcel on Floyd Street which houses Sampson's Rock. Municipal recreational lands total approximately 12.5 acres of land.

No additional recommendations concerning the Palisades Interstate Park are being made in this master plan. However, due to the limited amount of municipally owned land in the community, the land use plan proposes that the Borough designate two municipally owned parcels on the east side of Floyd Street as parkland. These parcels are identified as block 806 lots 4 and 6, which occupy a collective area of 3.7 acres.

In addition, there is a six acre parcel of land located at the northwest corner of Sage Road and Route 9W, which is identified as block 1202 lot 2, and is noted to be a wetland area by the New Jersey Department of Environmental Protection. Due to the size and scale of this wetland area, it is considered appropriate that the site be considered as an open space resource, subject to the jurisdiction of the NJDEP.

Public Land Uses and Public Schools

Borough owned facilities include the Borough Hall, the Police and Fire Department and Volunteer Ambulance Corp complex and the Department of Public Works Facilities. Concentrated between Hudson Terrace and Sylvan Avenue, south of Palisade Avenue, no major changes are anticipated to these facilities. The Master Plan suggests that this area be established under a public zone classification.

The Englewood Cliffs Board of Education maintains two public schools-the North Cliff School serving grades K-2 and the Upper School, serving grades 3 to 8. The two schools occupy 18.55 acres of land.

These two schools provide an excellent educational program. No additional changes to these facilities are anticipated at this time.

Wireless Telecommunication Towers and Antennae

As a result of federal legislation concerning the above captioned matter, the Borough of Englewood Cliffs adopted an ordinance permitting wireless telecommunication towers and antenna utilizing Borough Hall property under a specified lease agreement. The site permits a tower which is capable of accommodating a number of wireless telecommunication company antennae. The purposes of this legislation were to:

- (1) Protect residential neighborhoods, to
- (2) Encourage the location of such facilities within nonresidential areas, to
- (3) Minimize the total number of such towers within the community, and to
- (4) Encourage the joint use of a new site through the use of multiple carriers on a single tower.

Other Land Uses

The land use plan reflects the existence of a small cemetery known as Woodlawn Cemetery in the southwestern portion of the Borough.

Other land uses in the Borough include a United Water Company tank located in the north central portion of the Borough, an electric substation located south of the DPW building, and a senior center located west of the small commercial area. Each of these facilities is designated on the land use plan map.

RECYCLING ELEMENT

Municipal Land Use Law

The New Jersey Municipal Land Use Law sets forth statutes which provide for the adoption of a master plan by municipal planning boards.

Statewide Recycling Act

In April of 1987, the Senate and General Assembly of the State of New Jersey approved the "New Jersey Statewide Mandatory Source Separation and Recycling Act" which set forth regulations regarding the recovery of recyclable products statewide. The intentions of the Legislature are enumerated in Section 1 of the Act as follows:

The Legislature finds that removing certain materials from the municipal solid waste stream will decrease the flow of solid waste to sanitary landfill facilities, aid in the conservation and recovery of valuable resources, conserve energy in the manufacturing process, and increase the supply of reusable raw materials for the State's industries; and that the recycling of reusable waste materials will reduce substantially the required capacity of proposed resource recovery facilities and contribute to their overall combustion efficiency, thereby resulting in cost - savings in the planning, construction, and operation of these resource recovery facilities.

The Legislature further finds that the expeditious identification of local, national and international markets and distribution networks for recyclable materials is a necessary prerequisite to the orderly development of mandatory Statewide, county and municipal recycling programs; and that the State must institute and complete studies of market stimulation for recyclable materials.

The Legislature further finds that the State may most appropriately demonstrate its long-term commitment to proper solid waste management by establishing a mandatory Statewide source separation and recycling program, and by increasing the purchase of recycled paper and paper products by the various agencies and instrumentalities of the State Government.

The Legislature further declares that it is in the public interest to mandate the source separation of marketable waste materials on a Statewide basis so that reusable materials may be returned to the economic mainstream in the form of raw materials or products rather than be disposed of at the State's overburdened landfills, and further declares that the recycling of marketable materials by every municipality in this State, and the development of public and private sector recycling activities on an orderly and incremental basis, will further demonstrate the State's long term commitment to an effective and coherent solid waste management strategy.

Section 25 of the New Jersey Statewide Mandatory Source Separation and Recycling Act supplements N.J.S. 40:55D-2 of the Municipal Land Use Law by adding purpose "o" which states "To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan Goals and to complement municipal recycling programs." The State of New Jersey is committed to reducing solid wastes through Statewide recycling efforts.

State Recycling Plan Goals

Section 3 of the New Jersey Mandatory Source Separation and Recycling Act requires that counties prepare and implement recycling plans which designate recovery targets in each municipality to achieve the maximum feasible recovery of recyclable products. The following targets are presently required:

- (a) The recycling of at least 15% of the prior year's total municipal solid waste stream by the end of the first full year succeeding the adoption and approval by the department of the districts recycling plan; and

- (b) The recycling of at least 25% of the second preceding years total municipal solid waste stream by the end of the second full year succeeding the adoption and approval by the department of the district recycling plan.

For the purposes of this paragraph, "total municipal solid waste stream" means the sum of the municipal solid waste stream disposed of as solid waste, as measured in tons, plus the total number of tons of recyclable materials recycled.

Englewood Cliffs' Recycling Ordinance

Chapter 20 of Englewood Cliffs' municipal ordinance establishes the Borough's recycling ordinance. The following represents the Borough's recycling requirements:

§20-1 PURPOSE

It is the purpose of this chapter to comply with the mandatory state-wide recycling program. L.1987, Ch.102 and the Clean Communities and Recycling Act, N.J.S.A. 13:1E-92, et seq.

§20-2 DEFINITIONS

As used in this chapter, the following terms shall have the meanings indicated:

"Construction and demolition debris (C/D) (Commercial)" shall mean source separated, nonputrescible recyclable material generated from the construction, alteration, repair, maintenance and/or demolition of structures within Bergen County. This material shall include concrete, bricks, block, ferrous and non-ferrous scrap, asphalt, asphalt shingles, recyclable wood scrap and any and all other material generated from the construction, alteration, repair, maintenance and/or demolition of a structure or structures within Bergen County that a municipality may deem recyclable.

"Corrugated cardboard (Municipal/Commercial)" shall mean structural material shaped in parallel furrows and ridges for rigidity, used to make packing and shipping containers.

"Designated recyclable materials" shall mean those recyclable materials, including metal, glass, paper or plastic containers, food and waste, corrugated or other cardboard, newspaper, magazines, or high grade office paper designated in this chapter to be source separated.

"Disposition" or "Disposition of designated recyclable materials" shall mean the transportation, placement, reuse, sale, donation, transfer or temporary storage for a period not exceeding six months of designated recyclable material for all possible uses except for disposal as solid waste.

"Dwelling unit" shall include a one-family home and a two family home.

"Ferrous metal scrap" shall include all items made of steel, cast-iron, tin-plated steel and white goods (such as stoves and refrigerators).

"Glass" shall include all products made from silica or sand, soda ash and limestone (the produce being used for packaging or bottling of various matter) and all other material known by this term, excluding however, blue, white, "flat" glass commonly known as window plate or plate glass.

"Grass (Municipal)" shall mean green herbage sending up spike like shoots or blades.

"Hi-grade office paper" shall mean and include white typing paper and ledger paper, white note pad paper, copy paper, carbon-less computer printout paper, manila tab cards and file folders.

"Magazines" shall include all magazines or periodicals printed on glossy stock or paper of heavier quality than commonly known as newsprint.

"Municipal solid waste stream" shall mean all residential, commercial and industrial solid waste generated within the boundaries of the borough, as measured in tons.

"Newspapers" shall include paper of the type commonly referred to as "newsprint" and distributed at stated intervals, usually daily or weekly, having printed thereon news and opinions and containing advertisements and other matters of public interest.

"Non-ferrous metal scrap" shall include all items made of aluminum, copper, lead or brass.

"Paper" shall mean and include all newspaper, high grade office paper, fine paper, bond paper, offset paper, xeroxgraphic paper, mimeo paper, duplicator paper, and related types of cellulosic material containing not more than ten percent by weight or volume of non-cellulosic material such as laminates, binders, coating, or saturants.

"Paper product" shall mean any paper items or commodities, including but not limited to, paper napkins, towels, corrugated and other cardboard, construction material, toilet tissue, paper and related types of cellulosic products containing not more than ten percent by weight or volume of noncellulosic material such as laminants, binders, coating or saturants.

"Persons" shall include all individuals, partnerships, corporations, owners, tenants, lessees, firms, societies, schools, churches and associations, either profit or nonprofit, within the Borough of Englewood Cliffs.

"Plastic containers" shall mean containers such as polyethylene terephthalate (PETE-#1) soda bottles, high-density polyethylene (HDPE-#2), milk, water or detergent

bottles, low density polyethylene (LDPE-#4) containers, vinyl (V-#3) or polyvinyl chloride (PVC-#5) bottles and rigid and foam polystyrene (PS-#6)

"Recyclable material" shall mean those materials which would otherwise become municipal solid waste, which may be collected, separated or processed and returned to the economic mainstream in the form of raw materials or products.

"Recycled papers" shall mean any paper having a total weight consisting of not less than 50 percent secondary waste paper materials.

"Recyclable paper product" shall mean any paper product consisting of not less than 50 percent secondary waste paper material.

"Recycling" shall mean any facility designed and operated solely for receiving, storing, processing and transferring source separated, nonputrescible or source separated commingled nonputrescible metal, glass, paper, plastic containers, corrugated and other cardboard or recyclable materials approved by the department of environmental protection.

"Recycling coordinator" shall mean the person appointed by the mayor and council who shall be authorized to coordinate the Borough's recycling program and assist with the enforcement of the provisions of this chapter.

"Recycling Services" shall mean the services provided by persons engaged in the business of recycling, including the collection, processing, storage, purchase, sale or disposition, or any combination thereof, of recyclable materials.

"Source separated recyclable materials" shall mean recyclable materials, including but not limited to, paper, metal, glass, food waste, office paper and plastic which are kept separate and apart from residential, commercial and institutional solid waste by the generator thereof or the purposes of collection, disposition and recycling.

"Steel cans" shall mean rigid containers made exclusively or primarily of steel or tin-plated steel and aluminum cans used to store food, beverages, paint and a variety of other household and consumer products.

"White goods (Municipal/Commercial)" shall include used appliances such as refrigerators, washers, dryers and stoves.

§ 20-3 ENGLEWOOD CLIFFS RECYCLING COORDINATOR

There is hereby created the position of Englewood Cliffs Recycling Coordinator.

§20-4 DESIGNATION OF RECYCLABLE MATERIALS

The following materials are designated as recyclable under the Englewood Cliffs Mandatory Program:

- a. Leaves
- b. Newspapers
- c. Glass
- d. Aluminum
- e. Non-ferrous metal scrap
- f. Hi-grade office paper
- g. Ferrous scrap
- h. Tin (ferrous) cans
- i. Grass
- j. Corrugated cardboard
- k. Construction and demolition debris.
- l. Household batteries.

§20-5 MANDATORY SEPARATION

On or after the effective date of this chapter, it shall be mandatory for all persons who are owners, lessees, and occupants of property in the Borough of Englewood Cliffs, to separate the recyclable materials designated in section 20-4 above from all other solid waste.

§20-6 LEAF SEPARATION AND PREPARATION

- a. Leaves must be separated from other disposable waste by each person within the Borough of Englewood Cliffs. No person shall attempt to place leaves for collection, along with other disposable material, as solid waste, to be collected by the borough's scavenger.
- b. During the period from January 1 to October 14, of each year, leaves shall be placed in a biodegradable or plastic bag and placed curbside for pickup.
- c. During each year from October 15, through December 31, leaves shall be placed in loose condition along the curb line of each dwelling unit. A space shall be maintained between the leaf row and curb to allow for normal surface water in the event of rain.

§20-7 METHODS OF DISPOSAL

20-7.1 Curbside Disposals. Newspapers shall be bundled separately in units not to exceed 30 lbs. in weight and 12 inches in height. Bundles may be placed in paper bags, string tied, placed in reusable wooden or plastic boxes or placed at the curb for collection on days and at times in such a manner, as shall be designated by the recycling coordinator under rules and regulations promulgated by this chapter.

§20-7.2 RECYCLING SITE DISPOSAL

At the option and expense of persons required to separate newspapers, newspapers may be brought to the recycling center owned and operated by the Borough of Englewood Cliffs. In this event, bundling required in curbside disposal in the above section is waived and subject to rules and regulations in effect at the recycling site.

§20-7.3 SEPARATION. Glass shall be separated by color, reasonably rinsed, metal caps removed.. This glass can be placed at curbside in reusable metal or plastic containers. Aluminum cans shall be reasonably rinsed and placed at curbside in reusable metal containers.

§20-7.4 VOLUNTEER OR CHARITABLE RECYCLING DRIVE DISPOSAL

Nothing herein contained shall be construed to limit volunteer, charitable, or other organizations from conducting newspaper drives. The date, time, place and nature of these collections shall be presented in advance and in writing to the recycling coordinator who shall approve or disapprove the date, time, place and nature of the collection in accordance with regulations promulgated by the recycling coordinator.

§20-7.5 OTHER LAWFUL DISPOSALS.

At the option and expense of persons required to separate newspapers, other methods of lawful disposal such as sale to other recycling centers, may be utilized provided that in no event shall newspapers be disposed of as part of solid waste...

§20-8 FERROUS METAL INCLUDING WHITE GOODS

Collection of ferrous material, including domestic or household bulky items such as washing machines, refrigerators, stoves, household appliances, tires, and other household furnishing, shall not be placed at the curb for collection unless special arrangements have first been made with the department of public works.

household furnishing, shall not be placed at the curb for collection unless special arrangements have first been made with the department of public works.

§20-9 COLLECTION

Collection from curbside of recyclable materials shall be made by borough employees or by contract for outside services, as directed by the Mayor and Council of the Borough of Englewood Cliffs, with primary administrative supervision under the control of the recycling coordinator.

§20-10 AUTHORIZATION TO SELL

The recycling coordinator may be authorized from time to time to sell and deliver, by bid or contract approved by the mayor and council, recyclable materials so collected in order to obtain the best possible price.

§20-11 PRIVATE DISPOSAL OF RECYCLABLE MATERIALS

Nothing in this chapter shall be deemed to prohibit any owner, lessees or occupant of disposing of recyclable materials privately through a sale or gift provided that in no event shall such recyclable materials be left at the curb or any private pick-up and further provided that in no event shall any recyclable materials be disposed of as part of the solid waste pick-up by the Borough of Englewood Cliffs in accordance with the normal pick-up by the Borough of Englewood Cliffs.

§20-12 OWNERSHIP AFTER PLACEMENT AT THE CURB

From the time recyclable materials are placed at the curb by the owner, lessee or occupant for collection by the Borough of Englewood Cliffs, such recyclable materials shall become the property of the Borough. It shall be a violation of this chapter for any person unauthorized to collect or pick up or cause to be collected or picked up any such recycling materials for the purpose whatsoever once the same has been placed at the curb. Any and each such collection in violation hereof from one or more premises shall constitute a separate and distinct offense punishable as herein provided.

§20-13 ANNUAL REPORT

The recycling coordinator shall annually submit a recycling tonnage report to the New Jersey Office of Recycling.

§20-14 NOTIFICATION OF PUBLIC

§20-14.1 PUBLIC NOTICE; NOTIFICATION BY MAIL. The recycling coordinator, no later than December 31, 1987, shall notify all persons owning, leasing or occupying property within the Borough of Englewood Cliffs of the borough's recycling opportunities and the source separation requirements of this chapter. This notice shall be done by placing an advertisement in a newspaper circulating in the Borough of Englewood Cliffs and by posting a notice in public places where public notices are customarily posted by the borough and by a mailing to all residential taxpayers.

§20-14.2 SIX MONTH FOLLOW-UP NOTICE. Every six months after the initial notification, the recycling coordinator shall notify all persons occupying residential commercial and institutional premises within the Borough of Englewood Cliffs of local recycling opportunities and the source separation requirements of this chapter. Said notification shall be done by placing an advertisement in a newspaper circulation in the Borough of Englewood Cliffs and by posting by the Borough...

§20-16 ENFORCEMENT

The recycling coordinator, department of public health, superintendent of the department of public works, or a designee thereof, and police department are hereby authorized and directed to enforce this chapter. The recycling coordinator is hereby authorized and directed to establish and promulgate reasonable regulations as to the manner, days and times for the collection of recyclable materials in accordance with the terms hereof; said rules and regulations are subject to change, modification, repeal or amendment by majority vote of the mayor and council.

§20-17 VIOLATIONS AND PENALTIES.

Any person, firm or corporation violating the provision of this chapter shall be liable to a maximum penalty at the discretion of the Judge of the Municipal Court of the Borough of Englewood Cliffs for not more than twenty-five (\$25.00) dollars for the first offense, not more than fifty (\$50.00) dollars for a second offense, and not more than one hundred (\$100.00) dollars for each and every subsequent offense; excepting that a person violating section 20-11 of this chapter shall be liable to a maximum fine of one hundred (\$100.00) for the first offense thereof.

§20-18 PERMITS FOR DEMOLITION, CONSTRUCTION OR RENOVATION

Provisions of Ordinance 92-01, as amended, are hereby incorporated herein such that prior to the issuance of a permit for the demolition, renovation or construction of any structure pursuant to N.J.A.C. 5:23-2.17 or other applicable regulation, person, firm or entity making such application, shall post with the construction official security in the form of cash, certified check, irrevocable letter of credit or surety bond issued by a surety company authorized to do business in New Jersey, the sum of two hundred (\$200.00) dollars.

Any recyclable material including, but not limited to, corrugated cardboard, vegetative waste, concrete, asphalt and clean wood must be delivered to the recycling center and/or transfer facility. Thereafter, and upon return of a tonnage receipt to the recycling coordinator, the two hundred (\$200.00) dollar deposit shall be released.

The two hundred (\$200.00) dollar deposit required hereunder shall not be assessed by the contractor to the homeowner.

§20-19 DISPOSAL OF APPLIANCES REQUIRING REFRIGERANT REMOVAL

Any person, entity or business disposing of refrigerators or air conditioning units shall hereinafter be charged a sum of fifteen (\$15.00) dollars, representing the cost of removal of noxious substances during the recycling procedure. The recycling coordinator shall collect the fifteen (\$15.00) dollar charge per appliance, which shall be utilized by the borough to offset the cost of the environmental procedure and which is charged to the borough.

Any person, business or entity failing to comply with the payment requirements as set forth above shall be liable, in accordance with Chapter XX, section 20-17 of the Revised General Ordinances of the Borough of Englewood Cliffs.

Solid Waste Collection

Solid waste is collected for the Borough at curbside four days a week (2 days on the north side of the Borough, two days on the south side of the Borough). Currently, garbage and trash are collected by Vincent Ippilito Sanitation in Tenafly. The municipality offers weekly curbside collection of recyclables as well as offering a drop-off center which is open every day twenty-four hours a day.

Table 29 identifies the types and quantities of recyclable products in the Borough for the years of 1997 and 1998. Mr. Rodney Bialko, the Borough's Recycling Coordinator has collected and provided this information. This table indicates a decrease of approximately 27% in total tonnage of recycling in the Borough between 1997 and 1998. Recycling not only serves to conserve our limited natural resources, but is also instrumental in reducing the excess products entering the waste stream.

TABLE 29
 RECYCLABLES COLLECTED
 1997-1998
 YEAR AND TONNAGE COLLECTED

	1997			1998		
	Residential	Commercial	Total	Residential	Commercial	Total
Newspaper	348.63	0.0	348.63	311.59	0.00	311.59
Office Paper	0.0	10.58	10.58	*	*	*
Corrugated	33.83	670.23	704.06	24.29	0.00	24.29
Other Paper	143.09	1.53	144.62	178.77	0.00	178.77
Glass	23.01	0.00	23.01	*	*	*
Glass commingled w ith plastic	150.27	12.11	162.38	170.83	0.0	170.83
Glass commingled without plastic	*	*	*	2.16	0.0	2.16
Scrap-Ferrous	3.85	1.72	5.57	8.45	0.00	8.45
Scrap-NonFerrous	0.0	2.90	2.90	*	*	*
White Goods	35.85	0.00	35.85	27.00	0.00	27.00
Batteries	0.30	0.00	0.30	0.86	0.00	0.86
Passenger Tires	0.75	0.0	0.75	1.49	0.00	1.49
Truck Tires	1.71	0.0	1.71	*	*	*
Leaves	2,275.32	0.00	2,275.32	2,076.61	0.00	2,076.61
Brush	148.65	70.31	218.96	192.95	0.00	192.95
Asphalt	32.00	21.82	53.82	10.00	3.25	13.25
Stumps & Logs	7.5	0.00	7.50	*	*	*
Concrete Block, Brick	16.00	60.00	176.00	15.00	0.00	15.00
Wood Waste (other)	0.00	32.61	32.61	*	*	*
Other	<u>1.20</u>	<u>0.00</u>	<u>1.20</u>	<u>51.32</u>	<u>0.00</u>	<u>51.32</u>
Total Tons	3,221.96	984.81	4,206.77 ‡	3,071.32	3.25	3,074.57 ††

Source: Rodney Bialko, DPW Recycling Coordinator, 1999.
 * Included within other recyclable categories

Summary: Total Trash is 2,421.63 tons (rounded average for 1997 & 1998)

‡ Recyclables represent approximately 63% of total disposables.

†† Recyclables represent approximately 56% of total disposables.

RECREATION AND OPEN SPACE PLAN ELEMENT

Englewood Cliffs is a community that is almost fully developed. Nevertheless, the Borough has aggregated five (5) sites for parks, recreation and open space purposes within the 2.17 square miles area of Englewood Cliffs. These facilities vary from the 6.08 acre Fred Witte Memorial Park to the 0.03 acre Floyd Street Park which houses Sampson's Rock. Coupled with the extensive Palisades Interstate Park, almost 27.2 percent of the Borough land area is dedicated to parks, recreation and open space areas.

At the present time, the five municipal park sites collectively provide a total of 11.58 acres of recreation land, representing approximately 2.06 acres of land for every 1,000 residents. The State standard of eight acres of municipal recreation area per 1,000 population is substantially greater than currently provided by the Borough. Recognizing the built-up nature of Englewood Cliffs, the Borough is to be commended for the amount and diversity of recreational facilities that has been provided.

Proposed Plan Element

The Englewood Cliffs Parks, Recreation and Open Space Plan element recommends the continuation of all existing recreational facilities in the Borough which is noted on the accompanying plan map.

The Plan also recommends that lot 6 in block 808, a 2.70 acre municipally owned tract of land located on the east side of Floyd Avenue be designated as a park/ recreational site. This parcel of land is well suited for this intended purpose and can serve as an important site for recreational facilities.

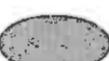
The second recommendation for additional recreation and open space facilities is the 6.01 acre tract of land located at the intersection of Sage Road and Sylvan Avenue. This parcel is regulated by the NJDEP wetland regulations is almost totally inundated with freshwater wetlands. This site should not be acquired by the Borough since its utility as an active park site is very limited.

If these two recommendations are implemented, the Borough's park and recreation lands will increase to approximately 20.3 acres or approximately 3.6 acres per 1,000 people.

Englewood Cliffs New Jersey Recreation and Open Space Plan



Legend

-  Borough Parkland
-  Palisades Interstate Park
-  Environmentally Sensitive Lands



1" = 1100'

This map utilizes GIS technology.
For planning purposes only.
Not intended for engineering applications.

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FAIR SHARE HOUSING PLAN

The Borough of Englewood Cliffs adopted its Housing Element and Fair Share Housing Plan in 1997 which was filed with the Council on Affordable Housing (COAH). The report, which was adopted by the Planning Board on March 13, 1997, called for the creation of two rental housing units located at the corner of New and Hudson Streets.

PERIODIC REEXAMINATION

The New Jersey Municipal Land Use Law requires municipalities to periodically reexamine their master plan and development regulations. The Statute requires that this reexamination take place by August 1, 1982, and thereafter at least once every six years from the previous reexamination.

The Planning Board is charged with the responsibility of preparing a report on the findings of the reexamination. N.J.S. 40:55D-89 states that the periodic reexamination must include the following elements:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- c. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- e. The recommendations of the planning board concerning the incorporation of the redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law" P.L.1992, c.79 (C.40A:12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The Municipal Land Use Law, under N.J.S. 40:55D-89.1 states :

"The absence of the adoption by the planning board of a reexamination report pursuant to section 76 of P.L. 1975, c. 291 (C. 40:55D-89) shall constitute a rebuttable presumption that the municipal development regulations are no longer reasonable."

The adoption of this document by the Englewood Cliffs Planning Board and subsequent filing with the Bergen County Planning Board is essential in ensuring that municipal development regulations are reasonable and consonant with the Borough's land use plan.

The last Periodic Re-Examination report was authored by Staff Services PA Associates of New Jersey, which was dated December of 1988 and revised in June of 1989. This document was signed and sealed by Susan Small, P.P., License # 3386.

1. The Major Problems and Objectives To Land Development In The Community At The Time of The Preparation Of The Borough's Last Master Plan

In Examining the Statement of Policies and Objectives in the 1978-1979 Master Plan, the 1988/ 1989 Periodic Reexamination Report for Englewood Cliffs found that the 13 goals and objectives should be retained with minor revisions and several new goals added as follows:

1. To continue to preserve the attractive and established character of Englewood Cliffs in both its residential and non-residential areas.
2. To continue to encourage the development of limited areas which remain should be in keeping with the general patterns of land use which now exist.
3. To encourage the development of the Borough's fair-share housing obligation (as established by its Housing Element) by working with the County to construct some housing affordable for low and moderate income families and by entering into a Regional Contribution Agreement with a receiving municipality.
4. The residential and non-residential property owners should be encouraged to maintain their buildings and premises in good condition and attractive appearance.

5. Community facilities, such as schools, playgrounds and municipal facilities, should continue to be available and expanded where necessary. Additional land should be acquired for active recreation.
6. Municipal services should continue to be operated at a high level.
7. Zoning and subdivision regulations should provide for adequate buffering of residential areas from nearby non-residential areas.
8. Applications for non-residential structures shall meet all federal, state and local requirements with respect to air quality, water quality, noise and other environmental concerns.
9. Local streets should have right-of-way widths and grades adequate to serve the abutting uses. Arterial streets should be designed to accommodate the through traffic which they must handle in addition to serving abutting areas.
10. Wherever possible, through traffic should be routed away from residential neighborhoods.
11. All applications for future development shall be reviewed to insure adequate off-street parking, safe and convenient access and egress and safe integration with the street system.
12. The business areas of the community shall be improved where necessary by providing off-street parking, upgrading landscaping and signage design and street fixtures.
13. Encourage storm water management controls for all new developments.
14. The scenic areas of the community should be preserved. Future developments should be designed to protect existing vegetation and other attractive natural features.

15. Promote the conservation of energy through the use of planning practices as well as construction techniques designed to reduce energy consumption and to provide for maximum utilization of renewable energy sources.
16. Continue to provide adequate sanitary and storm sewers in new developments and upgrade such facilities in existing neighborhoods where required.
17. Continue a recycling Plan element which will provide the maximum possible recycling and recovery of municipal solid waste, incorporating the State Recycling Goals pursuant to the Municipal Land Use Law Chapter 291, Laws of New Jersey 1975.
18. To enhance the appearance of the municipality by encouraging good visual design of new and rehabilitated buildings and neighborhood through use of landscaping and design techniques for public and private properties.
19. Continue participation in the cross-acceptance process of the State Development and Redevelopment Plan.

2. Extent To Which Problems And Objectives Have Been Reduced Or Have Increased Subsequent To The Last Master Plan

The 1989 reexamination report summarized some of the changes that took place since the 1978 Master Plan as follows:

"The municipality has continued to develop in compliance with the 1978 Master Plan. The development of vacant parcels has been in accordance with established land uses. The predominant form of new development has been single-family residences either on individual parcels (as infill) or as part of newly created subdivisions. The quality as well as value, in terms of cost, of these new developments have been high. In 1970, there were 1,613 housing units and in 1980 and 1986 there were 1,781 and 1,901 units respectively.

Similarly, development of non-residential uses has taken place in accordance with Master Plan land use goals, developing in a manner consistent with the needs of the residential community. Restaurants, clothing boutiques, small offices and service facilities comprise the commercial establishments, while corporate centers continue to be located in the Borough, providing employment opportunities".

The 1989 Reexamination Report then enumerated certain changes to Land Use and Community Facility Elements, Circulation Plan, Use and Bulk Variances and Development activities. These activities have been summarized below, amending same, wherein appropriate, to be current.

I. "Land Use and Community Facility Elements

- "1. Continued development of vacant parcels will continue to exist as long as vacant land exists. A new zoning map and zoning ordinance amendments were adopted in January 1979, to implement the recommendations contained in the 1978 Land Use Plan Element."

The existing land use analysis report, an element of the master plan program, prepared by Kasler Associates, P.A. indicated 100 parcels of vacant land in 1998, totalling 36.73 acres of land.

- "2. The Land Use Plan Element recommended that the medium density residential area located in the southwest corner of the community (bounded by Fort Lee, Seventh Street, Bayview Avenue and Hudson Terrace) be zoned low density to permit 10,000 square foot single-family residential lots. The 1979 amendments implemented that recommendation. In June 1983, a zoning amendment rezoned the same area to R-B(medium density, single family at 7,000 square foot lot size). A subdivision was subsequently built on that site).
- "3. The recommendation of the Community Facilities Plan had been implemented in large part. The closing of South Cliff School was accomplished in 1979 and the building was sold by the Board of Education to a private entity. A subdivision has since been approved by the Planning Board, although all provisions required to permit construction had not been met.

Since the adoption of the 1978-1979 Master Plan, changes have occurred in the school population. Sixty-six of the students were from homes where English was not spoken.

The 1990 Census reveals that 2,624 people speak a language other than English. Additional special education programs such as English as a second language and supporting language arts and basic skills classes were noted to be in need."

- "4. The park at West Bayview Avenue now provides some acreage in its natural state with a portion developed for handball courts as recommended. The project was completed in 1988."
- "5. The two parcels, one at Hudson Terrace and Kahn Terrace, and the other at Clendenin Place and Sylvan Avenue, were acquired by the Borough as recommended. The new first aid station was constructed on the former while the latter parcel has been resold to a private developer. Development of an office building was conditioned upon the availability of part of the parking lot for use by the adjacent municipal facilities, when needed."

- "6. A senior center was established at the site of the Old Fire House as recommended by the Master Plan."
- "7. The six parcels of Borough-owned vacant land have been retained as a land reserve for future Borough facilities. This action conforms with the Master Plan recommendations."

(This statement is believed to be factually in error. The Borough currently maintains two parcels of vacant land on Floyd Street.)

II. Circulation and Housing Plan

The street system was in place at the time of the preparation of the 1979 Plan, and no major revisions or additions were anticipated. For the most part, the recommendations of the Plan have been carried out.

"At the time of the 1978-1979 Master plan, housing was not listed as one of the Borough's concerns. The Housing Element did conclude that Englewood Cliffs was a developed municipality and therefore not subject to the requirements of the Mt. Laurel decision. It further stated that the state estimate of vacant developable land was inaccurate and not practical and advised Borough officials to present the Borough's analysis to the State with a request to reduce its projected housing allocation from 577 to a figure of 72 units."

"The Housing Program goal at the time was to preserve the attractive and established character of Englewood Cliffs' residential areas, mandating the preservation of established residential neighborhoods. That goal has been met, in the few remaining parcels which have developed since 1978- 1979, these have been in the form of single-family homes on sizes consistent with existing development. The housing stock as well as non-residential property has been maintained in good condition."

The Borough in 1995, submitted its application for a fair share housing plan to COAH. COAH determined that due to Englewood Cliffs' lack of vacant land, the Borough's housing obligation was limited to four low and moderate income housing units.

3. The Extent to Which there Have Been Significant Changes in the Assumptions, Policies and Objectives Forming the Basis of the Master Plan or Development Regulations.

Since the adoption of the 1978-1979 Master Plan/Housing element, there have been a number of changes in State Housing Policy.

A. Fair Housing Act.

The Fair Housing Act was adopted in 1985 which also created the Council on Affordable Housing. The Act also mandated that every Planning Board in New Jersey adopt a housing element and fair share housing plan as part of its master Plan. Kasler Associates P.A. prepared the Borough's Housing Element and Fair Share Housing Plan, which was adopted by the Planning Board in the mid 1990's.

B. Application before COAH

The Borough of Englewood Cliffs petitioned COAH on March 6, 1995 for substantive certification of a housing element and fair share plan to address its 1987-1999 cumulative need of 219 units. Englewood Cliffs, in its petition for substantive certification, requested a vacant land adjustment based on the lack of available, suitable, developable land. COAH agreed to grant the vacant land adjustment and reestablished Englewood Cliffs Realistic Development Potential, (RDP) to be 4 units.

The Borough had amended its plans to incorporate a municipal construction component and filed amendments to COAH on March 21, 1997. Englewood Cliffs proposed to satisfy their 4 unit obligation by constructing at least three rental units on a municipal site. In order to fulfill its unmet need, COAH approved a development fee ordinance which the Borough adopted to meet part of its unmet need.

During a visit by COAH representatives to Englewood Cliffs, the Prentice Hall site was identified as a potential redevelopment site. COAH agreed to grant Englewood Cliffs substantive certification if the Borough would agree to implement an overlay zone on the 28.13 acre Prentice Hall site. The Borough did not agree that this site was appropriate for Mt. Laurel housing.

The Borough of Englewood Cliffs' was denied substantive certification on November 5, 1997 at a meeting of COAH, due to the refusal of the Borough to rezone the Prentice Hall site with an overlay zone.

C. Development Activity

In order to evaluate development activity in Englewood Cliffs site plan and subdivision approvals granted since 1985 were examined. The 1989 Periodic Reexamination report indicated the following concerning development activity:

" An analysis of this activity indicates that the development approvals have been rather evenly split between residential detached single-family dwellings and commercial uses."

" Fourteen Site Plans and Subdivisions relative to business zones and 16 subdivisions in residential zones were approved in the period 1985-87*."

"In the years 1984-1986, 26 residential lots were created and 71 building permits were issued for construction of single-family dwellings."

Table 22 indicates the number of building and demolition permits issued from 1981 through and including 1998. Table 23 indicates the number of residential lots created by minor and major subdivisions from 1982 through and including March, 2000.

4. The Extent to Which There Have Been Significant Changes In the Assumptions, Policies and Objectives Forming The Basis for Such Plans or Regulations With Particular Emphasis on Specific Planning Issues and Governmental Policy

There have been several substantive changes at the local and State level which were not contemplated at the time of the preparation and adoption of the 1980 Master Plan. These changes are identified as follows:

- A. State Plan. On June 12, 1992, the New Jersey State Planning Commission adopted a document entitled "Communities of Place - The New Jersey State Development and Redevelopment Plan." The Plan divides the State into five "Planning Areas," ranging from PA-1 to PA-5. Planning Areas must encompass a minimum area of 1 square mile. PA-1 is identified as the Metropolitan Planning Area. PA-2 is the Suburban Planning Area. PA-3 is the Fringe Planning Area; PA-4 is the Rural Planning Area and PA-5 is the Environmentally Sensitive Planning Area.

Portions of a community containing environmentally sensitive features of at least 1 square mile are designated as PA-5 - Environmentally Sensitive Planning Areas. Areas containing environmentally sensitive features of less than 1 square mile are designated as CES - Critical Environmental Sites. Examples of lands eligible for PA-5 or CES designations include trout production and maintenance waters, potable water supply sources, wetlands, habitats of endangered species, prime forested areas and critical slope areas.

Most of Bergen County, including Englewood Cliffs has been designated as PA-1 - Metropolitan Planning Area. The Plan provides the following description of the PA-1 designation:

This Planning Area includes a variety of communities that range from large urban centers to post-war suburbs. Over the years, both the public and private sectors have made enormous investments in building and maintaining a wide range of facilities and services to support these communities. The massive public investment is reflected in thousands of miles of streets, trade schools and colleges, libraries, theaters, office buildings, parks and plazas, transit terminals and airports. Most of these communities are fully

developed, or almost fully developed, with little vacant land available for new development. Much of the new growth, therefore, will take the form of redevelopment.

The Plan indicates that public and private investment and reinvestment in the PA-1 - Metropolitan Planning Area should be a principal priority of State, regional and local programs. Redevelopment must be sensitive to the need to protect the viability of existing communities, while affording the opportunity for growth. Development and redevelopment in the Metropolitan Planning Area must also respect the environmental sensitivity of certain lands in the community.

Environmentally critical areas in Englewood Cliffs have been designated as PA-5, including the Palisades Interstate Park.

Integral to the State Plan is the cross acceptance process whereby local, county and state governments compare the provisions and maps with the goals, objectives, strategies, policies and standards of the Preliminary State plan over a six-month process. The State Planning Rule (NJAC 17:32) and the Cross-Acceptance Manual will specify the procedure for cross acceptance.

County planning Boards , acting as "negotiating entities" review and compare local and county plans with the Preliminary State Plan. During the interim phase, the Interim plan is adopted which documents all submitted materials supplied by the municipalities and analyzes Trend vs Impact of each suggestion. Trend impacts are those that would occur if no action were taken while Impacts are those that would occur if recommendations were implemented.

Based on these reported findings, the Planning Commission will make appropriate revisions to the Preliminary Plan, negotiating as required to reach consensus on appropriate changes to local or county plans to achieve consistency.

- B. Historic Properties. N.J.S. 40:55D-28b.(10) of the Municipal Land Use Law permits inclusion of a historic preservation plan element as part of the master plan program. The statute indicates the following:

A historic preservation plan element (a) indicating the location, significance, proposed utilization and means for preservation of historic sites and historic districts, and (b) identifying the standards used to assess worthiness for historic sites or district designation;

The Borough of Englewood Cliffs contains several properties of historic significance which have been recognized by Bergen County. The Englewood Cliffs Plan identifies these historical features.

The State Development and Redevelopment Plan recognizes the importance of historic sites and districts by permitting them to be delineated as Critical Environmental Sites (CES) on the State Guide Plan. Sites identified on the New Jersey Register of Historic Places are eligible for CES designation.

- C. Fair Housing Act. The Fair Housing Act was adopted in 1986 which also created the Council on Affordable Housing. The Act also mandated that every Planning Board in New Jersey adopt a housing element and fair share housing plan as part of its master Plan program by August 1, 1988. Kasler Associates P.A. prepared the Borough's Housing Element and Fair Share Housing Plan, which was last adopted by the Planning Board on March 13, 1997.

D. Amendments to the Municipal Land Use Law

The State Legislature adopted several amendments to the Municipal Land Use Law which may impact upon individual municipalities. Some of these changes are noted as follows:

1. Amendments to the MLUL include NJSA 40:55D-65.1 Designation and regulation of Historic Sites or Districts. According to this provision, preservation of historic sites or districts must be based upon an historic preservation plan element of the Master Plan.
2. NJSA 40:55D-66.1 and NJSA 40:55D-66.2 Community Residence for the Developmentally Disabled. According to these provisions Community residences for the developmentally disabled, community shelters of victims of domestic violence, community residences for the terminally ill and community residences for persons with head injuries are permitted uses in all residential districts within the State of New Jersey.
3. NJSA 40:55D-66.7 Non-Residential Development with Child Care Center; Calculation of Density. According to this provision, child care centers are a permitted use in any non-residential zone within the municipality. Furthermore, the square footage of a proposed day care facility cannot be included when making calculations for parking requirements.
4. Another Amendment to the MLUL establishes as one of the purposes of the act: "To encourage senior citizen community housing construction," making it feasible to create a zone for senior citizen housing.

E. Freshwater Wetlands . The Freshwater Wetlands Act (NJSA 13:9B-1 et seq.) became effective on July 1, 1988, and supersedes any local or county ordinances which regulate activities in freshwater wetlands except those in HMDC or Pinelands jurisdictions. Freshwater wetlands are areas which are saturated or inundated with surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation. Regulated activities include:

- 1). The removal, excavation, disturbance or dredging of soil, sand, gravel, or aggregate material of any kind.

- 2). The drainage or disturbance of the water level or water table.
- 3). The dumping, discharging, or filling with any materials.
- 4). The placement of obstructions.
- 5). The driving of pilings.
- 6). The destruction of plant life which would alter the character of a freshwater wetland, including the cutting of trees.

As of July 1, 1989, the State began regulating wetland transition areas in addition to wetlands.

F. Residential Site Improvement Standards

Residential Site Improvement Standards were adopted by the New Jersey Department of Community Affairs on December 5, 1996 and appeared in the January 6, 1997 issue of the New Jersey Register. In accordance with the Site Improvement Act, chapter 32 of the laws of 1993, the rules became operative on June 3, 1997, the 180th day following the day on which they were adopted.

As of June 3, 1997, these rules took effect in all municipalities in New Jersey. The standards supersede, and automatically replace, all technical requirements previously established by municipal ordinance with regard to streets, parking, water supply, sanitary sewers and storm water management in residential developments. They are the only standards which may be applied to residential subdivisions or site plan review. It is not necessary for a municipality to adopt any ordinance to make the site standards effective. The DCA notice states that " It may be advisable to delete or modify conflicting provisions of existing ordinances at the time of the next. Any existing municipal requirements will continue to apply to non-residential and mixed-use developments.

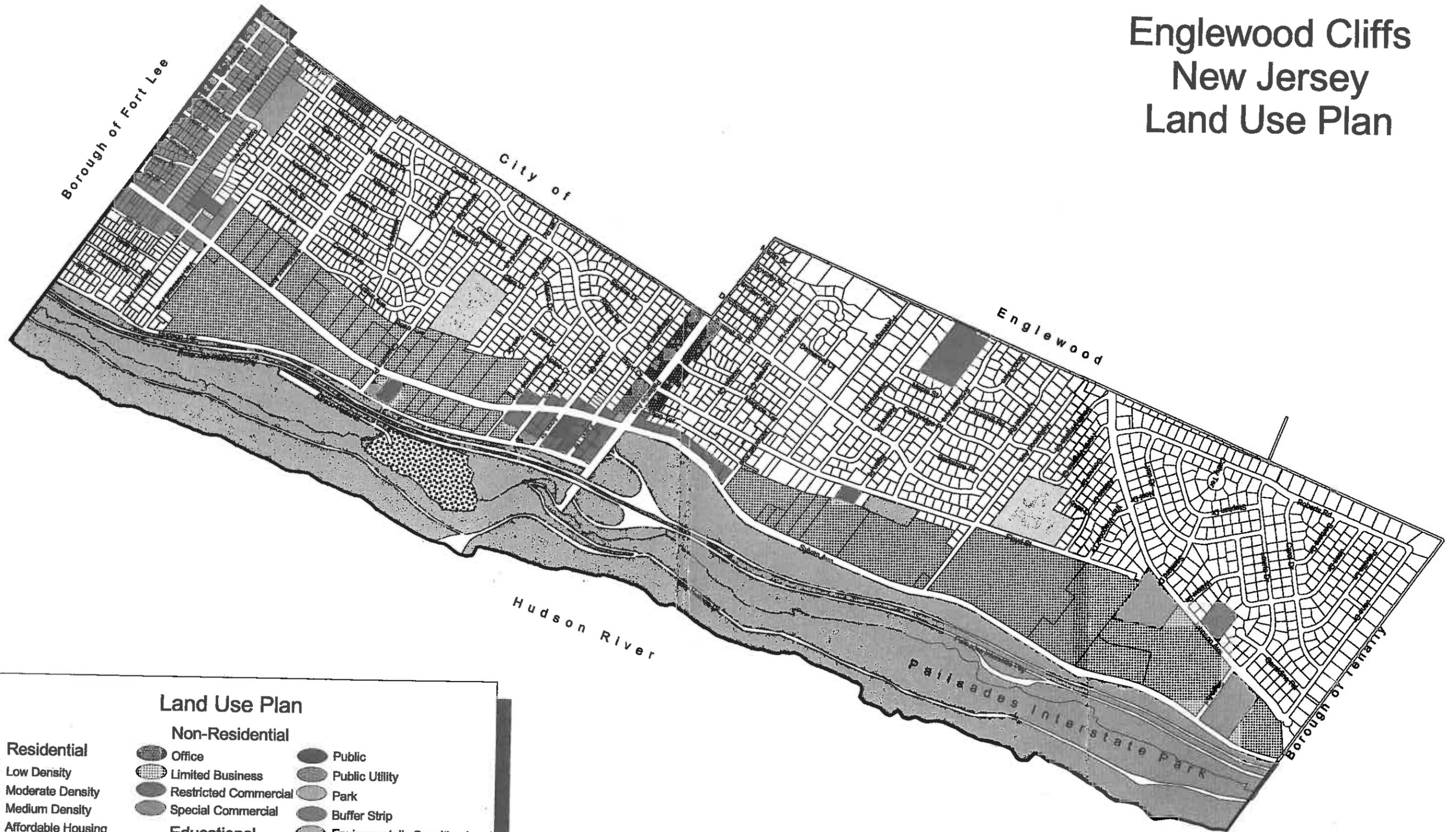
4. Specific Changes

The Planning Board and the Mayor and Council of the Borough of Englewood Cliffs have determined that a new master plan should be prepared. This periodic reexamination report is made a part of the master plan program. Specific recommendations concerning land use, environmental protection, recreation and open space will be incorporated within the overall master plan.

5. Redevelopment Plans

This provision of the periodic reexamination report is not applicable to the Borough of Englewood Cliffs.

Englewood Cliffs New Jersey Land Use Plan



Land Use Plan

Residential	Non-Residential	
○ Low Density	● Office	● Public
○ Moderate Density	● Limited Business	● Public Utility
● Medium Density	● Restricted Commercial	● Park
● Affordable Housing	● Special Commercial	● Buffer Strip
● Senior Citizen Center	Educational	● Environmentally Sensitive Land
	○ School	● Cemetery
	● Private School	
	● St. Peters College	

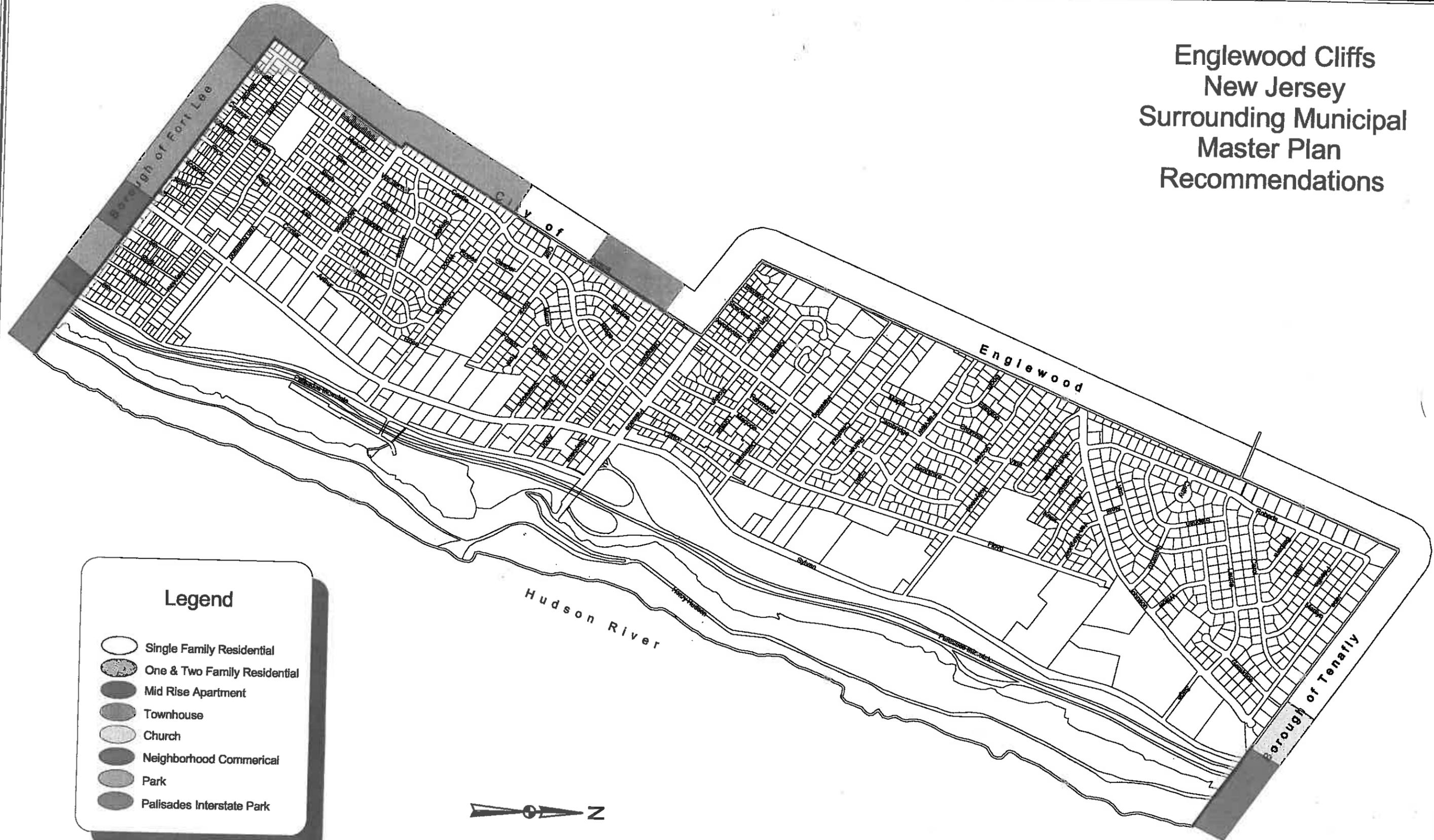


1" = 1100'

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Englewood Cliffs New Jersey Surrounding Municipal Master Plan Recommendations



Legend

- Single Family Residential
- One & Two Family Residential
- Mid Rise Apartment
- Townhouse
- Church
- Neighborhood Commercial
- Park
- Palisades Interstate Park

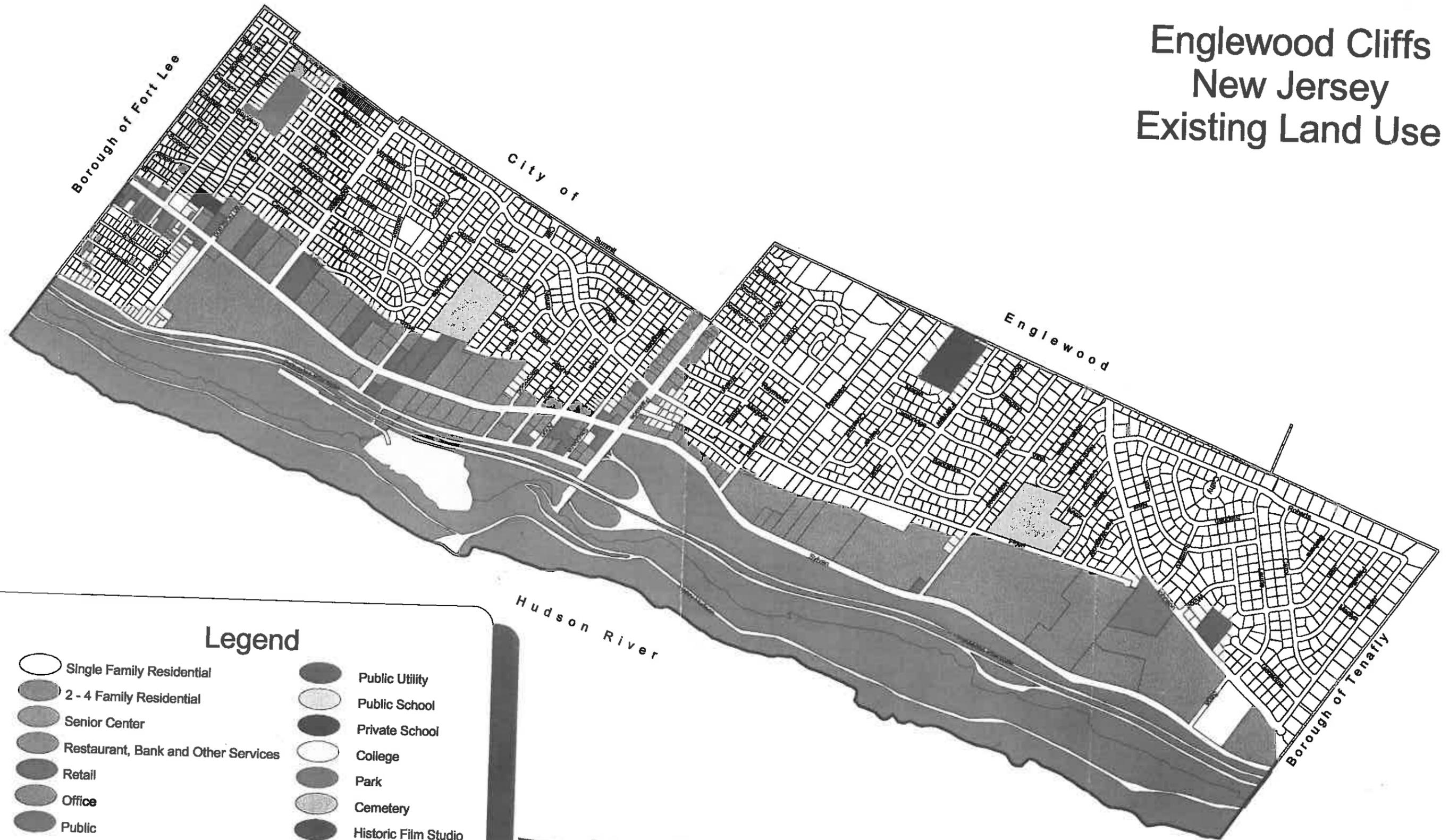


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Englewood Cliffs New Jersey Existing Land Use



Legend

- | | | | |
|--|-------------------------------------|--|----------------------|
| | Single Family Residential | | Public Utility |
| | 2 - 4 Family Residential | | Public School |
| | Senior Center | | Private School |
| | Restaurant, Bank and Other Services | | College |
| | Retail | | Park |
| | Office | | Cemetery |
| | Public | | Historic Film Studio |
| | Vacant | | |



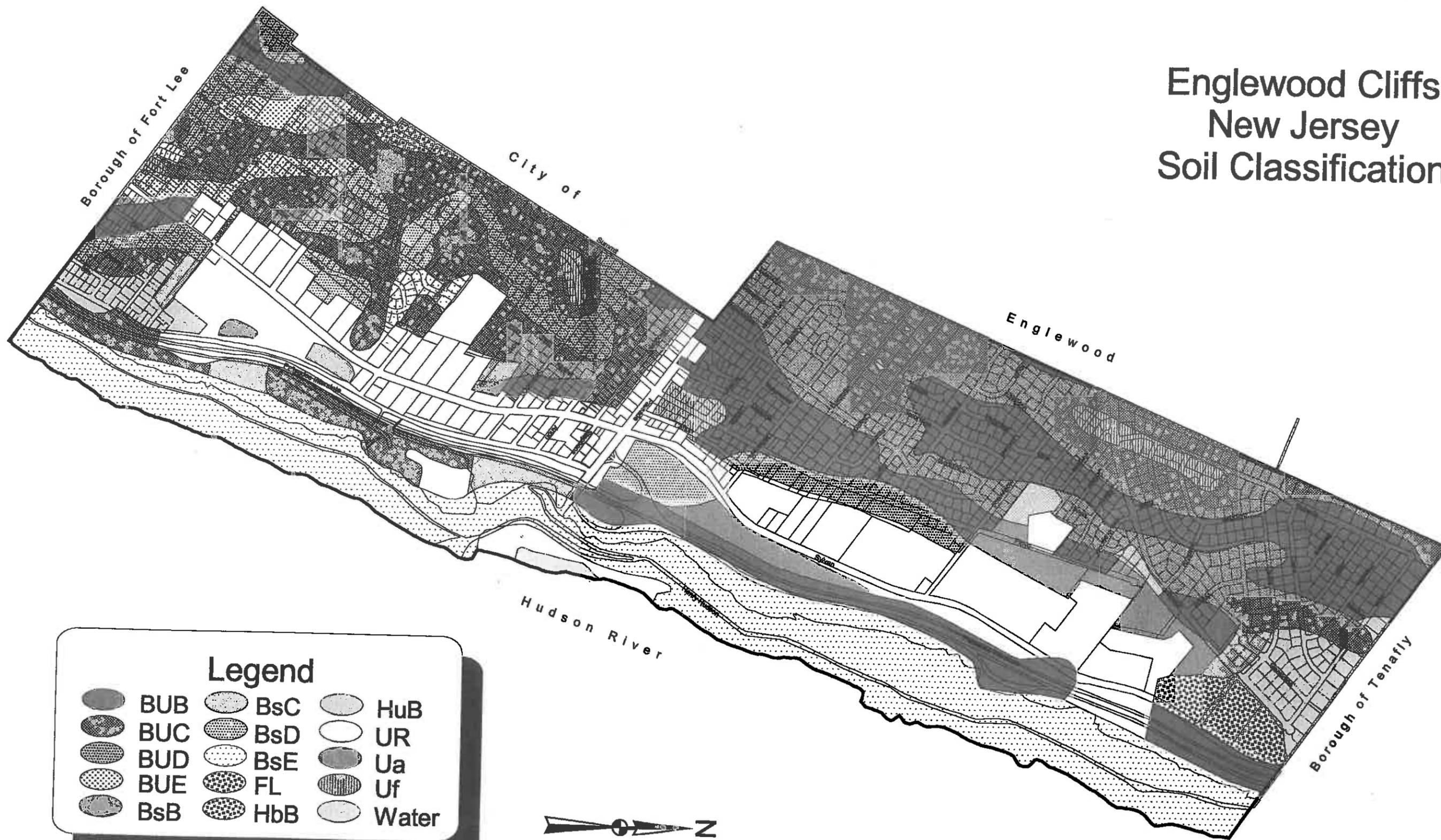
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Englewood Cliffs New Jersey Soil Classification



Legend

	BUB		BsC		HuB
	BUC		BsD		UR
	BUD		BsE		Ua
	BUE		FL		Uf
	BsB		HbB		Water



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