

BOROUGH OF RIVER EDGE
MASTER PLAN REEXAMINATION
REPORT

NOVEMBER 2009

Borough of River Edge Planning Board

Christopher Caruso, Chairman
George Riley, Vice Chairman
Kevin Duerr, Secretary
Mayor Margaret Falahee Watkins
Councilman Thomas Smith
James Arakalian
Robert Costa, PE
Edward Lane
Edward Mignone, PE
James Serendnicky
Peter Theisz

Saverio V. Cereste, Esq., Planning Board Attorney
Richard A. Mehrman, PE, PP; Planning Board Engineer & Planner

I Introduction

The Municipal Land Use Law of the State of New Jersey N.J.S.A. 40:55D-89 requires that municipalities shall, at least every six [6] years, provide for the re-examination of its Master Plan and Development Regulations by the Municipal Planning Board. The Board shall prepare and adopt by Resolution a report on the findings of such a re-examination.

There are five [5] elements which the re-examination report must include. Namely:

- 1] The major problems and objectives relating to land development in the municipality at the time of the adoption of the last re-examination report.
- 2] The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- 3] 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 materials, and changes in State, County or Municipal policies and objectives.
- 4] The specific changes recommended for the Master Plan and/or Development Regulations, if any, including underlying objectives, policies and standards, or whether a new Plan or Regulations should be prepared.
- 5] The recommendation of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law" into the land use plan element of the Municipal Master Plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the Municipality.

This re-examination report addresses each of the statutory criteria outlined above. It also builds upon the Borough's prior planning efforts. Recognizing that the Borough of River Edge is largely a developed community, the report considers the changes that have taken place since the last reexamination, as well as the issues and concerns that have arisen since that time. As a result, while much of the focus of the re-examination is on maintaining the established character of the community, the report identifies areas that require special attention or study from a planning or zoning standpoint.

II Major Problems and Objectives Relating to Land Development in the Previous Reexamination

A. *Create a Redevelopment Plan*

A major objective at the 2003 Master Plan Re-Examination was to create a Redevelopment Plan to better utilize the commercial district south of Main Street and various commercial areas along Kinderkamack Road.

B. *Redevelopment Area at the Train Station Area*

Pursue a redevelopment of the area in close proximity to the New Jersey Transit New Bridge Landing Train Station and develop a mix use application.

C. *Residential Neighborhood Goals & Objectives*

Continue Neighborhood Goals and Objectives that include:

- ** maintain the viability of established neighborhoods
- ** prevent the development of incompatible land uses
- ** study and define a mixture of housing types
- ** enforce codes designed to guide, enhance and maintain neighborhood quality of life

D. *Commercial Area Goals and Objectives*

Other Commercial Area Goals and Objects Include:

- ** maintain and upgrade existing commercial areas to provide a complete range of office, retail and ancillary developments
- ** improve the aesthetic character of existing commercial developments by employing zoning controls and encouraging building maintenance
- ** enforce codes and other regulations designed to guide and maintain the quality of life

III Current Status of Problems and Objectives Set Forth in Previous Re-Examination

A. *Create a Redevelopment Plan*

The Borough has designated various areas in need of redevelopment. A Redevelopment Plan has been adopted by Ordinance designating Lots 2, 3, 4 and 5 in Block 1407 and Lots 1, 2.01, 4 and 5 in Block 1413 plus Lots 1, 2, 3, 3.01 and 4 in Block 1418 as being in need of redevelopment. Redevelopment Area locations are highlighted on the attached Figure 1, Redevelopment & Transit Village.

Professionals have been retained by the Borough to prepare Redevelopment Plans. It is anticipated Redevelopment Plans will be adopted and Developers selected within the near future.

Commercial areas along the East side of Kinderkamack Road remain under investigation.

B. *Redevelopment Area at the Train Station Area*

Borough Redevelopment Plans include the New Jersey Transit New Bridge Landing Train Station Area. These were prepared by professionals in 2006 and revised in 2007. New Jersey Transit commenced construction of a temporary parking facility within this boundary. Borough officials continue to interface with State offices regarding a Transit Village. Figure 1 also locates this designated area.

C. *Residential Neighborhood Goals & Objectives*

Borough has implemented a Storm Water Management Plan; revised Zoning Bulk Regulations.

D. *Commercial Areas and Goals*

- 1). Site Plan approval has been granted for the existing Huffman Koos commercial property into a modern commercial/retail facility located in Block 1404, Lots 1.04, 3.01 and 5. In addition, the prior Huffman Koos parking facility at Block 1405, Lots 1 & 6 has been granted site approval for a bank pad.
- 2). Approval has granted a zoning change to align the Allied Financial facility [Block 1403, Lot 9] totally within the C-1 Commercial zone.
- 3). Soil Movement Ordinance was revised to address drainage problems associated with new construction.

- 4). Borough has purchased the Block 212, Lot 19.01 parcel behind the mid borough commercial area with the intent of future development incorporating a parking facility or other Borough needs.
- 5). River Edge continues commercial area aesthetic improvement with additional Streetscape installation. New architectural styles have been introduced with some new construction.
- 6). Hackensack Avenue from Grand Avenue to Main Street improvements are presently in the Design Development Phase.
- 7). Borough recycle practices have been revised for environmental, efficiency and market conditions.

E. Historical Sites

The prior auto salvage site at Lot 1 in Block 1304 has been acquired by the State and County. This purchase also included Lots 1, 3 and 5 in Block 1305. These parcels have been included in the adjacent New Bridge Historical development.

Soil remediation is being performed at the prior auto salvage site.

IV Extent to Which Significant Changes in Assumptions, Policies and Objectives Forming the Basis for the Master Plan or Development Regulations as Last Revised

For the most part, the goals and objectives which formed the basis for the Borough's Master Plan as last revised remain valid.

Since the 2003 Master Plan re-examination, there have been several governmental actions that have affected the Borough land use policies and objectives.

Borough of River Edge Actions

- 1). The Borough has continued to improve existing municipal facilities and streets.
- 2). Streetscape enhancements have progressed along Kinderkamack Road.
- 3). Various local streets were periodically resurfaced.
- 4). The Wayne Avenue sanitary pumping station has been replaced and improved.
- 5). Likewise, various sewer and roadway infrastructure have been upgraded.

- 6). Recycling of designated materials has been expanded to include cardboard materials and comingle glass with metals.
- 7). State Storm Water Regulations. New Jersey Department of Environmental Protection in February 2004 enacted storm water rules intended to reduce runoff from development. River Edge adopted a Stormwater Management Ordinance in May 2005 and last Amended in August 2008.
- 8). Borough has approved an Ordinance for a Conditional Use within a portion of the R-1 Zone [single family]. The goal is to encourage development with minimum impact on municipal services and the public school system. The areas selected are Block 1005, Lots 6.01, 6.02, 6.03, 6.04, 6.05, 7.01, 7.02. and 8 to 12; plus Block 1302, Lots 1, 2 and 3. These residential parcels are located on the east side of Kinderkamack Road roughly between Reservoir Avenue and Howland Avenue.

V Specific Recommended Master Plan and/or Development Regulation Changes

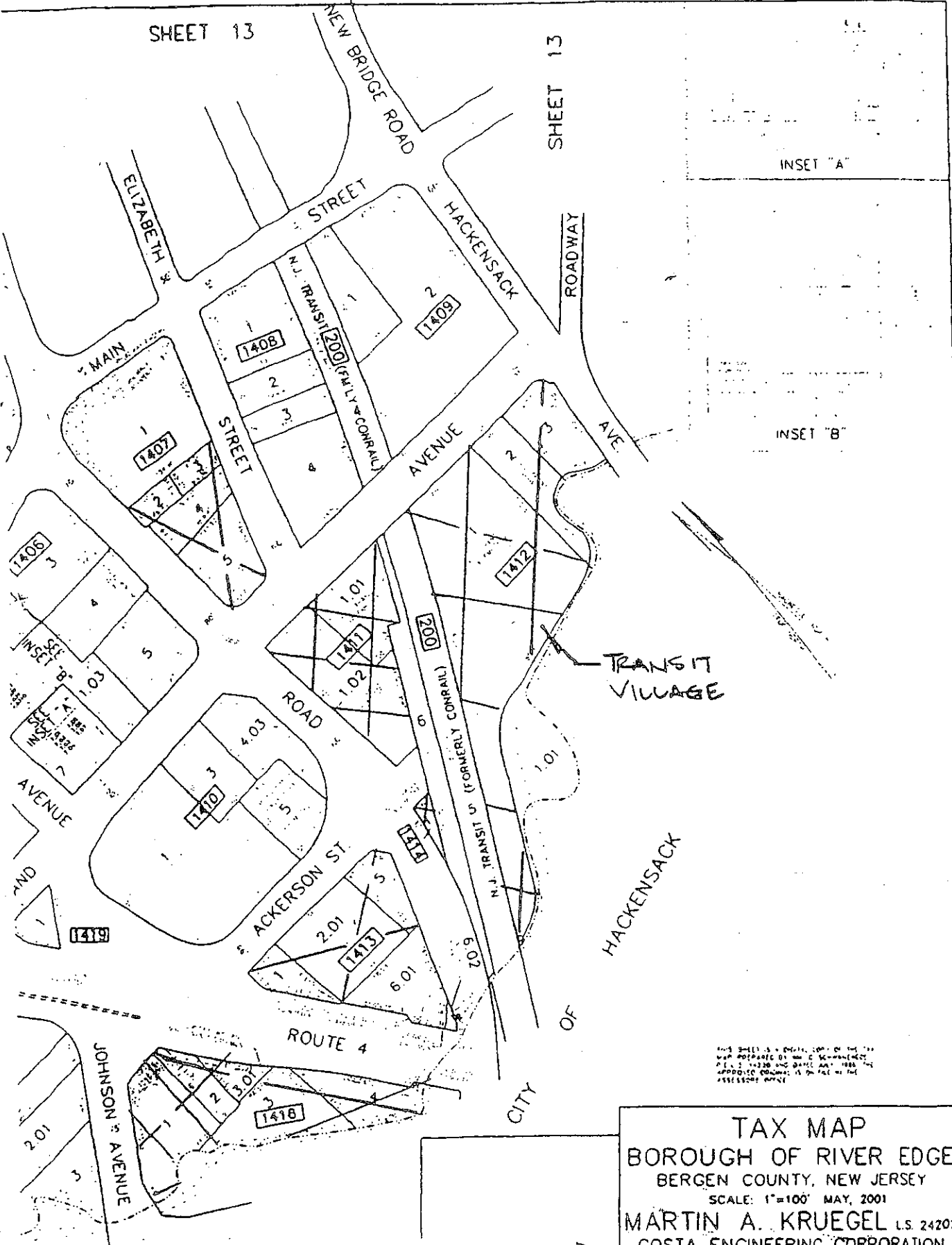
Based on the assumptions, policies and objectives above, a number of specific changes are being recommended for the Master Plan and Development regulations. It is noted that the 1990 census population of 10,946 has not radically changed and the Borough remains in a basic physical and land utilization status quo within the 1.9 square miles. The following recommendations are set forth:

- ** Investigate a zoning change to permit mixed use development along the east side of Kinderkamack Road between River Edge Road and the Borough of Oradell border. Further, investigate increasing the lot area requirement eastward within this sector.
- ** Recommend the Borough adopt a Smart Growth planning element into the Master Plan.
- ** Modern family needs have changed since the original major housing stock was constructed post World War II era. Many dwellings are being expanded to meet current and differing family needs. As a result, construction of larger dwellings is both a community and Planning Board concern. The Planning Board recommends evaluating and studying bulk requirement standards to control overcrowding. Pragmatic dwelling height should also be incorporated into this bulk recommendation.

- ** The present Sign Ordinance requires modernization. Recommend a review and revision of the current standards.
- ** The lack of food establishments throughout the Borough is noted. Further, possible food establishment outdoor seating requires addressing. Current regulations should be reviewed and new ordinance[s] adopted accordingly.

VI Planning Board Recommendations Concerning the Incorporation of Redevelopment Plans into the Land Use Element of the Master Plan

The Borough redevelopment plans are presently a work in progress. As previously identified, the redevelopment sites and Transit Village are limited to the existing downtown commercial zones. The Mayor & Council continue to oversee the development and implementation of these plans.



THIS SHEET IS A PARTIAL COPY OF THE TAX MAP PREPARED BY THE COUNTY OF BERGEN AND THE CITY OF HACKENSACK IN 1998. THE APPROXIMATE DIMENSIONS OF THE PLOT AS SHOWN ON THE ASSESSOR'S MAP.

TAX MAP
 BOROUGH OF RIVER EDGE
 BERGEN COUNTY, NEW JERSEY
 SCALE: 1"=100' MAY, 2001
 MARTIN A. KRUEGEL L.S. 24202
 COSTA ENGINEERING CORPORATION
 1636 ROUTE 46 EAST, FORT LEE, N.J. 07024

FIGURE 1
 REDEVELOPMENT & TRANSIT VILLAGE

**RESOLUTION OF MEMORIALIZATION
BOROUGH OF RIVER EDGE PLANNING BOARD**

**I/M/O The Adoption of the Historic
Element of the Master Plan of the
Borough of River Edge**

WHEREAS, pursuant to the provisions of the New Jersey Municipal Land Use Law, the Borough of River Edge held a public hearing on the Historic Preservation Element of the Master Plan prepared by Brigitte Bogert, P.P., AICP, CGW on July 16, 2015 at 7:00 p.m. in the Council Chambers of the Municipal Building of the Borough of River Edge; and

WHEREAS, in accordance with law, said public hearing was noticed in a newspaper that circulates in the Borough of River Edge within the time limits prescribed by law; and

WHEREAS, during the course of the hearings the Planning Board of the Borough of River Edge heard testimony from members of the River Edge Historic Commission, the Borough's professionals and held a discussion with regard to the Historic Preservation Element of the Master Plan which is identified as Exhibit "E-1"; and

WHEREAS, the Board, after carefully considering the testimony presented at the said hearing, makes the following findings of fact:

A. FINDINGS OF FACT

1. The Planning Board accepts the plan as presented in the Historic Preservation Element of the Master Plan prepared by its planner, Brigitte Bogert dated June 30, 2015, and adopts the same by way of this resolution.

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby adopts the Historic Preservation Element of the Master Plan prepared by its planner, Brigitte Bogert and adopts the same by way of this resolution.

WHEREAS, a motion for approval with the foregoing conditions was made by Mayor Moscaritolo. The motion was seconded by Councilman Acquafredda. The vote on the motion was as follows:

Affirmative:
Councilman Acquafredda
James Arakelian
Eileen Boland
Dr. Jeffrey Gewirtz

Chairman Glass
Lou Grasso
John Monroe
Mayor Moscaritolo
Chris Caslin

BE IT FURTHER RESOLVED, that a copy of this Resolution shall be provided to the applicant, the Construction Code Official of the Borough of River Edge, and the Governing Body of the Borough of River Edge, and a notice of this decision shall be published in the official newspaper of the Borough of River Edge.

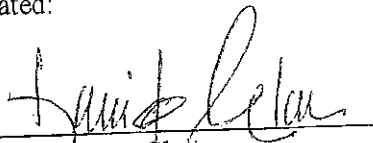
APPROVAL OF RESOLUTION

Moved by: Mayor Moscaritolo Seconded by: Councilman Acquafredda

Affirmative Votes:

Mr. Grasso
Mayor Moscaritolo
Ms. Boland
Chairman Glass
Dr. Gewirtz
Councilman Acquafredda
Mr. Caslin
Mr. Grasso
Mr. Behrens

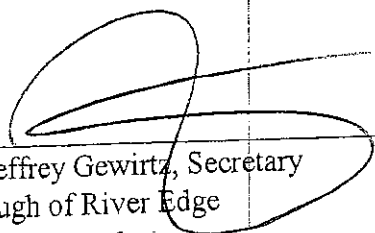
Dated:



David Glass, Chairman
Borough of River Edge
Planning Board

CERTIFICATION

I, Dr. Jeffrey Gewirtz, Secretary of the Board, do hereby certify that the above Resolution was adopted by the Board at its meeting held on June 18, 2015. This Resolution memorializes the Board's approval of this matter at its meeting held on September 17, 2015.



Dr. Jeffrey Gewirtz, Secretary
Borough of River Edge
Planning Board

IN THE MATTER OF THE
APPLICATION OF:

: THE RESOLUTION OF THE PLANNING
: BOARD OF THE BOROUGH OF
: RIVER EDGE

MASTER PLAN RE-EXAMINATION
REPORT

:
:
: Date Decided: August 21, 2003

RIVER EDGE, NEW JERSEY

:
: Date of Memorialized: September 18, 2003
:

WHEREAS, the Governing Body of River Edge in accordance with N.J.S.A. 40:55D-89 shall provide for a general re-examination of its master plan and development regulations by the Planning Board which shall prepare and adopt by Resolution a report on the findings of such re-examination; and

WHEREAS, the Planning Board has memorialized the re-examination report a copy of which is attached and identified as Exhibit "A" herein; and

WHEREAS, the Planning Board has determined in its review that the Governing Body should consider the creation of a redevelopment plan to better utilize the Commercial District located in the area south of Main Street and various commercial areas along Kinderkamack Road. It is the recommendation of the Planning Board; and

WHEREAS, the Planning Board does further recommend that the Borough should pursue the redevelopment of those areas in close proximity to the New Jersey Transit Train Station and develop a mix use development in said area; and

WHEREAS, the Board carefully considered any major problems and objectives related to land development in the municipality; regulations with regard to density and distribution of population, land use and redevelopment plan adopted pursuant to the "Local Redevelopment and Housing Law" as part of a Land Use plan element of the Municipal Master; and

APPROVAL OF RESOLUTION

MOVED BY: *Margaret Watkins*

SECONDED BY: *Thomas Smith*

AFFIRMATIVE VOTES: 6

NEGATIVE VOTES: 0

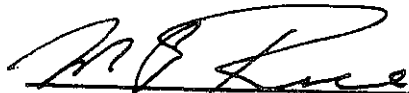
TOTAL VOTES: 6

YES NO

	YES	NO
Mayor Margaret Watkins	/	
George Riley	/	
Eileen Tummino		
John Felice	/	
Michael Rice	/	
Robert Costa	/	
Councilman Thomas Smith	/	

DATED: September 18, 2002


CHRISTOPHER J. CARUSO, Chairman


MICHAEL RICE, Secretary

5. The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law" into the land use plan element of the Municipal Master Plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the Municipality.

AREA DEVELOPMENT

Residential Neighborhoods Goals and Objectives:

- Maintain the character and viability of all established residential neighborhoods.
- Prevent the development of incompatible land uses in all residential neighborhoods through zoning and land use controls.
- In appropriate locations, study and define a mixture of housing types, e.g., townhouses, condominiums, co-operatives and planned unit developments and determine the compatibility with the existing residential fabric of the municipality.
- Discourage the flow of non-local traffic through residential streets by means of a circulation and traffic plan and enforcement policies.
- Encourage rehabilitation of any substandard and deteriorating housing structures by providing information on home improvement loans through support from local banks and State and Federal agencies.
- Enforce building codes, housing codes and other regulations designed to guide and upgrade structural conditions and enhance and maintain neighborhood quality of life.

Commercial Areas Goals and Objectives:

- Maintain and upgrade existing commercial areas to provide a complete range of office, retail and ancillary developments.
- Improve, where necessary, the aesthetic character of the existing commercial developments by employing zoning controls and encouraging building maintenance.

Community Facilities and Services Goals and Objectives:

- Provide the facilities and services necessary for municipal functions to meet the needs of all residents in general and on a neighborhood basis.
- Maintain the condition of all public buildings and upgrade and improve as necessary.
- Maintain the condition of all open-space and recreation areas, and through consolidation of non-buildable sites provide additional open-space and recreational facilities.
- Provide adequate police, fire and emergency response services to all residential neighborhoods and commercial areas.
- Continue the high level educational programs at all grade levels and plan public school facilities to meet enrollment demands.
- Maintain the condition and improve, where necessary, the capacities and performance of the Borough's storm water and sewer infrastructure systems.
- Continued cooperation between various public bodies including the Mayor and Council, Recreation Commission, Board of Education, Department of public Works, etc. to ensure continued communities facilities and services.

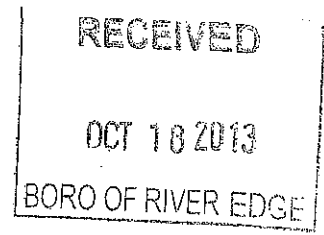
The Mayor and Council have worked with the State of New Jersey and the New Bridge Historic Commission to develop plans for improving the area in and around New Bridge Landing as a tourist attraction.

There are several areas of concern relating to traffic and transportation issues. These include the south portion of Kinderkamack Road, specifically the intersections of Kinderkamack Road and Grand Avenue and Kinderkamack Road and Main Street. The Mayor and Council have worked with the County of Bergen to develop a plan to widen that southern portion of Kinderkamack Road while straightening the road and creating left turn lanes to ease traffic at and around these intersections.

Plans are also on the drawing board for widening of Hackensack Avenue which would alleviate traffic flow and improve accessibility to the New Bridge Landing Historic area.

The Mayor and Council, in conjunction with the County of Bergen, have developed a plan for the installation of new sewer lines in the area of Hackensack Avenue.

The Mayor and Council amended the Master Plan to include an Historic Element for the nomination and designation of historic sites and districts within the Borough. Analysis of historic sites and buildings is necessary to insure compatible land use plans.



IN THE MATTER OF THE ADOPTION OF A
NATURAL RESOURCES INVENTORY AS
AN AMENDMENT TO THE MASTER PLAN
OF THE BOROUGH OF RIVER EDGE,
NEW JERSEY.

**RESOLUTION OF THE PLANNING
BOARD OF THE BOROUGH OF
RIVER EDGE**

Date Decided: April 18, 2013

Date Memorialized: October 17, 2013

WHEREAS, the Municipal Land Use Law of the State of New Jersey, N.J.S.A. 40:55D-1, *et seq.* (the "MLUL"), delegates exclusive authority to the Planning Board of the Borough of River Edge (the "Board") to adopt a master plan and N.J.S.A. 40:55D-28, among other things, specifically provides that "the planning board may prepare and, after public hearing, adopt or amend a master plan or component parts thereof, to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare"; and

WHEREAS, in or before May 2004, the Environmental Protection Commission of the Borough of River Edge (in collaboration with the Mayor and Council of the Borough of River Edge and the Passaic River Coalition) commissioned a study which would, among other things, identify the current conditions of Borough's natural resources, emphasize their extreme scarcity and value, identify the Hackensack River waterfront as "the single most important natural resource in the Borough," and suggest programs and methods to preserve the continued vitality of the natural resources in the Borough of River Edge; and

WHEREAS, a certain Natural Resources Inventory report was prepared under date of May 2004 and, upon information and belief, was reviewed and considered by the Board at or about that date but, for undetermined reasons, the Natural Resources Inventory report was not

James Arakelian, Secretary			X				
Ellen Busted, Vice Chair		X	X				
Hon. Sandy Moscaritolo, Mayor						X	
Kevin Duerr, Chair			X				
Bob Nyman			X				
Gerard Clarke			X				
David Glass			X				
Eileen Boland [Alternate #1]			X				
Thomas Kyritz			X				

FOR THE MEMORIALIZATION:

WHEREAS, a motion was made by Mignone for the Board to memorialize the within Resolution granting amendment to the master plan of the Borough of River Edge to include the Natural Resources Inventory dated May 2004. The motion was seconded by Arakelian. The vote on the motion was as follows:

<u>MEMBER</u>	<u>M</u>	<u>2D</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>	<u>INELG</u>
Councilman Edward Mignone	✓		✓				
James Arakelian, Secretary		✓	✓				
Ellen Busted, Vice Chair			✓				
Hon. Sandy Moscaritolo, Mayor			✓				
Kevin Duerr, Chair			✓				
Bob Nyman <i>ortho</i>							✓
Gerard Clarke			✓				
David Glass			✓				
Eileen Boland [Alternate #1]							
Thomas Kyritz			✓				

BOROUGH OF RIVER EDGE
ORDINANCE #1464

AN ORDINANCE DESIGNATING CERTAIN HISTORIC LANDMARKS AND SITES IN THE BOROUGH
OF RIVER EDGE, BERGEN COUNTY, NEW JERSEY

IT IS HEREBY ORDAINED, by the Mayor and Council of the Borough of River Edge as follows:

1. INTRODUCTION. The River Edge Borough Historic Preservation Commission having nominated certain sites within the Borough for Landmark Designation and the Mayor and Council having received a recommendation, by Resolution, from the Planning Board with regard to those nominations in accordance with the Historic Preservation Ordinance of the Borough of River Edge and the Governing Body considered such nominations and recommendations.

2. The following sites are hereby designated as Landmark Sites as defined in the Historic Preservation Ordinance of the Borough of River Edge:

1. Steuben House - Block 1304, Lot 3 - 1209 Main Street
2. Campbell-Christie House - Block 1304, Lot 2 - 1201 Main Street
3. Demarest House - Block 1304, Lot 2 - 1205 Main Street
4. Westervelt Barn - Block 1304, Lot 2 - 1205 Main Street
5. The New Bridge - spanning the Hackensack River and connecting Old New Bridge Road with the Boroughs of Teaneck and New Milford
6. River Edge Borough Hall - Block 408, Lot 5.01 - 705 Kinderkamack Road
7. Granite blocks on Lincoln Avenue between Kinderkamack Road and Summit Avenue
8. Granite blocks on Webb Avenue between Kinderkamack Road and Summit Avenue
9. Kiosks at the intersection of Voorhis Avenue and Kinderkamack Road
10. Kiosks at the intersection of Manning Avenue and Kinderkamack Road
11. Entrances and Signs at Clarendon Court and Kinderkamack Road
12. Washington Springs - Van Saun County Park

3. The within Landmark Sites shall be afforded the protections of the Historic Preservation Ordinance of the Borough of River Edge.

4. The list of designated Landmark Sites and the map of same as prepared by the Historic Preservation Commission are hereby incorporated by reference into the Master Plan of the Borough of River Edge and the Borough Zoning Ordinance.

5. The designated Landmark Sites listed herein shall be noted as such on the records for those properties maintained by the offices of the Borough Tax Assessor and the Borough Clerk.

6. This Ordinance shall take effect upon passage and publication in accordance with law.

Margaret Falahee Watkins

Mayor Margaret Falahee Watkins

ATTEST:

Denise A. Dondiego
Denise A. Dondiego, Borough Clerk

Dated: *May 21, 2004*

BOROUGH OF RIVER EDGE

ORDINANCE #1519

AN ORDINANCE DESIGNATING AS HISTORICAL A CERTAIN STRUCTURE LOCATED ON BLOCK 409, LOT 50

IT IS HEREBY ORDAINED by the Mayor and Council of the Borough of River Edge as follows:

WHEREAS, pursuant to the provision of Borough Code 240, Historic Preservation, a nomination proposal was made to the River Edge Borough Historic Preservation Commission nominating for historic designation that certain structure located at Block 409, Lot 50 and more commonly known as 788 Kinderkamack Road, River Edge, New Jersey; and

WHEREAS, the Historic Preservation Commission conducted public hearings on the nomination at which time the Commission reviewed the nomination report and accompanying documents and heard and considered comments from the property owner and other members of the public; and

WHEREAS, following the public hearings the Historic Commission voted in favor of the nomination and the Commission's report was forwarded to the River Edge Planning Board which held a public hearing on the matter in accordance with the provisions of the Borough Code; and

WHEREAS, following a public hearing and consideration of the nomination report; the Historic Commission report, accompanying documents and comments from the property owner and the public, the Planning Board adopted a Resolution finding that the building required historic designation because of its historic significance to the community. The Planning Board found that the structure reflected and exemplified the broad cultural, political, economic and social history of the community and that the particular style of the building dated to the pre-Civil War period and therefore had historic significance that should be preserved; and


WHEREAS, the Planning Board sent its report to the Mayor and Council recommending that the structure be preserved because of its historic significance and the Mayor and Council having considered the nomination report and the reports of the Historic Commission and the Planning Board at a public hearing.

NOW THEREFORE BE IT ORDAINED by the Mayor and Council of the Borough of River Edge that the structure situated on Block 409, Lot 50, commonly known as 788 Kinderkamack Road be and hereby is designated as historic, within the meaning of the Historic Preservation Ordinance of the Borough of River Edge, for substantially the reasons set forth by the Planning Board. This designation shall be applicable only to the structure as originally constructed and not to recent additions to the building.

The historic designation, as aforesaid, is hereby incorporated into the Master Plan of the Borough of River Edge and the Borough Zoning Ordinance. The records of the Borough Tax Assessor and the Borough Clerk shall note the historic designation.


If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance shall be declared to be unenforceable or invalid by a Court of competent jurisdiction for any reason whatsoever, such decision or declaration shall not affect the remaining portions of the Ordinance which shall continue in full force and effect.

This Ordinance shall become effective upon passage and publication in accordance with law.



Margaret Falahee Watkins
Mayor

ATTEST:


Denise A. Dondiego, Borough Clerk

Dated: 11/25/10

1996

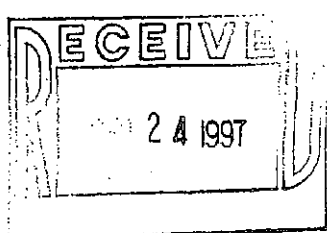
IN THE MATTER OF THE : RESOLUTION OF THE PLANNING
 RE-EXAMINATION OF THE : BOARD OF THE BOROUGH OF
 MASTER PLAN OF THE : RIVER EDGE
 BOROUGH OF RIVER EDGE :
 Date Decided: November 21, 1996
 Memorialized: November 21, 1996

WHEREAS, the Mayor and Council of the Borough of River Edge have directed the Planning Board to conduct a general re-examination of the Borough's Master Plan and development regulations, in accordance with N.J.S.A. 40:55D-89; and

WHEREAS, the Planning Board Master Plan Re-examination Committee has prepared a report on the findings of the re-examination of the Master Plan and development regulations; and

WHEREAS, the findings of the Report have been reviewed, considered and commented on by the Planning Board at the regular meeting of the Planning Board of November 21, 1996 at which time the matter of the Re-examination Report was opened to the general public and the Planning Board having heard and considered comments made by members of the public; and

WHEREAS, a Motion was made by Mr. George Riley and seconded by Mr. Philip Noce to accept and adopt the Report of the Re-examination of the Master Plan prepared by the Master Plan Re-examination Committee.



The vote on the Motion was as follows:

AFFIRMATIVE: Michael Harrison, Chairman
Councilman Thomas Smith
Arnold Osmundsen
George Riley
Thomas Crimmins
Michael DeRosa
Robert Graillat
Philip Noce
Arlene Lapidos
James Arakelian

NEGATIVE: None

ABSTENTIONS: None

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Borough of River Edge that the attached Report of the findings of the re-examination of the Master Plan and development regulations of the Borough of River Edge hereby be adopted:

BE IT FURTHER RESOLVED that a copy of this Resolution and the Report shall be sent to the Mayor and Council of the Borough of River Edge, to the Planning Board of Bergen County, to the Municipal Clerk of each municipality adjoining the Borough of River Edge and that a notice of this decision shall be published in the official newspaper of the Borough of River Edge.

APPROVAL OF RESOLUTION

MOVED BY:

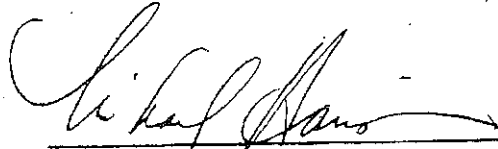
SECONDED BY:

AFFIRMATIVE:

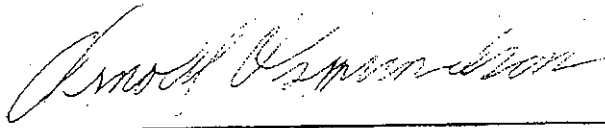
NEGATIVE:

TOTAL VOTES

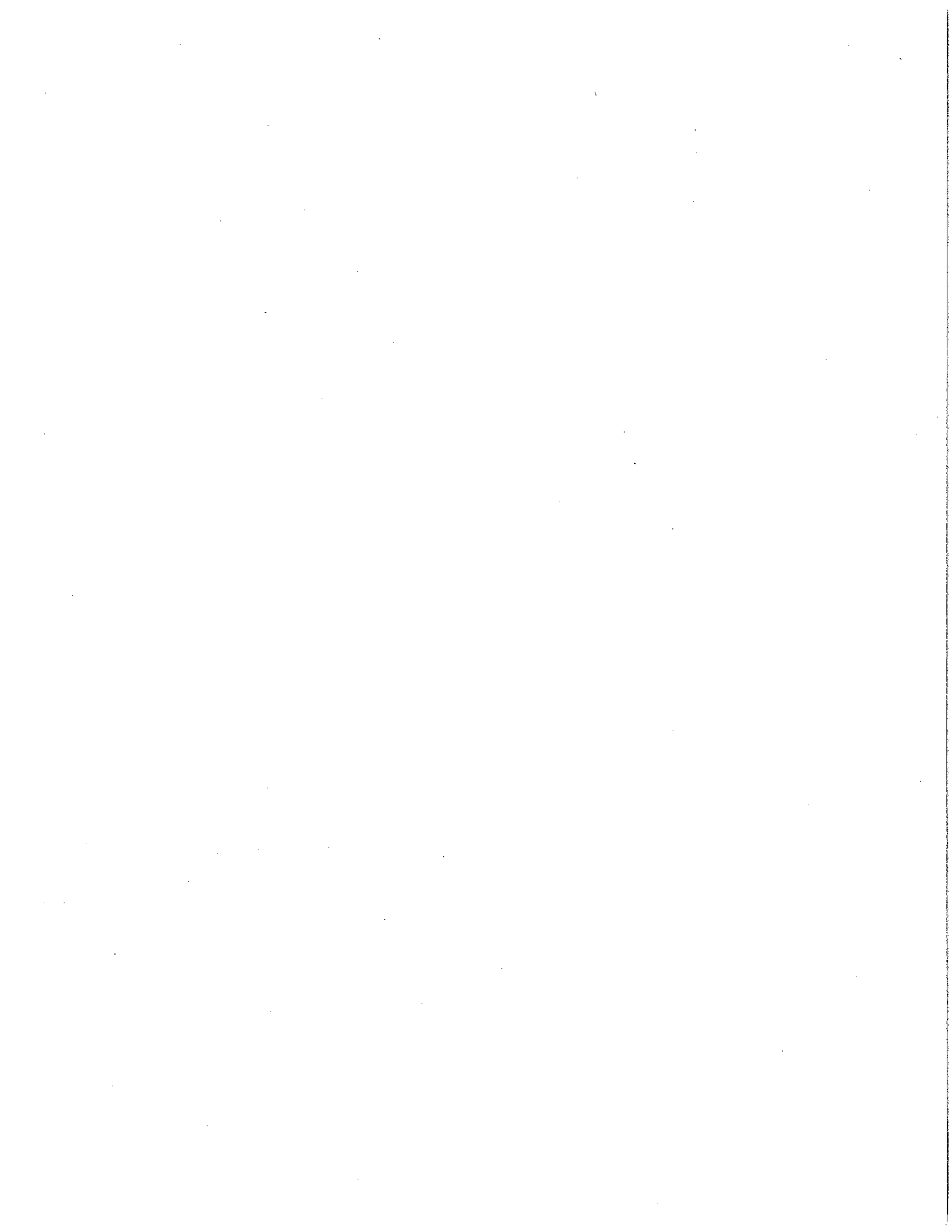
DATED:



MICHAEL HARRISON, Chairman



ARNOLD OSMUNDSEN, Secretary



REPORT OF THE RE-EXAMINATION

of the

MASTER PLAN

BOROUGH OF RIVER EDGE

**Prepared by the Master Plan
Re-examination Committee**

November 21, 1996

Committee Members:

Michael Harrison, Board Chairman

Arnold Osmundsen

Robert Graillat

William R. Lindsley, Esq., Board Attorney

INTRODUCTION

The Municipal Land Use Law, N.J.S.A. 40:550-89, requires that at least every six years, the governing body of the Municipality shall provide for a general re-examination of its Master Plan and Development Regulations by the Municipal Planning Board. The Planning Board is required to prepare and adopt by Resolution a report on the findings of such re-examination.

A Resolution containing the report of the re-examination of the Master Plan was last adopted by the Planning Board on November 15, 1990. Pursuant to the Statute, a subcommittee of the Planning Board was created to re-examine the Municipality's Master Plan and Development Regulations and has prepared this report.

The Statute requires that the re-examination report shall state the following:

1. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last re-examination report.
2. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
3. 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 or Municipal policies and objectives.

4. The specific changes recommended for the Master Plan and/or Development Regulations, if any, including underlying objectives, policies and standards, or whether a new Plan or Regulations should be prepared.
5. The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law" into the land use plan element of the Municipal Master Plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the Municipality.

GOALS AND OBJECTIVES

The Borough of River Edge is a suburban community that is almost totally developed. There is very little vacant developable land available in the community. The residential neighborhoods are well maintained containing a mix of single-family homes and garden apartment complexes. Limited, if any, redevelopment is likely to occur in the Borough's residential areas. The commercial areas, the southern sector of the municipality and the Kinderkamack Road corridor, have had and are continuing to experience intermittent redevelopment. As market conditions dictate, commercial and, to some degree residential projects, will continue to be proposed by developers for these areas.

Population growth within the Borough has been relatively stable for the past ten years, and projections indicate that the current level will be maintained over the next ten to fifteen year period. The Borough's past and present administrations have been well aware of community needs and an excellent array of facilities and services have been made available to municipal residents.

Taking these factors into consideration, and based upon the aspirations of the River Edge Planning Board, planning criteria for the future welfare of the Borough should address policies and directives that will maintain stability, improve quality of life and provide for responsible decision making. The following planning goals and objectives have been developed as guides upon which the planning process within River Edge can be implemented to meet such criteria.

AREA DEVELOPMENT

Residential Neighborhoods Goals and Objectives:

- Maintain the character and viability of all established residential neighborhoods.
- Prevent the development of incompatible land uses in all residential neighborhoods through zoning and land use controls.
- In appropriate locations, study and define a mixture of housing types, e.g., townhouses, condominiums, co-operatives and planned unit developments and determine the compatibility with the existing residential fabric of the municipality.
- Discourage the flow of non-local traffic through residential streets by means of a circulation and traffic plan and enforcement policies.
- Encourage rehabilitation of any substandard and deteriorating housing structures by providing information on home improvement loans through support from local banks and State and Federal agencies.
- Enforce building codes, housing codes and other regulations designed to guide and upgrade structural conditions.

Commercial Areas Goals and Objectives:

- Maintain and upgrade existing commercial areas to provide a complete range of office, retail and ancillary developments.
- Improve, where necessary, the aesthetic character of the existing commercial developments by employing zoning controls and encouraging building maintenance.

- Concentrate future commercial development, office and retail, in the existing commercial areas in order to create a community focal point and minimize conflicting land uses.
- Encourage the consolidation of underutilized blocks in the commercial areas in order to provide improved forms of commercial development.
- Assess all proposals for commercial development in reference to market conditions, traffic impacts and general impacts on community affairs.

PUBLIC FACILITIES AND SERVICES

Transportation, Circulation and Parking Goals and Objectives:

- Maintain the condition of all roads and sidewalks throughout the Borough.
- Provide traffic controls at critical intersections and eliminate hazardous road alignments to maintain orderly traffic flow.
- Route all commercial and through traffic along arterial and collector streets and away from local residential streets.
- Improve the traffic congestion and flow patterns in the commercial area.
- Require adequate off-street parking facilities in all new commercial developments and multi-family residential developments.

Community Facilities and Services Goals and Objectives:

- Provide the facilities and services necessary for municipal functions to meet the needs of all residents in general and on a neighborhood basis.
- Maintain the condition of all public buildings and upgrade and improve as necessary.
- Maintain the condition of all open-space and recreation areas, and through consolidation of non-buildable sites provide additional open-space and recreational facilities.
- Provide adequate police, fire and emergency response services to all residential neighborhoods and commercial areas.
- Continue the high level educational programs at all grade levels and plan public school facilities to meet enrollment demands.
- Maintain the condition and improve, where necessary, the capacities and performance of the Borough's storm water and sewer infrastructure systems.

ACCOMPLISHMENT OF
GOALS AND OBJECTIVES

Area Development

The Borough has experienced very little new construction in residential neighborhoods. Several oversized building lots have been subdivided to create conforming smaller lots on which new buildings were constructed thereby increasing the density of the neighborhoods.

Several developments in commercial areas have improved the aesthetics of existing developments and have resulted in better use of commercial areas. In particular, the Planning Board approved changes to the strip mall on Kinderkamack Road to the south of Monroe Avenue which resulted in an aesthetic improvement to an existing site. The Planning Board also approved a site plan to develop a strip mall on the east side of Kinderkamack Road near Voorhees Avenue. This resulted in an attractive commercial use on property which had fallen into severe disrepair and unsightliness.

In connection with the development on the east side of Kinderkamack Road at Voorhees Avenue, a new traffic light was installed and with the approval of the Planning Board two adjoining commercial users have joined together for a single egress onto Kinderkamack Road to provide for a safe and efficient flow of traffic.

A site at 666 Kinderkamack Road was converted to use by a religious school. The building had laid unused for some time and the Planning Board approved the use and certain changes to the building which have resulted in an improvement to the Borough.

A vacated gas station located at the southwest corner of Midland Avenue and Kinderkamack Road was removed and the Planning Board approved a site plan for the construction of a commercial establishment on this site.

The Mayor and Council have provided for and erected a number of attractive signs throughout the Borough located at key entrance points of the Borough and at parks and Borough Hall advising visitors that they are in River Edge. A traffic light was approved and constructed at the intersection of Fifth Avenue and Midland Avenue. In connection therewith, Midland Avenue was widened to provide for left hand turns at Fifth Avenue. This traffic light and the widening of Midland Avenue have resulted in an increase of safety and flow of traffic in the area. Property located at the northeast corner of the intersection of Kinderkamack Road and Main Street was purchased by the Borough. The property has been cleared and is intended to use as a passive park.

CHANGES IN MASTER PLAN ASSUMPTIONS

Since the Borough Master Plan was prepared in 1984, the Land Use Law has been amended to require master plans to include the adoption of the housing plan element and fair share and recycling plan for source separation.

To comply with the amended Land Use Law, the Borough of River Edge has adopted and amended its Master Plan to include a housing plan element and fair share plan and a recycling plan for source separation.

RECOMMENDED CHANGES IN THE
MASTER PLAN AND DEVELOPMENT REGULATIONS

Upon reexamination of the Master Plan and Development Regulations, they were found to be consistent with the goals and objectives set forth in the previous Master Plan. As a result of this reexamination, no changes are recommended at this time.

**IN THE MATTER OF THE
RE-EXAMINATION OF THE
MASTER PLAN OF THE
BOROUGH OF RIVER EDGE**

**: RESOLUTION OF THE PLANNING
BOARD OF THE BOROUGH OF
RIVER EDGE**

**: Date Decided: November 21, 1996
: Memorialized: November 21, 1996**

WHEREAS, the Mayor and Council of the Borough of River Edge have directed the Planning Board to conduct a general re-examination of the Borough's Master Plan and development regulations, in accordance with N.J.S.A. 40:55D-89; and

WHEREAS, the Planning Board Master Plan Re-examination Committee has prepared a report on the findings of the re-examination of the Master Plan and development regulations; and

WHEREAS, the findings of the Report have been reviewed, considered and commented on by the Planning Board at the regular meeting of the Planning Board of November 21, 1996 at which time the matter of the Re-examination Report was opened to the general public and the Planning Board having heard and considered comments made by members of the public; and

WHEREAS, a Motion was made by Mr. George Riley and seconded by Mr. Philip Noce to accept and adopt the Report of the Re-examination of the Master Plan prepared by the Master Plan Re-examination Committee.

The vote on the Motion was as follows:

AFFIRMATIVE:

Michael Harrison, Chairman

Councilman Thomas Smith

Arnold Osmundsen

George Riley

Thomas Crimmins

Michael DeRosa

Robert Graillat

Philip Noce

Arlene Lapidos

James Arakelian

NEGATIVE:

None

ABSTENTIONS:

None

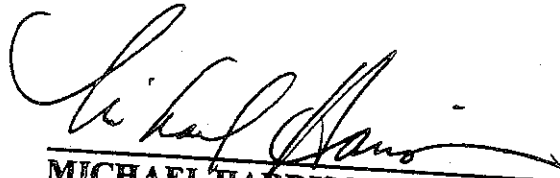
NOW THEREFORE BE IT RESOLVED by the Planning Board of the Borough of River Edge that the attached Report of the findings of the re-examination of the Master Plan and development regulations of the Borough of River Edge hereby be adopted.

BE IT FURTHER RESOLVED that a copy of this Resolution and the Report shall be sent to the Mayor and Council of the Borough of River Edge, to the Planning Board of Bergen County, to the Municipal Clerk of each municipality adjoining the Borough of River Edge and that a notice of this decision shall be published in the official newspaper of the Borough of River Edge.

APPROVAL OF RESOLUTION

MOVED BY:
AFFIRMATIVE:
NEGATIVE:
TOTAL VOTES
DATED:

SECONDED BY:



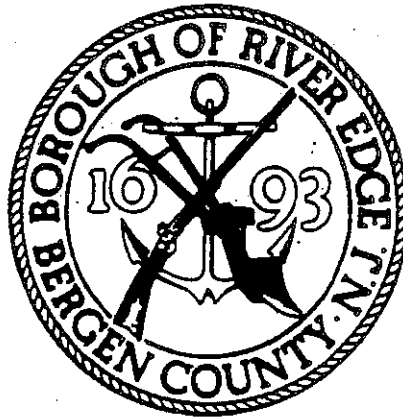
MICHAEL HARRISON, Chairman



ARNOLD OSMUNDSEN, Secretary

BOROUGH OF RIVER EDGE

1990 MASTER PLAN REEXAMINATION



PREPARED BY THE MASTER PLAN
REEXAMINATION COMMITTEE OF
THE BOROUGH OF RIVER EDGE
PLANING BOARD.

COMMITTEE MEMBERS:

ROBERT GRAILLAT
THOMAS CRIMMINS
ROGER ANGELO
JOSEPH SYNOL, CHAIRMAN

GOALS AND OBJECTIVES

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point and minimize conflicting land uses.

Encourage the consolidation of underutilized blocks in the commercial areas in order to provide improved forms of commercial development.

Assess all proposals for commercial development in reference to market conditions, traffic impacts and general impacts on community affairs.

Public Facilities and Services

Transportation, Circulation and Parking:

Goal: Maintain adequate traffic circulation, improve safety and minimize impacts of traffic on community.

Objectives: Maintain the condition of all roads and sidewalks throughout the Borough.

Provide traffic controls at critical intersections and eliminate hazardous road alignments to maintain orderly traffic flow.

Route all commercial and through traffic along arterial and collector streets and away from local residential streets.

Improve the traffic congestion and flow patterns in the commercial area.

Require adequate off-street parking facilities in all new commercial developments and multi-family residential developments.

Community Facilities and Services:

Goal: Provide the facilities and services necessary for municipal functions to meet the needs of all residents in general and on a neighborhood basis.

ACCOMPLISHMENT OF
GOALS AND OBJECTIVES

Area Development

Residential Neighborhoods:

The purchase of dwellings on over size building lots by developers have led to the removal of the dwelling and the subdivision of the over size building lot into conforming smaller building lots. Thereby increasing the density of the neighborhoods.

Commercial Areas:

The River Edge 2000 Committee was formed to look into future development between state highway Route 4, Grand Avenue and Kinderkamack Road. This area is in the C-2 Commercial Zone.

At the time of this report the committee is still in session.

Public Facilities and Services

Transportation Facilities and Services:

A traffic light has been installed at the intersections of Kinderkamack Road and Continental Avenue, and the State has approved the installation of a traffic light at the intersection of Fifth Avenue and Midland Avenue.

In an effort to route commercial and through traffic along arterial and collector streets and away from local residential streets, no right turn signs were installed on Marginal Road at Bogert Road and Lakeview Street.

A strong protest from Borough residents sighting the inconvenience and the unsafe turns they now would have to make in order to get to their destination convinced the Mayor and Council to have the no right turn signs removed.

In order to keep the borough's sidewalks in good repair this committee

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REPORT OF THE RE-EXAMINATION

of the

MASTER PLAN

BOROUGH OF RIVER EDGE

**Prepared by the Master Plan
Re-examination Committee**

November 21, 1996

Committee Members:

**Michael Harrison, Board Chairman
Arnold Osmundsen
Robert Grailat
William R. Lindsley, Esq., Board Attorney**

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NEGATIVE:

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ABSTENTIONS:

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