



# 2022 Master Plan Borough of Woodcliff Lake, Bergen County, New Jersey

Prepared for the Planning Board of the Borough of Woodcliff Lake by

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**2022 MASTER PLAN**  
**BOROUGH OF WOODCLIFF LAKE,**  
**NEW JERSEY**

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The original copy of this document was signed and sealed  
in accordance with N.J.S.A. 45:14 A-1 et seq.



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# 1. Introduction

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## 1.1 What is a Master Plan?

The 2022 Woodcliff Lake Master Plan is a comprehensive planning and regulatory framework to guide future development and investment within the community for the next 10 years. The Master Plan outlines the community's vision of its future and provides a roadmap to realize that vision. At its core, the Master Plan forms the policy foundation for the Borough's development regulations and other planning decisions. It serves as a guide for elected officials, municipal staff, business owners, potential investors, residents, and other stakeholders to make informed decisions affecting land use, transportation, natural resources, and other factors that shape the built environment and quality of life of the community.

The Borough of Woodcliff Lake last adopted a full Master Plan in 2002, which included a Land Use Plan element. The Borough subsequently adopted a reexamination report of the 2002 Master Plan in 2008, and prepared several amendments, including the Broadway Corridor Study (Phase 1 in 2008; Phase 2 in 2012) and the 2018 update to the Housing Element and Fair Share Plan. Most recently, the Borough completed another reexamination of the 2002 Master Plan in 2019, which explicitly recommended the adoption of a new comprehensive Master Plan. The 2022 Master Plan builds upon these previous planning initiatives and seeks to refine and enhance the Borough's land use policies to tackle existing community priorities while proactively preparing for emerging trends and changes in the market.

## 1.2 Planning Process

The 2022 Woodcliff Lake Master Plan was developed over the timeframe of approximately 1 year. The planning process involved close collaboration with Borough administration and staff, and incorporated input from various municipal departments, advisory committees and commissions, and community groups within the Borough. A Master Plan Committee formed by the Mayor and consisting of representatives from the Council, Land Use Boards, and other advisory groups guided the process and served as community liaisons for public outreach efforts.

The Master Plan process was officially kicked off via a public workshop, which took place on May 12, 2021 virtually on Zoom. The purpose of the workshop was to introduce the community to the new Master Plan development process, and to provide a public forum for residents to provide suggestions and feedback to help guide the development of the Master Plan. At the meeting, residents were asked to participate in breakout groups and discuss 5 questions, the responses of which were recorded and shared with all participants at a report back session. At the same time, a community-wide survey with the same questions as those discussed during the kickoff workshop was made available both online and physically to residents. The survey was open for approximately two months during May and June 2021, and received 212 responses total. Summaries of the responses received at the public workshop and the community survey, as well as the recording of the public workshop, were published online on the Borough website for public viewing. The summaries are also included as an appendix to this Master Plan.

In the summer of 2021, informational interviews with representatives of various Borough departments and advisory groups were conducted to obtain additional insight regarding the existing conditions of the Borough and potential future needs. Specifically, interviews were conducted with the Planning and Zoning Board chairs, the Borough Administrator, the Zoning and Construction Code Official, the former Director of Recreation, a representative of the Police and Fire Department Chiefs, a representative of the Tri-Boro Ambulance Corps, a representative of the Seniors Association, the superintendent of the Woodcliff Lake Public School District, the business administrator of the Pascack Valley Regional High School District, and two long-time residents serving as “unofficial historians” of the Borough.

A memo outlining the draft recommendations was developed based on the public input obtained from the public workshop, community survey, and informational interviews, as well as research on the recent demographic, land use, and development trends affecting the Borough. The memo was reviewed by the Master Plan Committee and presented to the Planning Board and the Zoning Board during public meetings in October 2021, January 2022, and February 2022.

The final stage of the Master Plan process involved the drafting of the full document by elaborating on the aforementioned memo, with input gained from the two Boards and the public. A full draft was presented at a Planning Board public meeting on February 17, 2022, and a final draft was posted for final review and presented for adoption to the Planning Board on March 16, 2022.

### 1.3 Elements of the Master Plan

Consistent with the requirements of the Municipal Land Use Law, this Master Plan is comprised of several plan elements, as follows: Chapter 2 Vision for Woodcliff Lake describes the overall vision statement and the associated policy goals and objectives; Chapter 3 Land Use Element provides recommendations related to future land development, suggested amendments to existing ordinances, and a natural hazard vulnerability analysis and related strategies; Chapter 4 Conservation & Open Space Element focuses on strategies to protect natural resources and enhance recreational opportunities within the Borough; Chapter 5 Community Facilities Element addresses existing and potential future needs for community facilities; Chapter 6 Historic Preservation Element sets forth recommendations for preserving and promoting historic properties; Chapter 7 Circulation Element addresses improvements to existing traffic systems; and finally, Chapter 8 Utility Element analyzes the current public utility system. In addition to these elements, Chapter 9 Implementation distills all recommendations into short to long-term action items.

It should be noted that the MLUL requires a municipal Master Plan to include a Housing Element as the foundation for the municipal zoning ordinance. As noted previously, a separate Housing Element and Fair Share Plan of the Borough of Woodcliff Lake was adopted on June 11, 2018. In accordance with the NJ Fair Housing Act, the Housing Element and Fair Share Plan provided an existing inventory and future projection of the municipality’s housing stock, analyzed the municipality’s demographic and employment characteristics, determined the Borough’s fair share need for and capacity to accommodate affordable housing, and provided recommendations to meet the fair share need. The 2018 Housing Element and Fair Share Plan shall be considered an integral part of this 2022 Master Plan.

## 2. Vision for Woodcliff Lake

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### 2.1 Goals and Objectives

This section outlines the overarching goals and objectives governing each element addressed in the 2022 Master Plan. Goals are broad policy statements that speak to desired outcomes in the future to help the community achieve its overall vision. Objectives break down a goal into more specific, measurable action steps toward that goal. These goals and objectives form the foundation for the recommendations for each topic area.

#### 2.1.1 Land Use

**Goal #1: Encourage land uses that protect the character of the Borough while allowing for a diverse tax base**

*Objective #1: Protect the character of established residential neighborhoods and encourage land use and development at an appropriate scale and density*

*Objective #2: Provide a range of housing options to satisfy diverse housing needs*

**Goal #2: Maintain and enhance the economic vitality of non-residential districts**

*Objective #1: Support the development of desirable and appropriate uses on the Broadway corridor through zoning and land use regulations*

*Objective #2: Strengthen the existing business centers of Tice & Chestnut Ridge corridors*

**Goal #3: Mitigate vulnerability to natural hazards and climate-change related impacts**

*Objective #1: Adopt an integrated hazard mitigation approach that coordinates efforts and strategies across local, county, state, and federal jurisdictions*

*Objective #2: Enhance sustainability within the Borough*

#### 2.1.2 Conservation & Open Space

**Goal #1: Preserve the natural beauty of the Borough**

*Objective #1: Protect critical natural resources and sensitive environmental areas*

*Objective #2: Conserve parklands and open spaces*

**Goal #2: Enhance recreational facilities for public enjoyment**

*Objective #1: Provide a balance of active and passive recreational amenities*

*Objective #2: Diversify recreational opportunities to satisfy unmet needs*

### 2.1.3 Community Facilities

**Goal: Continue to provide a high quality of services now and into the future**

*Objective #1: Ensure that community facilities are maintained in a good condition with adequate capacity to serve community needs*

*Objective #2: Provide for additional services desired by residents*

### 2.1.4 Historic Preservation

**Goal: Promote the history of the Borough and preserve its historic resources**

*Objective #1: Maintain an inventory of historic resources in the Borough*

*Objective #2: Promote historic preservation through local initiative*

### 2.1.5 Circulation

**Goal: Improve vehicular and pedestrian safety at key areas of concern**

### 2.1.6 Utility Service Plan

**Goal: Ensure the proper management of the various utility systems within the Borough**

## 2.2 Relationship to Other Master Plans

Pursuant to New Jersey Municipal Land Use Law at N.J.S.A. 40:55D-28, a municipal master plan must address the relationship of the proposed development of the municipality, as developed in the master plan, to the master plans of contiguous municipalities, the master plan of the county in which the municipality is located, and State Development and Redevelopment Plan, and the district solid waste management plan. As detailed below, the stated vision and goals of the 2022 Woodcliff Lake Master Plan are consistent with and support the policies and objectives of the aforementioned plans.

### 2.2.1 Master Plans of Contiguous Municipalities

The Borough of Woodcliff Lake borders 5 municipalities: the Borough of Saddle River, the Borough of Upper Saddle River, the Borough of Hillsdale, the Borough of Park Ridge, and the Borough of Montvale.

#### **Borough of Saddle River**

The Borough of Saddle River borders Woodcliff Lake to the west, roughly to the south of County Road and to the west of Chestnut Ridge Road. In Saddle River, land uses near the border are mostly single family residential, which is consistent with the predominant land use character in Woodcliff Lake along the border. Both the latest 2012 Saddle River Master Plan Reexamination Report and the 2022 Woodcliff Lake Master Plan recommend the protection of existing residential neighborhoods, and are thereby consistent with each other. At the corner of Chestnut Ridge Road and County Road, the Saddle River Grand townhouse community provides a transition between single-family neighborhoods in Saddle River and the Tice's Corner Shopping Center. For Tice's Corner Shopping Center, the Woodcliff Lake Master Plan further recommends the establishment of a new zoning district, including design and

landscaping standards, to ensure that it remains a high quality, attractive site that is compatible with its surroundings.

### **Borough of Upper Saddle River**

The Borough of Upper Saddle River shares its southeastern tip with the Borough of Woodcliff Lake. Along both sides of the northern portion of the border, both Boroughs are developed with single family residential neighborhoods. Along the southern portion of the border, residential lots in Upper Saddle River are adjacent to an office development at the end of Tice Boulevard, with a wide wooded and landscaped area separating the uses. Both the 2022 Woodcliff Lake Master Plan and the 2018 Upper Saddle River Land Use Element of the Master Plan are committed to protecting existing residential neighborhoods. The Woodcliff Lake Master Plan reaffirms the existing Executive and Administrative Office (EAO) District zoning along Tice Boulevard, and continues to support the provisions of significant buffer areas around EAO District developments to protect neighboring residential zones and uses.

### **Borough of Hillsdale**

The Borough of Hillsdale is located to the south of Woodcliff Lake. From west to east, the border separates residential neighborhoods on both sides, then runs northward through Woodcliff Lake Reservoir and briefly along the Broadway corridor, and finally traverses Wood Dale County Park and other residential neighborhoods. The 2022 Woodcliff Lake Master Plan upholds objectives related to protection of existing residential neighborhoods, beautification and enhancement of the Broadway Corridor, and conservation of the reservoir, open space, and other natural systems. The land uses existing and envisioned along the border in Woodcliff Lake are compatible with the zoning and development patterns in Hillsdale, and consistent with similar goals for land use, conservation, and business development enumerated in the 2003 Hillsdale Master Plan and subsequent Reexaminations.

### **Borough of Park Ridge**

The Borough of Park Ridge borders Woodcliff Lake to the northeast. The boundary line traverses Wood Dale County Park and follows Bear Brook in a northwesterly direction, with the northernmost portion traversing the former Sony corporate campus in Park Ridge and residential homes in Woodcliff Lake. According to Park Ridge's Settlement Agreement with the Fair Share Housing Center, dated November 18, 2020, the former Sony campus will be developed for inclusionary family rental dwellings. The new multifamily development will be compatible with the residential land use nearby in Woodcliff Lake, and the 2022 Woodcliff Lake Master Plan is committed to maintaining the character of existing residential neighborhoods and protecting Bear Brook and associated environmental features that form a natural buffer between uses on both sides of the border.

### **Borough of Montvale**

Woodcliff Lake shares its northerly border with the Borough of Montvale. A portion of the aforementioned Sony corporate campus is located in Montvale, while the boundary line additionally traverses commercial and office developments along Chestnut Ridge Road and separates St. Joseph Regional High School in Montvale and residential homes in Woodcliff Lake. The economic development and land use goals proposed for the Chestnut Ridge Road corridor in the 2022 Woodcliff Lake Master Plan are consistent with the goal to revitalize the corridor enumerated in the 2008 Montvale Master Plan and subsequent Reexaminations. The Woodcliff Lake Master Plan is also committed to preserving

the character of existing residential neighborhoods, which are compatible with the residential and educational uses in Montvale along the border.

### 2.2.2 Bergen County Master Plan

In 2010, the Bergen County Department of Planning embarked on a Visioning Process to inform planning priorities and key objectives for the new county master plan. In June 2011, the county published “Vision Bergen: The Visioning Component of the Bergen County Master Plan” that summarized the findings from the visioning efforts across the county. While a full comprehensive county master plan has not been adopted as of the preparation of the 2022 Woodcliff Lake Master Plan, the Visioning Component provides the most up-to-date preview of visions and priorities for the county.

Notably, the Visioning Component highlights several specific aspects of Woodcliff Lake. For one, the plan identifies Woodcliff Lake Reservoir as a significant regional water feature that should be protected and preserved. The plan also identifies Chestnut Ridge Road and County Road as one of the most congested locations on the regional road network. The plan identifies a range of suggestions to decrease auto dependence and mitigate congestion within the county, including Bus Rapid Transit (BRT) service along major county roads, installing intelligent transportation systems (ITS), and adopting a “complete streets” policy. Additionally, the plan recognizes that Woodcliff Lake has a large “reverse commuter”<sup>1</sup> population and recommends improvements to NJ Transit’s Pascack Valley and Bergen-Main Lines to improve intra-county transit connections and convenience for reverse commuters.

The 2022 Woodcliff Lake Master Plan is consistent with the Visioning Component of the Bergen County Master Plan. The Master Plan, specifically its Conservation and Sustainability Element, encourages the protection of valuable natural resources, including the Woodcliff Lake Reservoir. The Circulation Element proposes several traffic improvements to alleviate congestion along major corridors, including Chestnut Ridge Road and County Road, and also identifies many recommendations to adopt nonmotorized transportation, improve pedestrian and transit access, and achieve “complete streets.” Overall, the goals and objectives of the 2022 Woodcliff Lake Master Plan advances the visions for economic vitality; conservation and investments in open space and natural systems; improved transportation for diverse modes and users; balanced growth in land use and housing; maintaining high quality of public services and utilities; and enhancing arts, culture, and historical resources.

### 2.2.3 Bergen County Solid Waste Management Plan

In 2006, the Bergen County Solid Waste District adopted a Solid Waste Plan Amendment. The Plan Amendment reaffirmed the District’s open market solid waste disposal strategy, which allows solid waste generated within the District to be disposed of at any duly permitted and licensed solid waste facility. The District Plan Amendment also reiterated the importance of the county’s recycling program, and newly included corrugated cardboard and mixed paper as a residential sector designated recyclable. The Amendment also noted expansion of the recycling enforcement program, establishment of a

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<sup>1</sup> Defined as commuters who do not go to NYC for work and instead commute within the county or to the county from other parts of New Jersey and New York.

communication and education program on source separation and recycling responsibilities, and the creation of a municipal compliance tracking database.

This Master Plan is committed to sustainability, including recycling and source reduction initiatives. The goals and objectives of the Conservation and Sustainability Element are consistent with the recommendations and requirements of the Bergen County Solid Waste Management Plan.

#### 2.2.4 State Development and Redevelopment Plan

Woodcliff Lake is designated within the PA-1 Metropolitan Planning Area in the 2001 State Development and Redevelopment Plan (SDRP). PA-1 is characterized by established, mostly built-out communities and is envisioned as areas that will provide for much of the state's future redevelopment. Within PA-1, the SDRP promotes growth in compact forms, redesigning areas of sprawl, and diversification of land uses and housing choice through redevelopment, infill, and efficient use of infrastructure.

The Land Use Element of the 2022 Woodcliff Lake Master Plan identifies potential areas for infill development and redevelopment, with particular focus on the revitalization of the main commercial corridors and downtown properties, including the Broadway Business District, Chestnut Ridge corridor, and Tice's Corner Shopping Center. The Master Plan is consistent with the SDRP and encourages patterns of development recommended within the PA-1 Metropolitan Planning Area.

### 3. Land Use Element

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#### 3.1 Existing Land Use

Per the MLUL at NJSA 40:55D-62, a zoning ordinance must “be drawn with reasonable consideration to the character of each district and its peculiar suitability for particular uses and to encourage the most appropriate use of land.” Along with population, employment and housing trends, an accurate and detailed analysis of existing land uses in Woodcliff Lake is essential for providing the baseline of existing conditions upon which projections and plans for future land use will be based.

An Existing Land Use map (Figure 3-1) was prepared utilizing a combination of New Jersey Property Tax System (MOD-IV) property record data (last updated 12/3/2020), aerial surveys, and additional property research. Property class codes for each parcel as provided in MOD-IV were used as a starting point for determining existing land use. Certain properties were re-assigned to land use categories not accounted for by default in MOD-IV (such as “mixed-use” and “transportation/utility”) to make classifications more coherent with land use classifications within the zoning ordinance. For those parcels for which property class codes were not available, the existing land use was determined using review of aerial and street-scape imagery. The Existing Land Use map divides Borough lands into 9 categories, which are summarized in Table 3-1 below.

**Table 3-1: Descriptions of Existing Land Use Categories**

<b>Land Use Category</b>	<b>Description</b>
One-Family Residential	Single-family detached homes
Higher Density Residential	Townhouses, multifamily dwellings, and senior residential care facilities
Commercial	Retail, restaurants, banks, business services, office, and similar uses
Mixed-Use	Ground floor commercial use with residential units above
Farmland	Land and improvements used for agricultural or horticultural purposes
Public/Institutional	Facilities owned by public agencies, non-profit organizations, places of worship, public and private schools, and cemeteries.
Open Space/Conservation	Public parks, open space, recreational fields, water bodies, and other conservation areas
Transportation/Utility	Railroads, roadways, utility towers, and other similar uses when they are captured as parcels
Vacant Land	Vacant land, including both private and public properties

##### 3.1.1 One-family Residential

The Borough is predominantly characterized by one-family residential uses, which are spread throughout the Borough. This is a long-standing land use characteristic of the Borough, and the 2002 Master Plan and subsequent Reexaminations have included the objective “to reaffirm and enhance the existing residential character of the municipality which consists primarily of detached single family residential development.”

### 3.1.2 Higher Density Residential

There are several townhome, multifamily, and senior residential healthcare facilities within the Borough. The Broadway Village affordable housing development at 29-49 Broadway was developed as part of the Borough's accommodation of its prior round fair share obligations. There is also a townhouse community called the Gables at Woodcliff Lake, which is located along Winfield Drive. A portion of the Four Seasons at Ridgemont development, an age-restricted active adult condominium community, is also located within Woodcliff Lake. Senior residential healthcare facilities include the Sunrise of Woodcliff Lake, the Bristol Assisted Living at Woodcliff Lake, the Woodcliff Lake Health & Rehabilitation Center, and the Fox Trail Memory Care Living at Woodcliff Lake. Notably, except the Fox Trail and Broadway Village, most other higher density residential developments are concentrated along Chestnut Ridge Road.

### 3.1.3 Commercial

The Commercial land use classification encompasses a broad range of business and professional uses, including retail, restaurants and cafes, personal services, offices, banks, shopping strips, and other similar uses. There are 3 main commercial areas within the Borough: along Tice Boulevard; along Chestnut Ridge Road; and along Broadway. The area around Tice Boulevard forms a major commercial center with a mix of corporate office buildings, the Hilton at Woodcliff Lake hotel property, and the Tice's Corner Marketplace shopping center. The Chestnut Ridge Road corridor is predominantly improved with additional corporate office buildings. In contrast, the Broadway corridor contains a mix of smaller retail, service, and restaurant establishments.

### 3.1.4 Mixed-Use

The only major mixed-use project existing in the Borough is the Woodcliff Lake Commons at 62 Broadway, which is a 3-story building with ground floor commercial space and 14 residential units above. The Borough's 2008 Broadway Corridor Study had recommended diversifying uses along Broadway, and to consider allowing mixed residential and commercial development, particularly near the train station, to incentivize redevelopment of underutilized parcels and foster a more traditional downtown environment. However, the Study did not contain specific investigations at the parcel level, nor contain recommendations regarding appropriate standards and regulations for such developments. The 2019 Master Plan Reexamination noted that any evaluation to amend the zoning to allow such mixed-use development must take into account compatibility with existing neighborhoods and roadway networks to protect and enhance the character of the Borough.

### 3.1.5 Public/Institutional

This land use category includes all facilities owned and operated by public agencies, private and public schools, facilities owned by places of worship, and other tax-exempt and charitable properties. Municipally owned properties mainly include the Borough Hall, the Municipal Pool, the Senior Center, and the police and fire stations. Educational uses in the Borough consist of the Dorchester Elementary School, and Woodcliff Lake Middle School, and athletic fields owned by the Woodcliff Lake Public School District. There are also several properties associated with religious organizations, including the Temple

Emanuel of the Pascack Valley, Our Lady Mother of the Church, Valley Chabad, Christ Lutheran Church, Kingdom Hall of Jehovah's Witnesses, and Apostolic Christian Church.

### 3.1.6 Farmland

The Borough contains 3 properties classified as farmland, located respectively at 285 Glen Road, 88 Overlook Drive, and 107 Woodcliff Avenue. All three properties are privately owned and maintained, and do not appear to operate commercially.

### 3.1.7 Open Space/Conservation

This land use category includes all public parks (which are maintained by Borough or County agencies), recreational fields, and other natural resources and conservation parcels. A list of major open space properties and detailed descriptions of key natural resources within the Borough are provided in the Conservation & Open Space Element.

### 3.1.8 Transportation/Utility

On the existing land use map, the transportation and utility land use category includes rights-of-ways and public utilities where they are represented as parcels. These include the water tower near Holly Court and Woodmont Drive, and parcels representing the Garden State Parkway and the Pascack Valley Line train tracks.

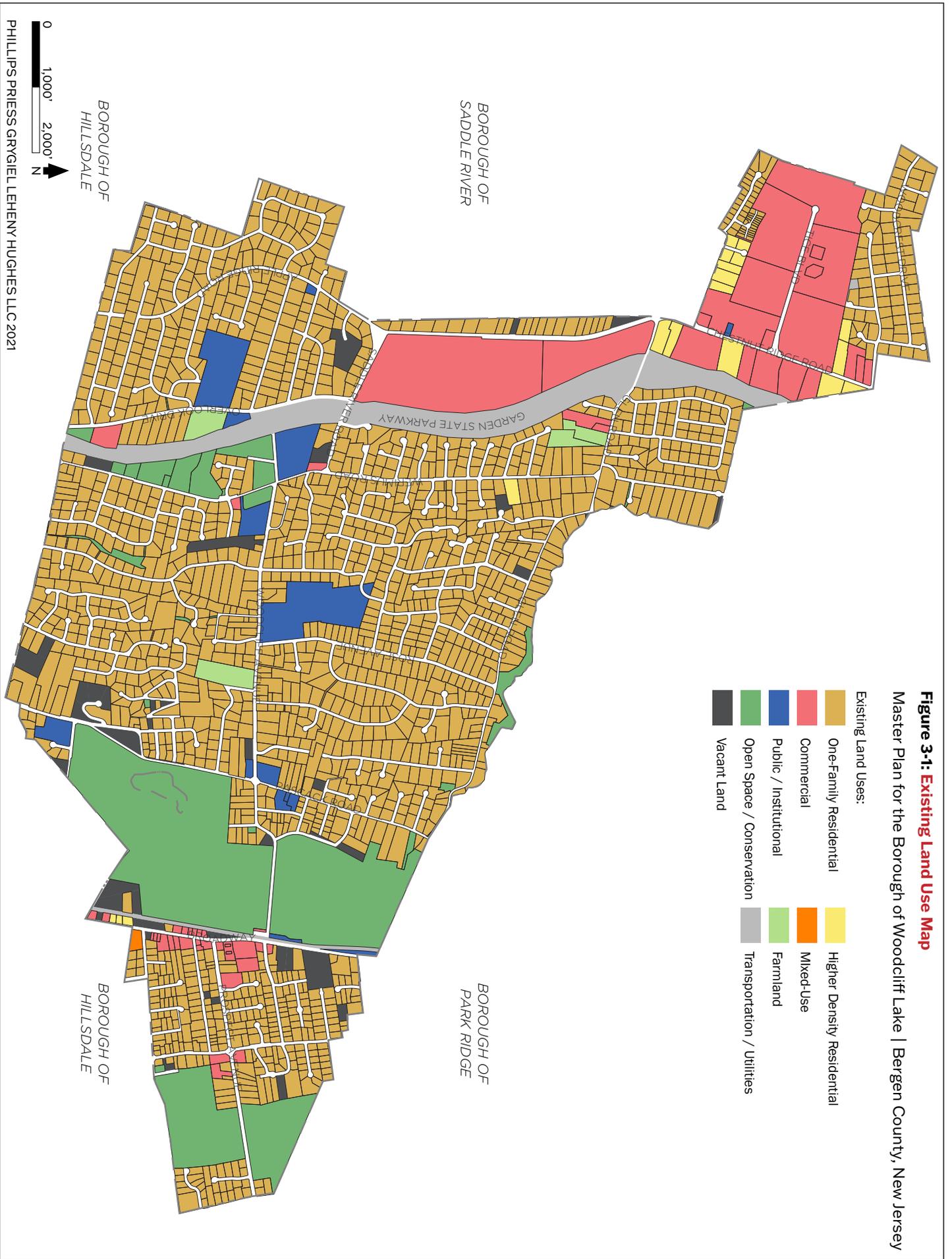
Woodcliff Lake currently has two areas where public electric vehicle charging stations are available:

- Tice's Corner Marketplace: Tesla Superchargers for Tesla use only
- BMW-NA Campus: Multiple Level 2 and DC Fast Chargers in the ChargePoint network are offered at several locations within the corporate campus.

### 3.1.9 Vacant Land

The Borough is a largely developed community with few vacant land parcels remaining. The majority of remaining privately owned vacant land are unimproved woodlands located among single-family residential neighborhoods. While not classified as vacant land on property tax records, the Borough has witnessed an increase in the vacation of corporate tenants and has several vacant office buildings along Chestnut Ridge Road and Broadway.

**Figure 3-1: Existing Land Use Map**  
Master Plan for the Borough of Woodcliff Lake | Bergen County, New Jersey



## 3.2 Existing Zoning

Chapter 380 of the Borough of Woodcliff Lake Municipal Code establishes the zoning ordinance of the Borough. Zoning is a legal tool for regulating development. In its essence, a zoning ordinance consists of a zoning map detailing various zoning districts, as well as text regulations to control permitted uses, bulk requirements (e.g. setbacks, height), and design standards (e.g. landscaping, architecture) within each zoning district. The Borough is currently divided into 19 zoning districts, and 1 Redevelopment area. The 19 zoning districts may be broadly classified into 4 categories based on the land use character envisioned: Residential One-Family Districts; Higher Density Residential Districts; Business Districts; and Office Districts. An existing zoning map is provided in Figure 3-2.

### 3.2.1 Residential One-Family Districts

The Borough's zoning ordinance currently designates 5 residential one-family districts: R-8.15, R-15, R-15 II, R-22.5, and R-30. The great majority of land in the Borough is designated in one of these districts. In these districts, single-family dwellings and associated accessory structures are the main permitted uses. The districts also permit farms, reservoir and water sheds, municipal governmental uses, and satellite receiving antennas. The districts are differentiated by the minimum lot size required in each zone (e.g. in the R-22.5 zone, the minimum lot size required is 22,500 square feet), and also have varying bulk requirements. However, in all residential one-family districts, the maximum height permitted is consistent at 2.5 stories or 30 feet.

### 3.2.2 Higher Density Residential Districts

The Borough has several districts that permit townhouses and multifamily developments, most of which were established to facilitate inclusionary housing development in response to the Borough's fair share obligations. These include the AH-1, AH-2, and AH-3 Affordable Housing Districts, as well as overlay districts established on the basis of an underlying zone, including the THO Townhome Overlay District, AHO Affordable Housing Overlay District, ARHO and ARHO-2 Age-Restricted Housing Overlay Districts, and the AH-VO Veterans Affordable Housing Overlay District.

- **AH-1:** This zone encompasses the Centennial Way development, which contains 22 affordable for-sale family homes. Centennial Way was constructed as part of the Borough's satisfaction of its Prior Round fair share obligation. The Borough is in the process of extending affordability controls on these units as a mechanism to address the remaining Unmet Need of its Third Round obligation.
- **AH-2:** This zone encompasses the Broadway Village development, which contains 18 affordable family rental units. 12 of the units are age-restricted, while the remaining 6 units are family units. The Broadway Village development was similarly constructed as part of the Borough's satisfaction of its Prior Round fair share obligation.
- **AH-3:** This zone was established as part of a settlement with the owner of the ±7-acre property located near the intersection of Pascack Road and Old Pascack Road. The zone allows for 15 townhouse units around an existing cul-de-sac road extending from Old Pascack Road. More

information on the settlement and the project are provided in the 2018 Housing Element and Fair Share Plan, which is attached as an appendix to this Master Plan.

- **THO:** This overlay zone was established in response to a recommendation in the 2008 Master Plan Reexamination to consider development other than single-family detached dwellings in a ±7.25-acre R-30 area located along County Road, which constituted an isolated neighborhood surrounded by the most densely populated sections of the Borough and largely separated from other single family residential zones. The zone was subsequently developed as the Gables at Woodcliff Lake townhouse community with 40 units.
- **AHO:** This overlay zone was adopted by the Borough over the Comfort Auto Rental site, which has an underlying zoning designation in the B-1 district. In addition to those uses permitted in the B-1 district, the AHO overlay allows multifamily dwelling units for low- and moderate-income households. In the case of a future affordable multifamily development, the maximum permitted density is 18 units per acre.
- **ARHO:** This overlay zone was adopted in order to permit the development of age-restricted multifamily housing in a portion of the B-3 District and to integrate this development with a similar age-restricted development on abutting property in the Borough of Montvale. This zone is currently developed as a portion of the Four Seasons at Ridgemont age-restricted condominium development.
- **ARHO-2:** This overlay zone was adopted for a portion of the SO-II district in order to permit inclusionary age-restricted multifamily housing to help satisfy the Borough's Unmet Need within its Third Round fair share obligations. The overlay zone covers a ±8-acre property, and permits a maximum residential density of 20 dwelling units per acre, but not more than 100 units. The zone also has affordable housing requirements, specifically that at least 15% of all rental units and 20% of all for-sale units must be set-aside as affordable.
- **AH-VO:** This overlay zone was adopted for the property currently utilized as the Veterans of Foreign Wars (VFW) facility located at 281 Broadway. If the VFW facility ceases its operations in the future, the overlay zone would allow for a 12-unit affordable rental project for veterans and their families.

### 3.2.3 Business Districts

The Borough contains three business districts: B-1 Broadway (East and West) Business District; B-2 Chestnut Ridge Road (West) Business District; and B-3 Chestnut Ridge Road (East) Business District.

- **B-1:** The B-1 district encompasses properties on both sides of the Broadway corridor from the train station to the north to the boundary with Hillsdale to the south. The district allows a variety of retail sales and service uses, restaurants and coffee shops, offices, banks and financial institutions, nursery schools and day-care centers, public parks and playgrounds, municipal uses, clubs and organizations, and associated accessory uses.

- **B-2 & B-3:** these districts allow a smaller variety of uses than the B-1 district. The B-2 and B-3 districts allow retail sales and service uses, offices, banks and financial institutions, nursery schools and day-care centers, and wholesale storage and sale of farm products conducted entirely within the confines of a building. The northern portion of the B-2 district currently has a concentration of medical offices and healthcare facilities, while the southern portion is developed as the Tice’s Corner Marketplace. The B-3 district is predominantly developed with corporate office buildings.

### 3.2.4 Office Districts

The Borough has 5 zoning districts that primarily envision office developments: the SO and SO-II Special Office Districts; OR Office Research District; and EAO and EAO-II Executive and Administrative Office Districts.

- **SO:** The SO district encompasses several properties with frontage on Broadway between Highview Avenue and Prospect Avenue. The zone only permits professional, business, or administrative office buildings as principal uses.
- **SO-II:** The SO-II district is located to the east of Chestnut Ridge Road and north of Glen Road, and encompasses many corporate office buildings, as well as the KinderCare at Woodcliff Lake preschool and Sunrise of Woodcliff Lake and Bristol at Woodcliff Lake assisted living facilities. Accordingly, the zone permits office buildings, child and senior day-care centers, specialized housing for the elderly or other persons in need of similar services, health and wellness centers, and associated accessory uses.
- **OR:** The OR district allows not only executive or administrative offices, but also planned office developments. The district currently encompasses the BMW corporate campus, which stretches between Chestnut Ridge Road to the west, Garden State Parkway to the east, Glen Road to the north, and Saddle River Road to the south.
- **EAO & EAO-II:** These districts allow for hotels and a variety of offices, including business, executive, professional, administrative, governmental, and medical. Accessory training facilities, restaurants, coffee shops and retail uses, and other retail and personal service uses are also allowed if they primarily serve the tenants of the building and their guests. The two zones are mainly differentiated by the minimum lot area required: the EAO zone requires 20 acres, whereas the EAO-II zone requires 13 acres.

### 3.2.5 Redevelopment Areas

In 2018 via Resolution No.18-04, the Borough designated a property constituted of Block 2501, Lot 14 and Block 2602, Lots 1, 2 and 9 as a non-condemnation area in need of redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-5. A map of these properties is provided as Figure 3-3. It should be noted, however, that no redevelopment plans have been adopted for these redevelopment areas. As such, these areas are currently subject to the underlying zoning as indicated on Figure 3-2.





**Figure 3-3: Existing Areas in Need of Redevelopment**  
 Master Plan for the Borough of Woodcliff Lake | Bergen County, New Jersey

### 3.3 Existing Housing Stock

The current housing stock in Woodcliff Lake is predominantly single-family detached housing, which constitute approximately 87.2% of the housing stock (see Table 3-1). Single-family attached housing (such as townhomes) constitute just 2.4% of the housing stock, while multifamily housing take up 10.3%. In accordance with the characteristic of the housing stock, the majority of housing units in the Borough are owner-occupied (see Table 3-2). There is a relatively low housing vacancy rate of only 2.4%.

**Table 3-1: Housing Units by Type of Structure in Woodcliff Lake, 2019**

	2019	
	Number	Percent
Single-family detached	1,755	87.2%
Single-family attached	49	2.4%
2-4 Units	65	3.2%
5-19 Units	70	3.5%
20 or more Units	73	3.6%
Total Housing Units	2,012	100.0%

Source: U.S. Census Bureau, American Community Survey 2015-2019 Five-year Estimates

**Table 3-2: Housing Tenure and Occupancy in Woodcliff Lake, 2010 & 2019**

	2019	
	Number	Percent
Occupied Units	1,963	97.6%
Owner-occupied	1,746	86.8%
Renter-occupied	217	10.8%
Vacant Units	49	2.4%
Total Housing Units	2,012	100.0%

Source: U.S. Census Bureau, American Community Survey 2015-2019 Five-year Estimates

As Tables 3-3 and 3-4 show, housing value in Woodcliff Lake is generally higher than in Bergen County as a whole. In 2019, the median value of owner-occupied housing units in the Borough was \$812,300 compared to \$469,500 in the county; and the median gross rent of renter-occupied housing units in the Borough was \$2,069 compared to \$1,506 in the county. Notably, the great majority (67.4%) of owner-occupied housing units in the Borough are valued between \$500,000 and \$999,999, and the Borough also has a significant share (22.1%) of housing units valued at over \$1 million. In contrast, in Bergen County overall, the majority (56%) of owner-occupied housing are valued below \$500,000. Similarly, of renter-occupied units, 31.3% have gross rents over \$3,000 compared to just 6.4% in the county.

**Table 3-3: Value of Owner-occupied Housing Units in Woodcliff Lake and Bergen County, 2019**

	Woodcliff Lake		Bergen County	
	Number	Percent	Number	Percent
Less than \$50,000	22	1.3%	2,351	1.1%
\$50,000 to \$99,999	3	0.2%	2,024	0.9%
\$100,000 to \$149,999	17	1.0%	3,154	1.4%
\$150,000 to \$199,999	11	0.6%	4,656	2.1%
\$200,000 to \$299,999	26	1.5%	20,403	9.3%
\$300,000 to \$499,999	106	6.1%	90,690	41.2%
\$500,000 to \$999,999	1,176	67.4%	79,739	36.2%
\$1,000,000 or more	385	22.1%	17,173	7.8%
Total Owner-occupied Units	1,746	100.0%	220,190	100.0%
Median Value	\$812,300		\$469,500	

Source: U.S. Census Bureau, American Community Survey 2015-2019 Five-year Estimates

**Table 3-4: Gross Rent of Renter-occupied Housing Units in Woodcliff Lake and Bergen County, 2019**

	Woodcliff Lake		Bergen County	
	Number	Percent	Number	Percent
Cash Rent				
Less than \$1,000	12	5.5%	14,853	12.8%
\$1,000 to \$1,499	23	10.6%	42,618	36.8%
\$1,500 to \$1,999	67	30.9%	30,804	26.6%
\$2,000 to \$2,499	47	21.7%	13,296	11.5%
\$2,500 to \$2,999	0	0.0%	6,753	5.8%
\$3,000 or more	68	31.3%	7,396	6.4%
Total Occupied Units Paying Rent	217	100.0%	115,720	100.0%
Median Gross Rent	\$2,069		\$1,506	

Source: U.S. Census Bureau, American Community Survey 2015-2019 Five-year Estimates

As shown in Table 3-5, the housing stock of Woodcliff Lake is relatively old, with the majority built prior to the 1980s. As the Borough lands were gradually developed, new housing construction activity has significantly slowed since 2000, particularly for owner-occupied housing. In the past decade since 2010, there was a net increase in 48 housing units when comparing the number of units certified for occupancy versus those authorized for demolition (see Table 3-6). The greatest net increase was in multifamily units, which had a net gain of 31 units. Combined with dwelling units constructed as part of a mixed-use development, there was a net gain of 40 units that are not single-family detached homes, while single-family homes only saw a net gain of 8 units.

**Table 3-5: Housing Units by Year Structure Built in Woodcliff Lake, 2019**

	Owner-occupied		Renter-occupied		All Units (inc. Vacant)	
	Number	Percent	Number	Percent	Number	Percent
Built 2010 or later	111	6.4%	22	10.1%	133	6.6%
Built 2000 to 2009	43	2.5%	13	6.0%	56	2.8%
Built 1980 to 1999	387	22.2%	57	26.3%	444	22.1%
Built 1960 to 1979	668	38.3%	11	5.1%	703	34.9%
Built 1940 to 1959	388	22.2%	72	33.2%	485	24.1%
Built 1939 or earlier	149	8.5%	42	19.4%	191	9.5%
<b>Total Housing Units</b>	<b>1,746</b>	<b>100.0%</b>	<b>217</b>	<b>100.0%</b>	<b>2,012</b>	<b>100.0%</b>

Source: U.S. Census Bureau, American Community Survey 2015-2019 Five-year Estimates

**Table 3-6: Housing Unit Construction Activity, Borough of Woodcliff Lake, 2010-2019**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
<b>1&amp;2 Family</b>											
Certified	2	3	5	6	3	3	4	6	4	12	48
Demolished	3	5	7	6	1	4	1	2	8	3	40
Net Change	-1	-2	-2	0	2	-1	3	4	-4	9	8
<b>Multifamily</b>											
Certified	0	0	0	0	13	0	0	12	6	0	31
Demolished	0	0	0	0	0	0	0	0	0	0	0
Net Change	0	0	0	0	13	0	0	12	6	0	31
<b>Mixed-Use</b>											
Certified	0	0	0	0	0	0	0	3	5	2	10
Demolished	0	0	0	0	0	0	0	0	0	1	1
Net Change	0	0	0	0	0	0	0	3	5	1	9
<b>Combined</b>											
Certified	2	3	5	6	16	3	4	21	15	14	89
Demolished	3	5	7	6	1	4	1	2	8	4	40
Net Change	-1	-2	-2	0	15	-1	3	19	7	10	48

Sources: NJ Department of Community Affairs, Construction Reporter, Certificates of Occupancy Yearly Summary Data & Demolition Permits Yearly Summary Data, 2010-2019.

### 3.4 Non-Residential Development Trends

#### 3.4.1 Construction Activity

In recent years, the Borough has authorized building permits for office, hotel/motel, and institutional uses (see Table 3-7). In the period of 2010-2019, the most significant non-residential development were the institutional and hotel/motel uses that had been constructed along Chestnut Ridge Road and Tice Boulevard. Notably, no retail, assembly, industrial, or storage uses were authorized by building permits.

**Table 4-1: Non-Residential SF Authorized by Building Permits, Borough of Woodcliff Lake, 2010-2019**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
Office	0	0	0	0	0	0	8,420	0	0	0	8,420
Retail	0	0	0	0	0	0	0	0	0	0	0
Hotel/Motel	0	0	0	0	0	0	0	18,717	22,853	0	41,570
Institutional	0	0	132,774	0	0	0	0	0	0	0	132,774
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>132,774</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8,420</b>	<b>18,717</b>	<b>22,853</b>	<b>0</b>	<b>182,764</b>

*Note: Does not include Multifamily/Dormitory uses.*

*Source: NJ Department of Community Affairs, Construction Reporter, Building Permits Yearly Summary Data, 2010-2019.*

A comparison of the aforementioned building permits data with data on non-residential space reported on certificates of occupancy during the same time period reveals that the majority of developments authorized have been successfully constructed (see Table 3-8). This indicates that no major disruption in non-residential market prospects had emerged during this time that could have led developers to abandon construction or completion of approved projects. Nevertheless, the Borough has seen relatively low levels of non-residential construction activity.

**Table 4-2: Non-Residential SF Certified for Occupancy, Borough of Woodcliff Lake, 2010-2019**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
Office	10,951	0	0	0	0	0	0	8,420	0	0	19,371
Retail	0	0	0	0	0	0	0	0	0	0	0
Hotel/Motel	0	0	0	0	0	0	0	4,397	25,404	7,846	37,647
Institutional	0	0	0	132,774	0	0	0	0	0	0	132,774
Other	234	234	0	0	0	0	0	0	0	0	468
<b>Total</b>	<b>11,185</b>	<b>234</b>	<b>0</b>	<b>132,774</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12,817</b>	<b>25,404</b>	<b>7,846</b>	<b>190,260</b>

*Note: Does not include Multifamily/Dormitory uses.*

*Source: NJ Department of Community Affairs, Construction Reporter, Certificates of Occupancy Yearly Summary Data, 2010-2019*

### 3.4.2 Condition of Major Commercial Corridors

As noted in the Existing Land Use analysis, there are 3 main commercial areas within the Borough: Broadway, Tice Boulevard, and Chestnut Ridge Road.

#### **Broadway**

The commercial portion of the Broadway corridor extends from the Woodcliff Lake train station area to the Borough's boundary with Hillsdale to the south. Near the train station, there is a barn structure that has been designated as an area in need of redevelopment, as well as a retail building and the Waterfront Rest Home across the street. Immediately south of the train station, the corridor is characterized by a number of office buildings. South of Prospect Avenue, there are small-scale retail,

personal service, and restaurant uses on both sides of the corridor. In terms of the physical characteristics and current development pattern, the Broadway Corridor faces many challenges and are constrained in development potential by multiple factors:

- Many of the existing properties are too small and do not have enough lot depth to accommodate commercial uses that require abundant parking, such as restaurants. At the same time, there is no public parking or centralized parking facility in the vicinity with enough capacity to accommodate parking demand for businesses along the corridor.
- Because many existing commercial spaces along Broadway were converted from former residential homes that are of an older building stock, many of these spaces do not offer amenities or configurations that are desired by today's market.
- There is no physical separation, such as a right-of-way, between the business and residential zones and properties on the east side of Broadway. On the west side of Broadway, many properties are constrained by their proximity to the NJ transit train tracks, and several properties are also currently conserved by water companies who draw from the Reservoir.
- There are a number of dilapidated, vacant, or abandoned properties (such as the vacant office building at 188 Broadway and the former gas station property at 126 Broadway) that are detrimental to the visual appeal of Broadway and/or are currently not utilized at their highest potential.
- The Broadway right-of-way itself is a County Route and a major arterial that connects Woodcliff Lake with adjacent municipalities. As such, measures such like sidewalk widening, traffic calming, and on-street parking, that are commonly utilized to increase walkability, alleviate parking demand, and enhance the pedestrian realm are not suitable and difficult to implement.

### **Tice Boulevard**

Tice Boulevard contains 6 large commercial developments:

- 50 Tice: this is a 4-story, 250,000 square foot office building that was newly renovated in the past few years. The building is now classified as Class A, and includes private offices, coworking desks, multi-media conference rooms, structured parking, and amenities such as an atrium, a full-service café with private dining rooms, a fitness center with changing rooms and shower, and an outdoor landscaped plaza. The building is currently leased to several professional and corporate tenants.
- 100 Tice: this is a 3-story, 208,911 square foot Class A office building that features amenities such as lower-level parking, a full-service café with a large dining hall, and several conference rooms and pantries. The property was previously developed as a build-to-suit headquarters for Eisai Corporation's North American Headquarters in 2005. Eisai relocated in early 2021; the property has since been leased to Party City.
- 123 Tice: this is also a recently upgraded Class A office building. The building is 3 stories and totals 118,000 square feet of floor area. The building now offers amenities including a full-

service café, a refurbished lobby and elevators, on-site storage, and outdoor seating. The owner of the building is planning further capital improvements, such as by offering creative and flexible floor plans, to accommodate emerging trends in workplace preferences.

- 300 Tice: this is a 3-story, 240,000 square foot Class A office building located at the end of Tice Boulevard. The building was recently renovated, and offers amenities such as a full-service café, a reflecting pond with water fountains, a 3-story, glass-enclosed atrium lobby featuring glass and wood paneling, and an underground garage. It is currently approximately 65% leased to tenants including KPMG and Volkswagen.
- Hilton Woodcliff Lake: the hotel occupies 21 acres and offers 338 guest rooms. There are 22 meeting rooms, 36,398 square feet of total event space, and amenities such as an on-site restaurant, a seasonal outdoor pool, sports courts, a fitness center, and a spa. The hotel is operating, but is currently in foreclosure.
- Tice's Corner Marketplace: this is a large shopping center with 27 retail storefronts, each ranging from approximately 2,000 square feet to 11,000 square feet. Since its opening in 2001, the shopping center has maintained high sales and rarely exhibits vacancies.

### **Chestnut Ridge Road**

Chestnut Ridge Road is currently developed with a mix of large corporate office complexes, smaller scale office buildings, higher density residential uses, and retail strips. In terms of non-residential uses, the northern end of the corridor contains a concentration of medical offices. To the south across from Tice's Corner are a number of smaller, older office buildings, as well as a multi-tenant shopping strip at 520 Chestnut Ridge Road; a Whole Foods is slated to open within the shopping center. Further south beyond Glen Road is the BMW of North America corporate campus, which stretches across approximately 86 acres of land. The campus contains over 600,000 square feet of floor area and is in active use as BMW of North America's corporate headquarters and eastern regional headquarters/technical training center.

## **3.5 Hazard Vulnerability Assessment**

### **3.5.1 Current and Future Vulnerabilities**

A Land Use Element is required to analyze current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards. Information on these vulnerabilities for the Borough of Woodcliff Lake were obtained from the County of Bergen Multi-Jurisdictional Hazard Mitigation Plan 2020 Update ("HMP") and NJ Adapt Municipal Snapshots developed by Rutgers NJ Climate Change Resource Center.

According to the HMP, the Borough of Woodcliff Lake is vulnerable to the following natural hazards:

- **Severe Weather & Severe Winter Weather:** The Borough is susceptible to many severe weather events, such as high winds, tornadoes, thunderstorms, hail, heavy snow, and blizzards, which pose risks to public health, safety, as well as property damage. In terms of impacts to winter storms, climate change induced temperature increase may decrease the number of winter

weather events but increase their intensity. Climate change is also expected to increase the frequency and danger posed by other severe weather events.

- **Flood:** According to the Federal Emergency Management Agency (FEMA) National Flood Hazard Layer (NFHL) data, flood hazard areas (at-risk of 100-year or 500-year floods) within the Borough are concentrated in areas adjacent to the Woodcliff Lake Reservoir, Bear Brook, Holdrum Brook, and Musqupsink Brook. The majority of land area within the Borough are considered Areas of Minimal Flood Hazard, where the elevation is higher than that of the 0.2-percent-annual-chance flood (500-year flood).
- **Extreme temperatures:** Extreme cold and heat events pose particular risks to the elderly, infants and young children, and individuals who are disabled or have chronic medical conditions. A heat wave can cause heat cramps, heat exhaustion, and heat/sun strokes, while extreme cold can lead to frost bite and hypothermia. In addition to these health threats, extreme temperatures also carry risks of structural fire, power outages and damages to house wiring and/or generators, and freezing/bursting pipes, that can damage buildings and lead to injury. With climate change, the State is likely to see an increase in average annual temperatures, which may increase the frequency of extreme heat events and exacerbate threats to the public health and property.

In addition, the Borough is ranked at relatively low risk of other major natural hazards, summarized as follows:

- **Coastal Erosion/Sea Level Rise:** The Borough is not located along the coast, and thus is at minimal risk of direct impacts associated with coastal erosion, wetland retreat, or sea level rise.
- **Dam/Levee Failure:** the Woodcliff Lake Reservoir dam is considered a low hazard dam. However, heavier precipitation caused by climate change may increase risks of dam failure.
- **Drought:** Bergen County had been previously included in drought declarations, most recently in 2016-2017 when drought conditions were the worst faced by New Jersey in 14 years. The HMP notes that Northern NJ has become wetter over the past century, but longer dry spells and droughts of varied severity are expected to occur in the future.
- **Coastal storms:** According to the HMP, the Borough is not located in the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) Inundation Zones. However, the Borough is susceptible to heavy rainfall and high winds as result of coastal storms, which may pose risk to public safety, property damage, and infrastructure/utility failure. The HMP notes that climate change may lead to sea-level rise, increase in the frequency and intensity of storms, increase in precipitation, and warmer ocean temperatures, all of which could affect the Borough's vulnerability to coastal storms in the future.
- **Earthquakes:** the State of New Jersey has not been included in any FEMA disaster or emergency declarations for earthquake events. The Hazards US Multi-Hazard studies utilized for the Bergen

County HMP indicate a low frequency of hazard. However, in the event of an occurrence, the studies predict high severity because of dense population, vulnerable infrastructure, and substantial economic value.

- **Landslides:** Bergen County does not identify land subsidence as a hazard of concern. However, landslide frequency may be influenced by the frequency of precipitation, temperatures, and other natural hazards that are affected by climate change.
- **Wildfires:** According to the HMP, the Borough has 22% of land area classified as low to moderate risk and 2% of land area classified as high to extreme risk for wildfire. The risk of wildfire in the Borough of Woodcliff Lake is relatively low, but climate change may increase the risk due to rising temperatures and increase in lightning strikes.

### 3.5.2 Build-Out Analysis

A build-out analysis was conducted to evaluate the remaining development potential of Borough lands if they were built to the maximum level allowed according to the current zoning standards. The analysis considered all parcels, both vacant and developed, but excluded those under public/institutional ownership and those located within environmentally sensitive areas. The parcels were classified according to 2 categories: 1) vacant properties, on which no improvements or active uses exist; 2) underdeveloped properties, which include sites that are already improved, but have been designated as redevelopment areas, or are not currently developed according to the maximum density or mix of uses allowed by zoning. A map depicting the location of these parcels, as well as areas where development is constrained (floodplains, wetlands, public open space and conservation lands, and other environmental features) is provided as Figure 3-4.

Because the Borough is a largely developed community, there are only a handful of vacant parcels remaining. Many vacant parcels are concentrated on two sides of the Reservoir, while a few are scattered in other residential neighborhoods. The majority of vacant parcels are designated within residential zoning districts and would allow the development of single-family homes. The exceptions are those parcels located along the southern portion of Broadway, which would allow retail and office uses, as well as the parcels surrounding the Rosengren cul-de-sac in the AH-3 zone that envisions townhomes.

In summary, under a full build-out scenario, the Borough is likely to see future development activity concentrated along Broadway and to the southwest of the Reservoir. While most of the vacant and underdeveloped parcels are outside of currently identified flood hazard areas, there are vacant lands located near Musquapsink Brook that intersect with floodplains. In addition, climate-change may increase the frequency and intensity of flooding and affect those parcels not currently designated in flood hazard areas but directly adjacent to them. More build-out would also increase potential damage from hurricane-related winds and severe weather events, while the increase in population generated by future residential or commercial development may also result in an increase in vulnerable populations susceptible to extreme temperatures.

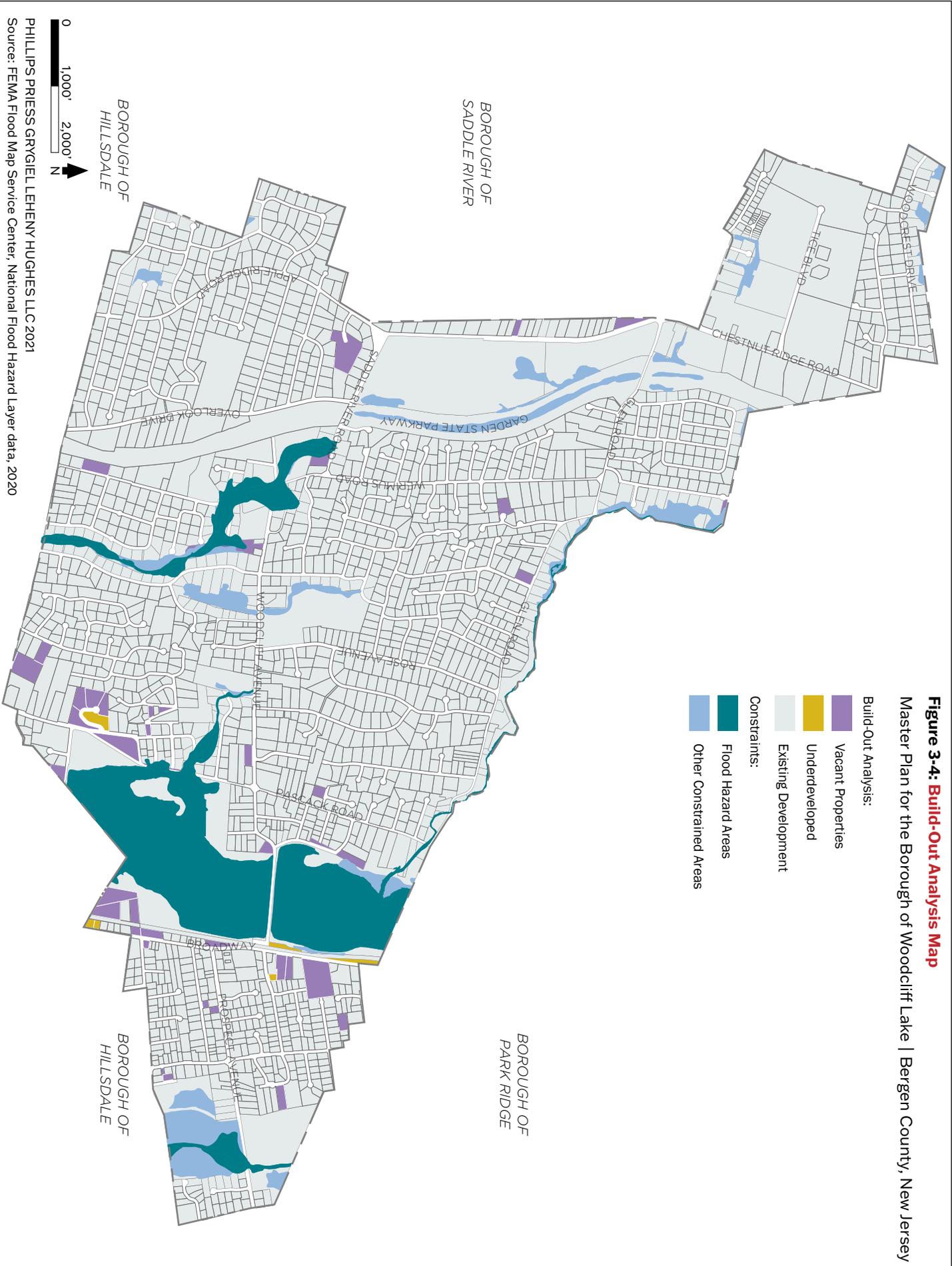
### 3.5.3 Critical Facilities, Utilities, Roadways, and Infrastructure

The Borough contains 5 public facilities, 2 schools, 2 child care facilities, and 5 senior residential healthcare facilities, that may be considered critical assets for sustaining community lifelines. These include the Borough Hall, the Police Department building, the Fire House, the Department of Public Works building and Ecology Center, the Tice Senior Center & Emergency Operations Center, the Dorchester Elementary School, Woodcliff Lake Middle School, KinderCare, Temple Emanuel Early Childhood Center, Sunrise Assisted Living, Bristol Assisted Living, Woodcliff Lake Health & Rehabilitation Center, Fox Trail Memory Care Living, and Waterfront Rest Home. As shown in Figure 3-5, none of these facilities are currently designated within flood hazard areas. Further according to the NJ Adapt Municipal Snapshot for Woodcliff Lake, none of these critical assets are located in areas exposed to 2-ft or 7-ft total water levels (TWL) during coastal flooding or storm events. However, the previous 2015 HMP had noted that the Borough Hall, Police Department building, and the Fire House are vulnerable to high winds and winter storms, while the Tice Senior Center & Emergency Operations Center is also vulnerable to winter storms. The condition and future plans for roadways, utilities, and infrastructure, are discussed in greater detail in the Circulation and Utility Elements of this Master Plan.

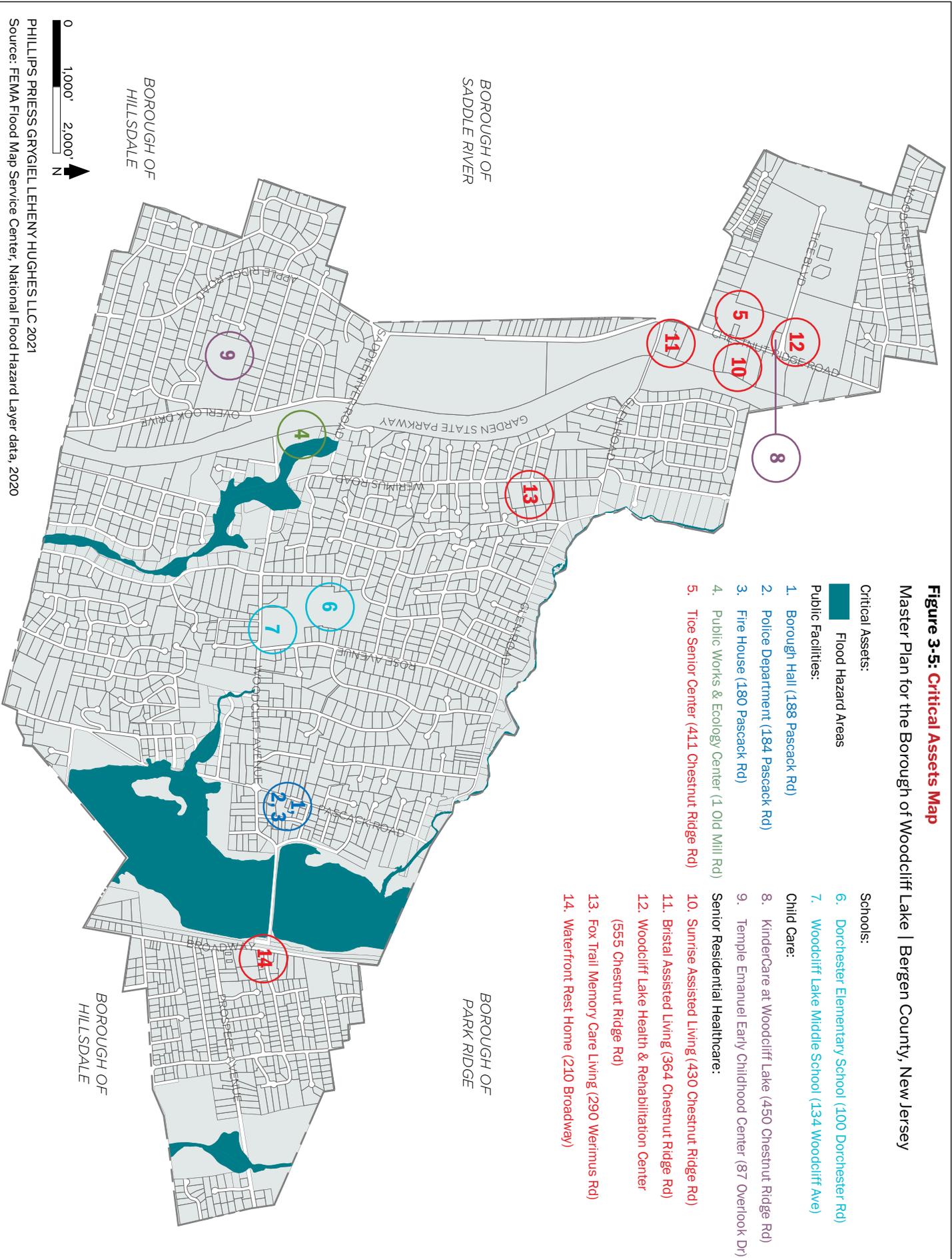
### 3.5.4 Impacts to Elements of the Master Plan

Natural hazards and climate-change related exacerbation of those hazards will affect all components of the Master Plan. As discussed in many sections of the Land Use Element, future build-out may be susceptible to flooding and other natural disasters. As such, development must be conscious of vulnerabilities to natural hazards, and utilize materials and design that provide adequate protection. As it pertains to the Economic Development Element, natural hazards can disrupt business activity, cause financial loss, and pose a threat to economic vitality of a community. Natural hazards will also place stress on the circulation network, public utilities, and community facilities, which are critical to ensuring the community's lifelines and safe evacuation. Historic structures are likely more vulnerable to physical damage, and natural hazards pose a challenge for historic preservation. Accordingly, development regulations and capital investments must reflect hazard mitigation considerations to ensure that the Borough's built environment is resilient against natural hazards. At the same time, the threat of natural hazards highlight even more the importance of conserving natural resources and open spaces to make the Borough more sustainable and alleviate climate-change related impacts in the long-term.

**Figure 3-4: Build-Out Analysis Map**  
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**Figure 3-5: Critical Assets Map**  
 Master Plan for the Borough of Woodcliff Lake | Bergen County, New Jersey



0 1,000' 2,000' N

PHILLIPS PRIESS GRYGIEL LEHENY HUGHES LLC 2021  
 Source: FEMA Flood Map Service Center, National Flood Hazard Layer data, 2020

## 3.6 Recommendations

### Goal #1: Encourage Land Uses that Protect the Character of the Borough while Allowing for a Diverse Tax Base

As the majority of residents have pointed out, one of the defining characteristics of Woodcliff Lake is its residential nature, with well-maintained, high-quality homes for families. This neighborhood character and family-oriented nature also contribute to the sense of community and small town charm that many residents cited as the best assets of Woodcliff Lake. At the same time, there have been pronounced trends in housing preferences in recent years, such as retired seniors and empty-nesters looking to downsize from their single family homes. Additionally, the Borough's implementation of its Housing Element and Fair Share Plan is ongoing. As such, one primary goal of the Master Plan is to enhance the existing residential character, while ensuring that the Borough remains as an attractive place of residence for all residents.

*Objective #1: Protect the character of established residential neighborhoods and encourage land use and development at an appropriate scale and density*

The Borough has mature single-family residential neighborhoods that characterize the family-oriented, small-town feel of the community that residents appreciate. Zoning and land use regulations should continue to protect these neighborhoods, enhance their aesthetic character, and discourage conversion. Unnecessary regulatory burdens placed on homeowners for making improvements to their homes should be also eliminated. A comprehensive review of the current zoning ordinance and related regulations should be undertaken to eliminate inconsistencies and outdated regulations.

#### **Action #1: Eliminate development regulations that create unnecessary barriers or difficulties for home improvement**

The Borough should review regulations affecting homeowners and eliminate any regulations that create unnecessary barriers or difficulties for home improvement. While the following does not provide an exhaustive list of all the amendments that should be considered, they note examples that have been identified at this time, in consultation with the Zoning Board and the Construction Official:

- Establish alternative setback standards for corner lots in residential zones, where many parcels do not have sufficient size to meet minimum front yard setbacks along both street frontages.
- Revise the definition of building height to address how rooftop appurtenances and ornamentation should be accounted for in calculation of building height. Also consider establishing standards to regulate the height, setback, and size of rooftop appurtenances.
- Expand the types of accessory uses and structures allowed for residences and establish appropriate standards to govern their location and design. For example, sports courts such as tennis courts and basketball courts are not currently explicitly allowed, and there are no standards governing these types of structures.
- Revisit size and setback requirements for existing residential accessory uses and structures, such as pools, pool houses, and sheds.

- Create regulations to govern generators on residential properties.

**Action #2: Amend existing standards and establish new standards to minimize detrimental impacts from development**

The Borough should also reevaluate the current land development regulatory framework to see if there are any sections that require revisions or if new standards should be established to enhance existing neighborhoods and diminish impacts of development. While the following does not provide an exhaustive list of all the amendments that should be considered, they note examples that have been identified at this time, in consultation with the Construction Official:

- Re-examine regulations related to wireless telecommunication towers and rooftop antennas.
- Revisit regulations governing houses of worship.
- Establish requirements to govern the design of driveways and parking areas in residential districts.
- Add requirements for when lighting, except those necessary for security and safety purposes, for non-residential uses should be turned off.
- Clarify that “total surface” coverage requirements refer to “total improved surface” coverage and make this terminology consistent across the ordinance.
- Revise standards for community residences to be consistent with requirements in the NJ Municipal Land Use Law.
- Create off-street parking standards for incidental home profession or occupation uses where they are allowed.
- Revise off-street parking requirements for residential uses to be consistent with the NJ Residential Site Improvement Standards.
- Create design standards to govern outdoor dining by restaurants and similar establishments.
- Add standards for renewable energy facilities where permitted.
- Adopt an Electric Vehicle Charging Station ordinance that is consistent with NJ state requirements.

**Action #3: Examine existing non-conforming lots in residential zones and consider zoning changes to bring them into compliance**

There are properties in residential zones where the long established on-the-ground conditions do not match the zoning regulations for the area, resulting in non-conforming lots. Homeowners of these non-conforming properties are required to undergo the additional burden of seeking relief from the Zoning

Board of Adjustment for almost any type of improvement project. The Borough should consider rezoning these non-conforming lots or adjusting the zoning regulations governing these lots to bring them into conformity.

**Action #4: Create informational materials on permitting, licensing, and other review processes and requirements**

The Borough may consider creating a series of informational materials that provide helpful information for homeowners to assist them in navigating through the various permitting and review processes and requirements. For example, the Borough may provide a simple summary of what types of applications require a permit, what type of permit, and from which department; in which instances that a variance or review by the Planning Board or Zoning Board is required; and links and citations to Municipal Code sections that provide additional information. Consolidating these types of information and making them widely available, such as on the Borough website, can mitigate confusion and help residents navigate the permitting and review processes.

**Action #5: Coordinate planning efforts with neighboring municipalities and other jurisdiction to address regional planning challenges**

While planning and development decisions are often made independently by individual municipalities, often the impacts of such decisions extend outside of the municipal boundaries to neighboring towns. Particularly in regards to traffic or stormwater runoff, a dramatic increase in volume or drastic change in conditions in one municipality can quickly affect the roadway and infrastructure systems of neighboring municipalities. To address these planning challenges, the Borough should work together with neighboring municipalities and other jurisdictions, such as the County and the State, to collectively explore solutions and ensure planning efforts across boundaries are not inconsistent with each other.

The Borough should proactively coordinate planning efforts with neighboring municipalities, the County, and the State as necessary to address planning concerns that cannot be isolated within the confines of a single municipality. Particularly for major development projects, planning coordination should extend throughout conceptual discussions or development review, to ensure that no municipality is disproportionately burdened by negative impacts.

*Objective #2: Provide a range of housing options to satisfy diverse housing needs*

Woodcliff Lake is a family-oriented community wherein the majority of the housing stock are single-family homes. However, as many residents have pointed out, with the aging demographic trend, there is a growing need for housing for seniors. The Borough is currently lacking in many forms of senior housing options for those who would like to downsize or live in a communal environment but age in place within the community. Additionally, many residents are also concerned about the availability of housing suitable for young families and the ability of the Borough to remain attractive for young families. At the same time, the Borough must continue to comply with and implement its affordable housing obligations to ensure that housing remains accessible for households of different income levels.

**Action #1: Consider additional locations to allow for age-restricted or specialized housing for seniors**

Age-restricted housing refers to residential communities that are restricted to persons over a certain age, most commonly 55 or 62 years old. Age-restricted housing do not allow permanent residence of school age children, and have relatively less demand on public services. They can provide an attractive alternative housing option for seniors in the community who would like to downsize and stay within the community.

For seniors who are not as physically active or require assistance in daily living, residential healthcare facilities provide an option for them to age in place while receiving support as needed. These include congregate care, assisted living, memory care, nursing homes, and similar uses, and are considered inherently beneficial uses by the State. The Borough currently only permits such uses in the SO-II Zone.

The Borough should consider additional locations that may be appropriate for these types of housing geared towards seniors to provide an alternative housing option for them and allow them to age in place within the community. For example, the Borough may establish overlay zoning for certain appropriate locations or add age-restricted housing or specialized senior housing as permitted uses in appropriate zones.

**Action #2: Explore innovative zoning strategies to expand housing options for young families**

In addition to the need for senior housing, many residents in the survey also expressed a need for the Borough to continue providing housing options that are attractive and suitable for young families. The Borough should explore additional zoning strategies to facilitate the development of housing options that are currently lacking, such as starter homes for young families. By expanding housing options to satisfy the needs of different types of residents, the Borough can continue to ensure that it has a dynamic residential base and remain as a desirable community to live in.

**Action #3: Consider establishing an overlay zone for the Egg Farm property (Block 908, Lot 2) to allow for townhomes or similar housing options**

The property located at 88 Overlook Drive (Block 908, Lot 2) is one of the few remaining large properties in residential districts with additional development potential. The property, commonly known as the Egg Farm property, totals over 5 acres in size and is currently maintained as farmland. The site is currently zoned in the R-30 residential district and borders the Garden State Parkway. With its size, configuration, and location, the property may be suitable for townhomes or other similar housing options like stacked flats that have the same architectural attributes as townhomes but enable residents to live on one floor. Such housing can be attractive to downsizing seniors and young families searching for starter homes. The Borough may consider establishing an overlay zone for this parcel to preserve the existing R-30 zoning while allowing for alternative housing options if the opportunity arises. Alternative housing options should be kept at a maximum density of 4 units/acre, and additional bulk standards, such as coverage, landscaping, and buffers to neighboring residential properties, should be established to ensure that such development is compatible with the adjacent neighborhood. Figure 3-6 Future Land Use Map shows the proposed zoning map change in detail.

**Action #4: Continue to implement the Housing Element and Fair Share Plan and satisfy the Borough's affordable housing obligations**

The Borough should continue to ensure compliance with its Settlement Agreement and related Housing Element and Fair Share Plan. It should be noted that the provision of inclusionary senior housing, including active adult communities and assisted living facilities, are all recognized as viable ways to satisfy municipal affordable housing obligations. As such, implementing the recommendations in this section could potentially contribute to satisfying the Borough's Unmet Need or obligations in the future round.

## Goal #2: Maintain and Enhance the Economic Vitality of Non-residential Districts

Woodcliff Lake's major non-residential districts, including the Broadway, Tice, and Chestnut Ridge Corridors, contribute to the Borough's ratable base, ensure that the Borough has a balanced land use mix, and are key to ensuring continued economic vitality of the Borough. The Borough should ensure that there is a supportive land use regulatory framework to facilitate enhancements to these corridors, and also consider economic development strategies to retain existing businesses and support their growth and expansion, while attracting new businesses and tenants.

### *Objective #1: Support the development of desirable and appropriate uses on the Broadway Corridor through zoning and land use regulations*

Planning for the future of the Broadway corridor is a frequently studied subject in Woodcliff Lake. It is a topic that came up repeatedly both in the community survey responses and the public meeting. The feedback revealed that there is no real consensus on a future vision for the corridor. Some people would like to see a walkable, vibrant corridor, while others do not see a need for a commercial corridor at this location given its proximity to the commercial areas of Hillsdale just to the south. Some people would like to see ground floor retail and restaurant uses with upper story residential uses, other people do not want any multi-family residential dwellings, and still others would like to see more open space. Some people do not object to three stories buildings on the corridor while others do not want to see any development above two stories.

A parcel-by-parcel inventory of the entire Broadway corridor in Woodcliff Lake reveals that the future of the corridor defies simple "one size fits all" solutions. For starters, not all of the corridor is in need of revitalization. There are some thriving businesses, particularly on the west side of the roadway, which should be allowed to continue to thrive. Other parcels, specifically north of Highview Avenue will be redeveloped as part of affordable housing developments pursuant to the Fair Share Plan or are fully developed pursuant to the existing zoning. South of Highview Avenue there are some vacant and under-utilized parcels. Planning for the future of these parcels is complicated by several factors elaborated on below.

Under the current market conditions, the convenience and ease of e-commerce presents a challenge to all commercial corridors. Owners of brick-and-mortar stores even in the most desirable locations battle to retain tenants. This was the case prior to the COVID-19 pandemic and is expected to continue long after the pandemic has passed. Retail and commercial corridors are all looking for creative ways to attract tenants and customers and the Broadway corridor is no exception.

Another factor impacting the revitalization of Broadway is that the corridor is limited in the size and type of retail that it can attract. This is partly due to location. The existing non-residential uses on the corridor consist of commercial and retail uses catering to a mostly local clientele. This is unlikely to change. The corridor is located far from major arterials such as the Garden State Parkway. Despite the railroad station on the intersection of Broadway and the causeway, most people who frequent Broadway establishments arrive there by car and are anticipated to do so in the future. Broadway is well traveled locally but is a two-lane County road with little potential for expansion. Properties in Woodcliff Lake to the east reach the corridor via mostly via local, neighborhood roadways. Properties within Woodcliff Lake to the west access the corridor is accessed primarily by the causeway which is also a relatively narrow, two-way roadway with limited potential for expansion. Given its limited accessibility, certain commercial and retail uses, particularly national chains, are more likely to seek locations elsewhere that offer greater convenience to a larger clientele.

Additionally, the vacant and under-utilized properties on the corridor are also not uniform in their characteristics and development/redevelopment potential. For example, the lots vary greatly in size. Many of the existing lots are too small and not deep enough to accommodate parking for a variety of uses. Neither is there a viable location for a centralized parking facility. There is also diverse ownership complicating assemblage of parcels into larger development tracts.

Further complicating redevelopment is the presence of environmental constraints and the railroad. The topography of certain lots on the east side of Broadway includes steep grade differentials that serve as a boundary for any lot expansion thereby restricting development potential. Properties on the west side of Broadway are hemmed in by the railroad tracks creating, in some instances, very narrow tracts.

Additionally, the non-residential uses permitted on Broadway directly abut the mostly single-family residential uses to the east of Broadway with no separation such as a street. Any development on Broadway has to be sensitive to these low-density residential neighbors to the east in terms of use and scale, and, where possible, provide substantial buffer areas between disparate uses.

Finally, Broadway is a county road so it is difficult to implement measures such as sidewalk widening, traffic calming, on street parking, etc. without County cooperation. Likewise, there are certain portions on the west side of Broadway which are owned by United Water Company and maintained as unimproved land.

Within the above context, the following strategies are suggested to revitalize Broadway.

**Action #1: Establish new Broadway zoning to allow for appropriate mix of uses and scale of development**

As indicated, Broadway parcels are not uniform in terms of size and dimensions, some are constrained by environmental factors including topography, the train tracks, or proximity to residential homes, and thus vary greatly in development potential. Additionally, changes in the market since the establishment of the current Broadway zones require a reassessment of the use and bulk standards. For example, to combat vacancies incurred by e-commerce, many communities have sought to attract “experiential retail” uses to their downtown locations. The idea behind “experiential retail” is to provide a consumer

with an experience not possible via e-commerce. This can be far-reaching and include: health and fitness facilities; indoor recreation areas; entertainment retail; restaurants; theaters; book stores where you can get coffee, etc. To promote foot traffic along Broadway and support Broadway businesses, there may be suitable locations for mixed-use developments that can provide active ground floor spaces while adding a residential base to the corridor. Overall, the Borough should consider revisiting Broadway zoning, including boundaries, uses, and bulk standards, to enliven the corridor through an appropriate mix of uses and scale of development.

The following zoning changes are recommended; Figure 3-6 Future Land Use Map additionally shows the zoning map changes proposed.

- Amend use and bulk standards in the B-1 zone:
  - Allow for mixed-use development. The ground-floor of any mixed-use development shall not be 100% residential use, but must provide at least a portion as an active commercial use, including but not limited to retail shops and services, restaurants, medical offices, and gyms and fitness studios. The upper stories of a mixed-use development shall be allowed to be fully residential use.
  - Limit residential density in mixed-use development to a maximum of 10 units per acre.
  - Increase maximum number of building stories allowed to 3 stories and 40 feet in height.
  - Establish buffer and landscaping standards to ensure that developments are properly setback and screened from any adjoining residential properties or zones.
  - Permit parking on the ground floor of buildings so long as such parking is screened by active uses (i.e., retail and other commercial spaces or lobby areas).
- Incorporate the current SO zone into the amended B-1 zone.

**Action #2: Update Broadway design guidelines and extend it along the entire corridor to facilitate beautification and establish a coherent, attractive aesthetic character**

Many residents feel that Broadway currently lacks an attractive, coherent look and hope for substantial aesthetic improvements for the corridor. Design guidelines provide a tool to achieve this objective, by providing parameters for architectural design and detailing, building materials, colors, streetscape features, and other elements affecting the visual impact of a development. The existing design guidelines should be updated to reflect the community's vision for Broadway and ensure that it accounts for all types of development as envisioned in the amended B-1 zone. The design guidelines should also be extended to properties with frontage along Broadway to the north of Highview Avenue. The enforcement of design guidelines can help facilitate the beautification of the corridor and create a coherent, attractive aesthetic character for the district.

**Action #3: Investigate if 126 Broadway (Block 2703, Lot 1) qualifies as a non-condemnation area in need of redevelopment**

To facilitate further revitalization of Broadway, particularly for properties like the old gas station at 126 Broadway that have been vacant for many years and present an eyesore, the Borough may consider additional strategies such as redevelopment planning. New Jersey law permits municipalities to designate properties as non-condemnation areas in need of redevelopment or rehabilitation pursuant to

the Local Redevelopment and Housing Law (i.e., “LRHL” at N.J.S.A. 40A:12A-1). Designation status can provide incentives to developers such as tax abatements. However, there are also incentives to the municipality. Redevelopment parcels may be subject to a redevelopment plan. The municipality can negotiate the plan with a prospective developer that regulates permitted uses, height and bulk, architecture, materials, site layout, etc. to a much greater level of specificity and certainty of outcome than is possible under conventional zoning. Another upside of the LRHL process is that it can more closely respond to market conditions. In other words, zoning regulations apply to a multitude of parcels within any one zone. The LRHL permits the tailoring of regulations for specific sites to take advantage of market interest that could potentially spur other redevelopment or improvements on neighboring properties.

The Borough should consider conducting a formal investigation, pursuant to the Local Redevelopment and Housing Law, to determine if the old gas station at 126 Broadway qualifies as a non-condemnation area in need of redevelopment.

**Action #4: Work with NJ Transit and Bergen County to explore options to expand parking spaces along Broadway**

As noted previously, because of the size and depth of many lots on Broadway, providing surface parking on-site is difficult for many types of businesses that may be desirable along the corridor. The Borough may work with NJ Transit and Bergen County to explore ways to expand parking spaces along Broadway, such as by providing additional on-street parking or expanding public parking spaces.

**Action #5: Consider establishing an Economic Development Advisory Committee to guide efforts in inventorying and marketing underutilized properties**

The Borough may consider establishing an Economic Development Advisory Committee to guide efforts in revitalization and economic development of the Broadway Corridor. Specifically, the Committee may connect with brokers and local property owners to create a central repository of properties that are vacant, abandoned, or otherwise underutilized, and spearhead marketing campaigns to promote those properties to potential investors while highlighting the advantages of investing/locating a business in Woodcliff Lake.

*Objective #2: Strengthen the existing business centers of Tice & Chestnut Ridge corridors*

Tice Boulevard and Chestnut Ridge Road are home to major office buildings, corporate campuses, shopping centers, medical and institutional facilities, and other non-residential uses that contribute to the economic vitality and taxable base of the Borough. As noted previously, Woodcliff Lake has a range of Class A office buildings that continue to attract tenants, and is also home to a state-of-the-art corporate campus for the BMW of North America. A small number of vacancies and distressed commercial properties aside, Woodcliff Lake compares relatively favorably against the state as a whole, which has seen stagnant and shrinking office and retail markets. Ensuring that these areas continue to have a mixture of non-residential developments that are actively utilized and tenanted by a variety of businesses, employers, and institutions is crucial for achieving a balanced land use mix.

The Borough should build relationships with local businesses and employers and proactively engage with them to understand pressing issues and concerns. By establishing rapport with local businesses and

employers, addressing their needs, and supporting their growth/expansion, the Borough can facilitate retention of existing businesses and corporate tenants. At the same time, the Borough should be attentive to emerging market trends and support efforts to attract new businesses to ensure that Woodcliff Lake continues to have a vibrant economic base in the future. While the retention of the existing non-residential land use and ratable base, should be a priority, the Borough should also diligently monitor changes in market trends and proactively plan for potential redevelopment in the future.

**Action #1: Revisit requirements in office zones to allow a more diverse mix of non-residential uses**

The Borough should revisit the regulations in office zones to ensure that they facilitate developments that are desired by the market today. For example, current Class A office buildings typically contain a wide variety of amenities on-site, such as fitness centers, dining facilities, and medical services like physical therapy. Use requirements in the Borough's current office zones should be revisited to allow for high quality developments containing a mix of uses and amenities that are sought after in the market today.

**Action #2: Account for new or emerging business models in zoning and development regulations**

With the advent of remote work, there has been an increase in market interest for flexible office spaces or workspaces, where employees or independent contractors can rent a space for flexible use. The Borough's zoning and development regulations in its office and business zones should be revisited to allow for these new trends. The Borough should continuously monitor trends in the market and ensure that its zoning standards remain up-to-date.

**Action #3: Conduct outreach to pinpoint issues and opportunities faced by local businesses and employers**

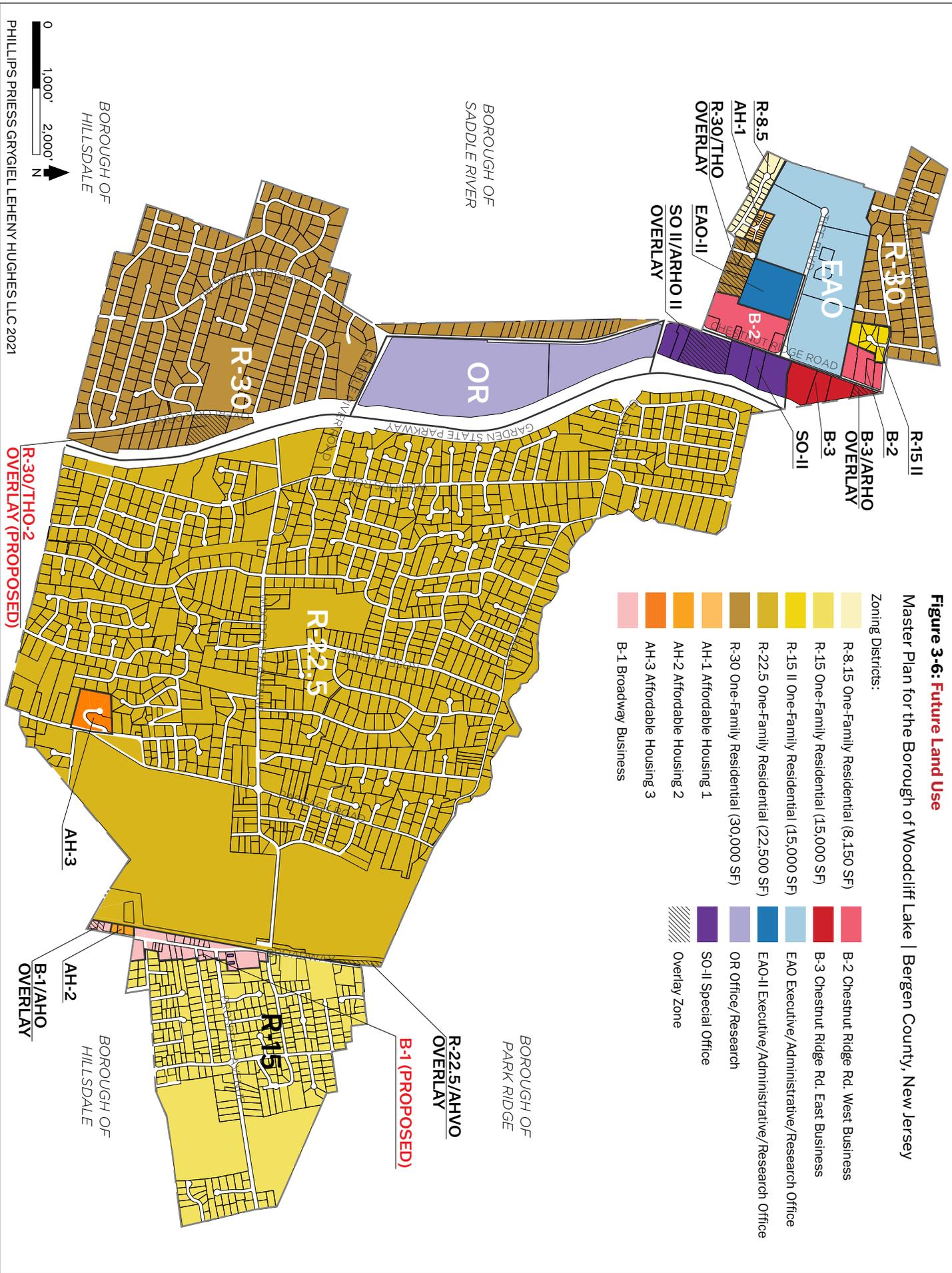
The Borough should consider developing an outreach program to engage with the business community on a regular basis. The Borough could develop a master-list of employers, commercial tenants, business owners, property owners, and related contacts within Woodcliff Lake and commence an ongoing line of communication with the local business community. Specific strategies may include periodic surveys and meetings with local businesses to pinpoint issues and emerging needs faced by the business community. The Borough should also use this communication channel to proactively provide updates to policies and regulations affecting the operations of a business, such as changes to zoning standards or new licensing requirements, and to solicit feedback and answer any questions from the business community regarding these changes. These efforts could be spearheaded by the Economic Development Advisory Committee as recommended in a previous section.

**Action #4: Establish a vision to guide potential future redevelopment, if they occur, of major non-residential properties along Tice and Chestnut Ridge corridors based on sound planning principles and community needs**

As noted in previously sections, the Borough has high-quality non-residential developments with relatively low vacancy compared to the NJ market. As such, the primary focus of the Borough is to retain its current commercial, office, and institutional tenants and the underlying zoning to ensure the

continued economic vitality of the Borough's non-residential districts. However, the Borough also recognizes that it should be diligent in responding to future changes in the market and should proactively plan for the event in the future that its major non-residential tenants relocate or its major non-residential properties undergo redevelopment. In order to encourage development that benefits the public welfare while minimizing adverse impacts, the following planning principles are recommended to guide any future redevelopment, if they occur, of major non-residential properties along Tice and Chestnut Ridge corridors:

- Incorporate attractive site and architectural designs that enhance the visual realm while complementing the aesthetic character of surrounding neighborhoods.
- Include a mix of non-residential uses, including but not limited to retail sales and services, entertainment, office, and institutional uses, that complement other non-residential districts while providing additional services and opportunities to improve residents' quality of life. A significant portion of any redevelopment should be devoted to job producing office or other commercial uses.
- If residential use is proposed, it should complement the predominantly single-family residential neighborhood character of Woodcliff Lake. Single-family housing is continued to be encouraged. At the same time, subject to suitability with a site and the neighboring context, there may be opportunities to provide a variety of housing types to expand housing options for residents, including age-restricted housing, assisted living, townhomes and stacked flats, and smaller lot single-family residential units.
- Contribute to the ratable base of the Borough and ensure that development does not negatively affect the Borough's budgetary finances.
- Limit scales of development and residential density to the extent allowed by the capacity of public infrastructure, utilities, and services, including but not limited to the roadway network, water and sewer lines, emergency services, public safety, and schools.
- Deliver community benefits, such as public gathering spaces, recreational fields and amenities, and new community facilities.
- Provide substantial open space, minimize disturbance to critical environmental features, and utilize sustainable design and construction practices.



### Goal #3: Mitigate Vulnerability to Natural Hazards and Climate-Change Related Impacts

This climate-change related hazard vulnerability assessment was developed in accordance with data and research noted in the Bergen County Multi-Jurisdictional Hazard Mitigation Plan (HMP) 2020 Update, climate change resources published by the NJDEP, and the Municipal Snapshot developed by Rutgers NJ Climate Change Resource Center. The hazard vulnerability assessment also builds upon the existing Borough Capital Improvements Plan, Emergency Operations Plan, and development regulations. This assessment and recommendations herein promote the integration of various strategies identified at the county and state levels into local planning, and further encourages updates to local development regulations to coordinate efforts across departments to mitigate hazard vulnerability.

*Objective #1: Adopt an integrated hazard mitigation approach that coordinates efforts and strategies across local, county, state, and federal jurisdictions*

#### **Action #1: Continue to implement strategies identified in the Bergen County Multi-Jurisdictional Hazard Mitigation Plan**

The 2020 Update identifies several mitigation actions previously identified in the 2015 HMP that are ongoing, including the relocation of existing control panels, generators, and station access manholes out of the floodplain; the construction of a second culvert under the Woodcliff Lake Reservoir causeway to increase flow capability; the installation of power transfer switches and portable generators for maintaining signalized intersections during power outages; updating the flood ordinance using FEMA's model ordinance; restoring stream functions from DEP/Rutgers Study; updating building codes and development standards to ensure buildings withstand flooding; and acquiring, elevating, or floodproofing structures in flood-prone areas located in the Old English, Werimus Road, and Glen Road areas. The 2020 HMP also recommends two new mitigation actions: purchasing new portable generators; and creating a rescue task force to organize multi-agency drills and train personnel at the Department of Public Works. The Borough should continue to work to complete the ongoing actions and implement the new recommendations.

#### **Action #2: Assess and update the Borough's development standards in accordance with climate change research and best practice studies**

The Borough facilitates appropriate stormwater management practices in developments through Chapter 320 Stormwater Control, which encourages nonstructural or low impact techniques, such as environmentally sensitive site design and source controls that prevent pollutants from being placed on the site or from being exposed to stormwater. The Borough additionally recognizes its heritage trees and tree canopy as an asset, and promotes tree preservation through Chapter 355 Trees of the municipal code. Chapter 188 contains regulations pertaining flood protection. The zoning ordinance further includes Article XV Protection of Critical Slope Areas, with restrictions aimed at minimizing adverse impacts associated with disturbance of steep slope areas (grade of 15% or more).

The Borough should continue to apply these standards to evaluate development applications. Additionally, the Borough should periodically assess and update these standards in accordance with changes in State or Federal regulations, most up to date best practice studies, and projected impacts of

climate change and associated demand for new mitigation/protection measures based on best available research. Suggested recommendations identified at this time include:

- Update the Zoning Ordinance to be consistent with flood protection standards  
Chapter 188 Flood Hazard Areas of the Borough Code currently requires developments within flood hazard areas to be elevated above the base flood elevation and/or provide flood proofing. The Zoning Ordinance should be updated to reference these requirements. The Borough may also consider updating building height requirements to specifically use the base flood elevation as the basis for measuring building height.
- Incorporate green infrastructure in stormwater management and development regulations  
The NJDEP in May 2020 amended the State’s stormwater management rules to incorporate green infrastructure measures. The Borough should update its Stormwater Management Ordinance to be consistent with the new State regulations. The Borough may also consider amending its development ordinance to incorporate additional green infrastructure guidelines and regulations, such as requirements for green roofs.

**Action #3: Improve critical facilities and infrastructure to prepare for natural hazards**

The Borough should proactively repair existing roadway networks and consider conducting drainage studies to identify the sources and solutions to flood-prone areas. The Borough should also work with relevant departments, such as the Police Department, Fire Department, and the Department of Public Works, to address facility needs and ensure that there are appropriate apparatus to meet emergency respond demand in the future. Further detail on infrastructure, utility, and facility conditions and needs are provided in the Circulation, Utility, and Community Facilities Elements of the Master Plan.

*Objective #2: Enhance sustainability within the Borough*

Enhancing sustainability can help mitigate hazard vulnerability in the long term by conserving resources, lessening the burden and dependence on critical infrastructure and utilizes, and thereby extending their service lives. A more sustainable environment also contributes to higher quality of life and generates public health benefits, and improve the community’s resilience against natural hazards.

**Action #1: Incentivize the retrofitting of older buildings and new development to incorporate “green” building design**

“Green” building design denotes practices and measures that help a building become more sustainable and generate less environmental impacts, such as through the incorporation of recycled materials, resource efficient appliances and systems, renewable energy, and overall design that allows for superior insulation or natural heating/cooling. By generating less demand and less cost for energy and water resources, “green” buildings can mitigate vulnerabilities associated with extreme temperatures, droughts, and severe weather events.

The Borough may consider creating incentives to encourage the incorporation of green building design, such as by offering expedited review processes or reduced submission fees for such development applications, or adopting a “green” building design checklist as part of its development application

requirements. The Borough may also consider conducting municipal energy/water audits to assess current use and potential cost savings from upgrades, and performing upgrades to existing public buildings with “green” technologies. The Borough may also conduct community outreach to encourage the retrofitting of existing private developments to be more sustainable, such as by utilizing more alternative/renewable energy sources and energy-efficient utility systems.

**Action #2: Update the zoning ordinance to reflect State mandates on electrical vehicle charging stations and provide public electric vehicle facilities in municipal parking lots**

In July 2021, Governor Murphy signed a bill that establishes state-wide numerical requirements and zoning standards for installation of electric vehicle supply equipment and “make-ready” parking spaces. Notably, electric vehicle charging stations are designated as a permitted accessory use in all zoning districts. The new law also establishes a minimum number of “make-ready spaces” for multifamily developments with 5 or more units and other types of developments involving parking lots/garages, and requires the phased installation of electric vehicle supply equipment over a span of 6 years. The Borough’s zoning ordinance should be updated in accordance with the State’s model ordinance to reflect the new State law.

In addition, the Borough should support the likely future influx of electric vehicles by providing public charging stations. Potential candidate locations for installation include the municipal parking lots adjacent to Borough Hall and around the train station. The Borough may consider installing “make-ready” infrastructure at a number of existing parking spaces, and convert them into full charging stations as electric vehicles become more prevalent in the future.

**Action #3: Encourage the development of renewable energy facilities in office and industrial areas**

Increasing the share of renewable sources in the Borough’s energy mix can promote a move away from dependence on fossil fuels, lessen environmental pollution, and increase the community’s resilience against utility failure and natural hazards by establishing a locally based energy supply. The State of New Jersey recognizes the benefits of renewable energy facilities, and the Municipal Land Use Law lists them as inherently beneficial uses. It is recommended that renewable energy facilities be explicitly permitted as an accessory use in the EAO, EAO-II, OR, and SO-II zones. With the recent advent in renewable energy technologies, such facilities can be developed in tandem with office and industrial buildings with relative ease, and without the need for reserving large, useable space for their sole purpose. The Borough should also establish regulations to control their siting, placement, and design to ensure that such facilities do not cause adverse impacts to surrounding residential neighborhoods.

**Action #4: Coordinate with the Green Team to pursue initiatives that promote sustainability in the Borough**

The Borough established the Green Team Advisory Committee in 2012 to advise the Borough on ways to improve municipal operations with Green Initiatives. To date, the Green Team has led several initiatives, including the installation of new bike racks at Borough Hall and the train station; a pilot project to recycle waste vegetable oil; joining the Bergen County Coop on Purchase of Energy; conducting a study on the benefits of a sanitary sewer excess user charge system to reduce excess water usage; and the use of salt brine during winter months. The Borough has achieved Sustainable Jersey Bronze certification.

The Borough should actively promote the Green Team and encourage resident participation. Under the guidance of the Green Team, the Borough may consider adopting additional recommendations by Sustainable Jersey and aim for Silver certification. The Borough could also consider conducting community outreach to solicit ideas for sustainability pilot projects, which can be supported by Sustainable Jersey grants.

## 4. Conservation & Open Space Element

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### 4.1 Key Natural Resources

#### **Waterbodies & Wetlands**

The Borough of Woodcliff Lake encompasses the majority of the Woodcliff Lake Reservoir, which is also partially located in the neighboring Boroughs of Hillsdale and Park Ridge. The reservoir was constructed around 1903 and is currently owned and administered by SUEZ Water, a private water utility. The reservoir was formed by an earthfill dam across Pascack Brook, which was modified in 1984, and currently has a capacity of approximately 871 million gallons of water. The reservoir has a drainage area of 19.4 square miles, and water from the reservoir is released for diversion at the Oradell Reservoir. Not only is the reservoir a critical source of municipal water supply for many communities in the area, it is also a habitat for several species of fish and waterfowl.

Woodcliff Lake is additionally traversed by several surface water streams that are designated as Category One (C1) Waters by the New Jersey Department of Environmental Protection (NJDEP). C1 Waters are protected from any measurable change to existing water quality because of their exceptional ecological significance, exceptional recreational significance, exceptional water supply significance, or exceptional fisheries resources. C1 streams in Woodcliff Lake include Pascack Brook, which runs across the Woodcliff Lake Reservoir; Bear Brook, which forms the boundary between Woodcliff Lake and Park Ridge; Musquapsink Brook, which extends from the south and forks into several tributaries in a central part of the Borough; and Wandell Brook, which roughly follows the boundary line between Woodcliff Lake and the Borough of Upper Saddle River.

According to the NJDEP Land Use/Land Cover 2012 Update Wetlands mapping data, the Borough has several scattered wetlands areas, many of which are formed along the aforementioned streams. There is also a large contiguous deciduous wooded wetland area located in-between the two lanes of the Garden State Parkway. Figure 5-1 depicts the location of the Reservoir, the streams, and associated wetlands.

#### **Topography and Soil**

As shown on the United States Geological Survey (USGS) Quadrant Map (see Figure 5-2), the Borough of Woodcliff Lake has varied topography. Elevation range from approximately 100 feet above sea level near the Woodcliff Lake Reservoir to approximately 400 feet above sea level in certain areas in the northwest and northeast areas of the Borough. While central areas to the west of the reservoir and the northeast portion of the Borough are relatively level in topography, many areas are characterized by steep slopes.

According to the United States Department of Agriculture National Cooperative Soil Survey (NRCS), Woodcliff Lake is covered by 26 soil types. The great majority of Borough land consists of complex soil types characterized by a mix of Urban Land, which are filled areas with buildings and paved surface, and another soil type. The dominant non-Urban Land soil type present in the Borough is the Wethersfield soil series, which consists of very deep, well drained loamy soils formed in dense glacial till on uplands. In fact, over 70% of land within the Borough are characterized by Wethersfield or Wethersfield-Urban

Land complex soil types. Additional soil series present in the Borough include Catden, Dunellen, Fluvaquents, Haledon, Hasbrouck, Otisville, Preakness, Riverhead, and Udorthents.

### Community Forestry

The Woodcliff Lake Shade Tree Commission has prepared two 5-year Community Forestry Management Plans (CFMP) to date, with the most recent plan covering the period of 2018-2022. According to the CFMP, the Borough currently has an estimated tree canopy of 60%, largely owing to the Borough’s heavily wooded residential properties that were developed over the original native hardwood forest but preserved many of the original trees. Accordingly, many existing trees in the Borough exceed 100 years of age. In 2017, the Commission also engaged Richview Consulting to complete a Street Tree Inventory, which recorded and analyzed all trees within 10 feet of a roadside curb. The report recorded a total of 4,116 trees consisting of approximately 90 species, with the great majority relatively younger trees in good or fair condition.

## 4.2 Open Space & Recreation

The Borough has a number of public open spaces that currently serve the recreational needs of the community. Table 4-1 below summarizes the location and size of public open spaces and fields within the Borough. As noted in the table, some of these parcels have been designated within the New Jersey Recreation and Open Space Inventory (ROSI) as part of the Green Acres Program.

**Table 4-1: Public Parks and Fields in the Borough of Woodcliff Lake**

Block	Lot	Facility Name	Acres	ROSI
1401	1	Athletic Fields	4.9	Y
1401	2	Athletic Fields	2.9	N
1401	5	Marc Rinzler Memorial Field	4.7	Y
1401	6	Marc Rinzler Memorial Field	3.8	N
2903	1	Wood Dale County Park	21.9	Y
2103	7	Wood Dale County Park	0.6	N
2103	8	Wood Dale County Park	5.1	N
2103	9	Wood Dale County Park	2.3	N
2801	18	Wood Dale County Park	34.8	N
TOTAL			81	

The largest public park within the Borough is the Wood Dale County Park, an approximately 64.8 acres of which are located within the Borough boundaries. The centerpiece of the park portion within Woodcliff Lake is a large pond with fountains and amenities for boating and fishing. There are also pedestrian walkways surrounding the pond with a gazebo, as well as picnic areas and trails. Beyond the portion in Woodcliff Lake, Wood Dale County Park additionally features tennis courts, an off-leash dog park, and woodlands with trails.

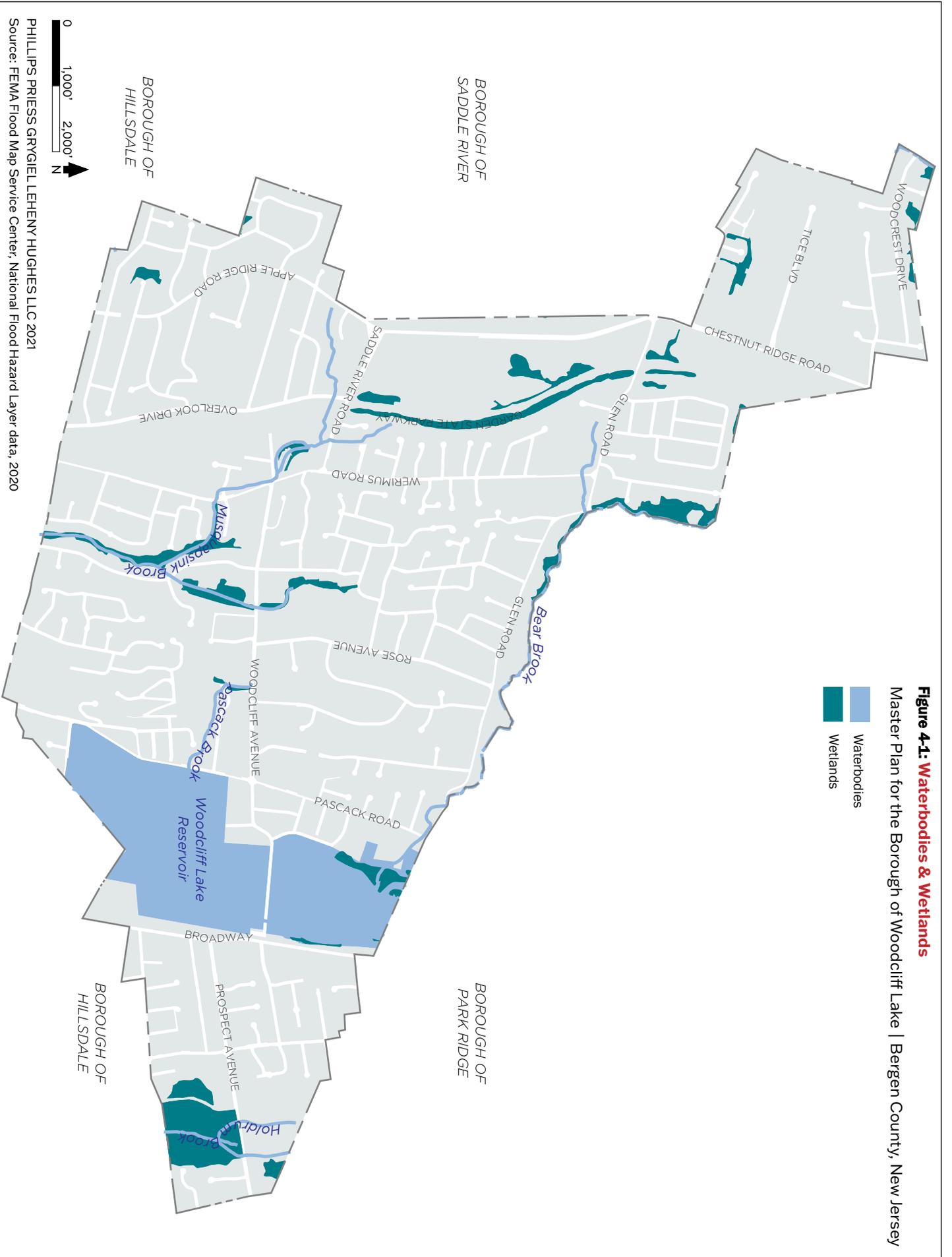
In addition to the County Park, there is a municipal open space area along the west side of Werimus Road that encompasses Old Mill Pond, the Municipal Pool and several athletic fields. There are 4

additional athletic fields within the grounds of the Dorchester Elementary School and Woodcliff Middle School. In 2018, the Borough by referendum adopted the Open Space Trust Fund to finance the acquisition, development, and maintenance of open space for the purposes of both active and passive recreation. With those funds, and additionally funding from the Bergen County Open Space Trust Fund, the Borough purchased a 2.25-acre parcel located across the street from the Old Mill Pond and Municipal Pool, in June 2018. The site was formerly utilized for the Galaxy Gardens landscaping business, and the Borough has received clearance from the New Jersey Department of Environmental Protection on the remediation of the site. The Borough envisions the site to become a new passive recreation park, with amenities such as walking paths, seating areas and shade structures, decorative features, and space to hold community events and gatherings.

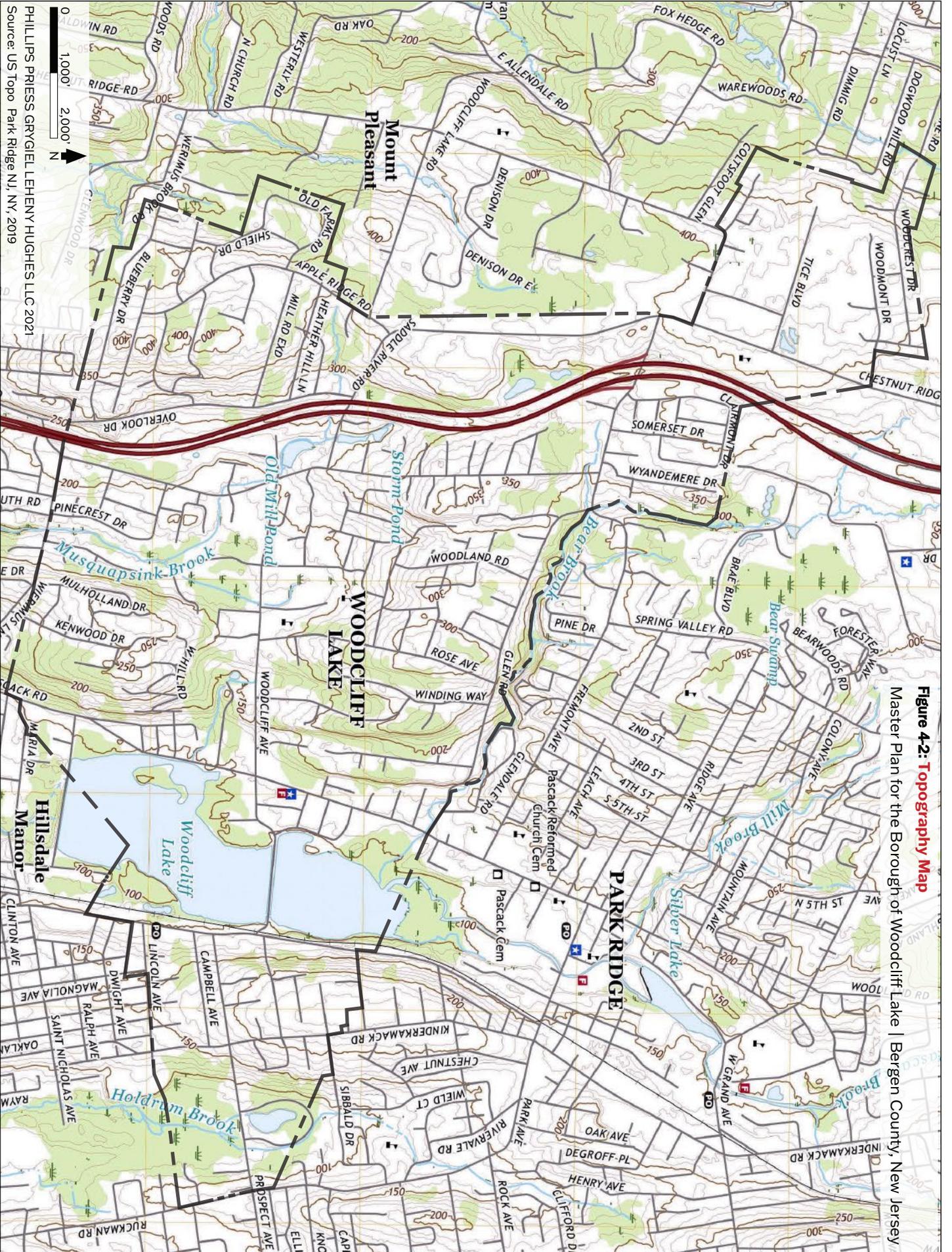
In 2019, the Borough along with neighboring communities of Park Ridge and Montvale initiated a collaborative project with SUEZ Water, who owns and maintains the Woodcliff Lake Reservoir, to develop a walking trail around the Reservoir's eastern border. The project received conditional approval from the New Jersey Watershed Property Review Board in 2019, and the Borough and its neighbors are continuing to work with SUEZ to realize this project.

In addition to these public recreational facilities, SUEZ Water operates a Watershed Recreation Program, where residents can obtain a permit to access the Woodcliff Lake Reservoir to fish, walk, bird watch, hike, and enjoy nature. The permit additionally grants access to 3 other reservoirs owned and operated by SUEZ, including Lake Tappan and Oradell Reservoirs in New Jersey and Lake DeForest Reservoir in Rockland County, New York.

**Figure 4-1: Waterbodies & Wetlands**  
 Master Plan for the Borough of Woodcliff Lake | Bergen County, New Jersey



PHILLIPS PRIESS GRAYIEL LEHENY HUGHES LLC 2021  
 Source: FEMA Flood Map Service Center, National Flood Hazard Layer data, 2020



PHILLIPS PRIESS GRAYGILL LEHENY HUGHES LLC 2021  
 Source: US Topo Park Ridge NJ, NY, 2019

**Figure 4-2: Topography Map**

Master Plan for the Borough of Woodcliff Lake | Bergen County, New Jersey

## 4.3 Recommendations

### Goal #1: Preserve the Natural Beauty of the Borough

The Reservoir, the bucolic neighborhoods, and heritage trees are all major assets loved by Borough residents. The Borough should engage in efforts to protect these natural resources and ensure that the natural beauty of the community can be enjoyed by residents for many generations to come.

#### *Objective #1: Protect critical natural resources and sensitive environmental areas*

As noted in previous sections, the Borough contains a wide variety of natural resources, including waterbodies, wetlands, forests, tree canopy, and sensitive topography. The Borough should proactively engage in planning efforts to protect these resources and provide regulations and guidelines to ensure that future development does not harm sensitive environmental features.

#### **Action #1: Complete a Natural Resource Inventory**

The Borough may consider completing a Natural Resource Inventory to serve as a comprehensive index of all natural resources and critical environmental features within the community. The inventory should cover a wide range of topics, including land, air, water, vegetation, and wildlife resources, and identify risks and vulnerabilities faced by each type of resource. The inventory should serve as a guiding framework for future Borough investment on environmental protection.

#### **Action #2: Implement and update the Community Forestry Management Plan**

Under the leadership of the Shade Tree Committee, the Borough should continue to implement the recommendations contained in the Community Forestry Management Plan. The Plan should also be continuously updated to guide Borough efforts to preserve its tree canopy and heritage trees that contribute to the Borough's natural beauty.

#### **Action #3: Continue to enforce and update development regulations pertaining to the protection of critical environmental areas**

In accordance with the findings of the inventory, the Borough may consider adopting ordinances to facilitate preservation of those natural resources or to better regulate future development in areas nearby. These may include regulations to govern development near stream corridors, updates to the existing tree preservation or steep slope regulations, restrictions on the use of non-native or invasive species in landscaping, and other guidelines to promote preservation of the Borough's environmental resources. For example, the Borough may consider establishing riparian zones along major waterbodies and create regulations to govern development within riparian zones to ensure that water resources are protected.

#### *Objective #2: Conserve parklands and open spaces*

As noted in the Existing Land Use Analysis and in Section 5.2 of this Chapter, the Borough has significant lands that are currently maintained as public parks or fields. These areas serve as critical recreational amenities and should be conserved.

**Action #1: Consider listing additional eligible parcels in the NJ Green Acres Program Recreational & Open Space Inventory (ROSI)**

The State Recreational & Open Space Inventory (ROSI) is maintained by the NJ Department of Environmental Protection Green Acres Program. Each Local Unit (municipality or County) is required to prepare a ROSI as a condition of applying for and receiving Green Acres funding. The ROSI lists all Green Acres-funded properties (“funded parkland”) as well as all other lands held for conservation and/or recreation purposes at the time the Local Unit last received funding from Green Acres (“unfunded parkland”). Lands listed on a ROSI include those owned, leased, or otherwise controlled by the Local Unit and may include land owned in fee, land leased by the Local Unit for recreation purposes, land owned by a private entity upon which the Local Unit holds a conservation easement, or any land in which the Local Unit holds a specific recreation and/or conservation interest. Properties listed on the ROSI are subject to Green Acres rules, which require those lands to be maintained for purposes of recreation and conservation; ROSI properties cannot be disposed of or diverted to another use without the approval of the NJDEP Commissioner and the State House Commission.

As indicated previously in Table 4-1, several major open space/recreational lands in the Borough are currently not included in the State’s ROSI. In addition to the major parklands and recreational fields identified previously, the Borough may also list lands owned by a private entity upon which the Borough holds a conservation easement, or lands in which the Borough holds a specific recreation and/or conservation interest. Listing in the ROSI would provide an additional layer of protection for existing open space, conservation, and recreational lands in the Borough, and help to ensure that future development does not encroach upon these lands and diminish recreational resources for the community.

**Goal #2: Enhance Recreational Facilities for Public Enjoyment**

Recreation is key to quality of life and contribute greatly to residents’ enjoyment of the community they live in. As such, one planning priority for the Borough should be to continue to improve existing recreational resources, while also exploring opportunities to enhance these resources to satisfy the needs of the community.

*Objective #1: Provide a balance of active and passive recreational amenities*

To satisfy the recreational needs of all residents, the Borough should provide a balance of active and passive recreational amenities. The Borough should continue to improve existing active fields and work towards completing the planned Galaxy Gardens and Reservoir Trails projects to enhance passive recreational opportunities.

**Action #1: Proactively upgrade municipal fields and coordinate with the Public School District to repair and improve school fields**

The Borough has continuously maintained and upgraded its athletic fields, including those located within the public school campus, over the years. The Borough is also in the process of undertaking a

study of drainage issues affecting the fields at Learning Lane and nearby areas. The Borough should continue to coordinate with the Public School District and other relevant stakeholders with jurisdiction to improve existing athletic fields. At the same time, the Borough may consider exploring alternatives to turf fields that are more durable, less prone to flooding issues, and more sustainable in the long run.

**Action #2: Work with Bergen County to explore the possibility of aesthetic enhancements or additional recreational amenities in the Wood Dale County Park**

Many residents in the community survey indicated that the Wood Dale County Park needs a “facelift.” The Borough should work with Bergen County to explore possibilities of aesthetic enhancements and providing additional recreational amenities to serve the residents of Woodcliff Lake and nearby communities.

**Action #3: Reflect the community’s vision in the planned Galaxy Gardens Park**

The Borough has completed remediation of the site and received clearance from the New Jersey Department of Environmental Protection. The next step is to develop a vision for the design and amenities of the park, for which the Borough has initiated a community survey to garner public input. The Borough should continue to conduct outreach throughout the design and construction process to ensure that the Galaxy Gardens Park reflect the community’s vision and cater to the needs of residents.

**Action #4: Coordinate with SUEZ Water and neighboring municipalities to complete the Reservoir Trails project**

The Borough has acquired a grant and started improvements, such as putting up silt fencing for soil erosion purposes, to prepare for the Reservoir Trails project. The Borough should continue to negotiate with SUEZ Water and cooperate with neighboring municipalities to ensure that SUEZ acquire the necessary approvals from the New Jersey Department of Environmental Protection and proceed with the project.

*Objective #2: Diversify recreational opportunities to satisfy unmet needs*

Some residents provided feedback that there is currently a lack of diversity in recreational activities and opportunities, particularly for children and seniors. Residents note that there is currently an abundance of tennis courts coupled with several soccer fields and baseball/softball fields in the Borough, but no facility for other types of field sports. Additionally, there is a lack of passive recreational facilities. In addition to the ongoing projects noted previously, the Borough may explore opportunities to provide additional recreational amenities desired by residents.

**Action #1: Consider repurposing an underutilized facility for indoor recreation**

Some residents expressed a desire for an indoor recreational facility that could support additional types of sports and activities for children, and also offer a recreational amenity during the winter months. Rather than construct a new facility, the Borough should investigate whether there are any existing underutilized properties with adequate capacity and parking that could be repurposed or multi-purposed to provide indoor recreation.

**Action #2: Convert underutilized fields into multi-purpose fields or recreational amenities currently lacking in the Borough**

The Borough may consider conducting a community survey on recreational needs and conducting an audit on the utilization of each existing field. While the planned Galaxy Gardens park and Reservoir trails project would provide additional passive recreational opportunities upon completion, the Borough may also consider converting or repurposing any underutilized fields into alternative recreational facilities to serve the needs of the community. There may also be opportunities to convert existing fields into multi-purpose fields, with proper delineation between different activity areas, to economically provide for a wider variety of recreational needs.

**Action #3: Provide a pedestrian network connecting to main landmarks and attractions in the Borough**

The Borough may consider creating a pedestrian network, particularly to connect significant facilities such as the school campus, athletic fields and Old Mill pool along Werimus Road, the train station, and the Borough Hall. The pedestrian network could include a combination of sidewalks, walking trails through forested areas, and walking paths along private roads. The construction of this pedestrian network can be supported through the state's Safe Routes to School and Safe Routes to Transit grants.

## 5. Community Facilities Element

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The Borough of Woodcliff Lake is a fully incorporated community. In addition to public roadways, open space, and utilities as described in the respective Elements of this master plan, the Borough maintains numerous administrative, public safety, and educational facilities to service its residents.

### 5.1 Administration

#### **Borough Hall**

The Woodcliff Lake Borough Hall is located at 188 Pascack Road. The Borough Hall houses offices and administrative spaces for various departments, including the Mayor and Council, Borough Administrator, Borough Clerk, Building Department, Finance/Tax Department, and Recreation Department. The Borough Hall also hosts public meetings of the Borough Council and various Boards and Commissions.

#### **Municipal Court**

Woodcliff Lake is a member of the Pascack Joint Municipal Court, which additionally serves the Boroughs of Park Ridge and Montvale. Both the court office and court room are located at 12 Mercedes Drive in Montvale. The court hears a variety of cases, including motor vehicle offenses, minor criminal offenses, Borough ordinance violations, and neighborhood disputes.

#### **Department of Public Works**

The Department of Public Works is located at 1 Old Mill Road. The Department is responsible for the operation and functioning of the Borough's municipal infrastructure, including its public roadways, storm drainage, sanitary sewerage system, and solid waste disposal and recycling facilities. The Department operates 5 sewage pump stations, two of which recently completed upgrades. The Department is planning to upgrade the Woodcrest station in the near future.

The Department additionally operates the Ecology Facility, which is open to residents for waste and recycling drop-offs. The Department also provides weekly regular household garbage collection, bulky waste pick-up, and leaf collection. Recycling is outsourced, and residents are offered co-mingled recycling services once a week from a private company. The Borough does not accept propane tanks, batteries, or hazardous waste.

### 5.2 Public Safety & Emergency Services

#### **Police Department**

The Woodcliff Lake Police Department is headquartered at 184 Pascack Road, directly adjacent to Borough Hall. The Department currently employs 20 officers and participates in a shared dispatch system with the neighboring towns of Park Ridge and Montvale, and in recent years have responded to on average 1,300 – 1,600 calls per month. The Department maintains an average response time of 2-5 minutes after receipt of an emergency call.

The Police Department currently maintains a fleet of 12 vehicles, including 5 frontline vehicles and 7 support vehicles. The fleet is updated periodically, with a rotation of 1 or 2 new vehicle purchases per year to replace old vehicles as they approach the end of their service lifespans. The Police Department

building has also been upgraded over the past 3 years, including renovations to the front desk reception area and conference rooms. The Department anticipates the need to replace the roof of the building in the near future, and is planning to install an outside storage building to be shared with the Department of Public Works and the Fire Department to store extra equipment.

### **Fire Department**

Woodcliff Lake is serviced by a volunteer fire department with approximately 58 active volunteers at the present. The department operates out of the fire house located at 180 Pascack Road, and aims to arrive on scene within 8 minutes of dispatch. In the recent years, the department has responded to an average range of 200-300 incidents per year. In addition to Woodcliff Lake, the department participates in a mutual aid program with neighboring municipalities.

The department currently has a fleet of 5 firefighting apparatus, including a Squad 7, a Truck 7, a Squad 72, a Rescue 7, and a Marine 7. The Squad 72 and Rescue 7 are expected to be replaced with a Rescue Pumper by 2022, while additional apparatus replacements are expected as each reaches its typical service life of 20-25 years. Improvements to the fire house building are also anticipated, including repairs to the storm drains and replacements of the engine room window and floor, the bay door, outside man door, roof and gutter.

### **Tri-Boro Volunteer Ambulance Corps**

The Tri-Boro Volunteer Ambulance Corps is constituted by and services residents in Woodcliff Lake, Montvale, and Park Ridge, and additionally participates in a mutual aid agreement with nearby EMS services. The Ambulance Corps currently has approximately 60 active volunteers. The Ambulance Corps operates out of its headquarters at 10 Mill Lane in Park Ridge, and cooperates with local police officers, who are trained in Emergency Medical Services (EMS). In recent years, the Ambulance Corps has responded annually to over 1,000 calls, averaging about 1,600 calls per year. The Ambulance Corps currently operates a fleet of 3 ambulances (one of which was replaced recently in 2021), 1 gator ATV, and 1 suburban.

## **5.3 Public Schools**

### **Woodcliff Lake School District**

The Woodcliff Lake School District provides education from pre-kindergarten through 8<sup>th</sup> grade to school age children residing in the Borough. In addition to regular classroom curriculum, the school district offers special education services and a wide variety of afterschool programs, including athletic programs, enrichment and advanced learning programs, student council, and interest clubs.

According to the New Jersey Department of Education Fall Enrollment Survey Data, a total of 690 students were enrolled in the school district in the most recent 2020-2021 school year, including 452 students in Dorchester Elementary School and 238 students in Woodcliff Middle School. Enrollment in the Woodcliff Lake School District has gradually decreased over the past decade: compared to the 2010-2011 school year, enrollment in the school district decreased by approximately 17.4% overall, with rates of decrease at 18.6% for Dorchester Elementary School and 15% for Woodcliff Middle School

respectively. The school district currently has sufficient capacity to accommodate its educational, administrative, and support services. The school district conducts a demographic study every 5 years, and plans to conduct an updated study at the end of 2022.

**Table 5-1: Woodcliff Lake Public Schools Enrollment, 2010-11 to 2020-21 School Years**

	2010-2011	2011-2012	2012-2013	2013-2014	2013-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
Dorchester Elementary	555	534	484	509	496	505	489	466	464	459	452
Woodcliff Middle	280	269	181	257	269	261	275	269	265	246	238
District Total	835	803	665	766	765	766	764	735	729	705	690

Source: New Jersey Department of Education, Fall Enrollment Surveys

**Table 5-2: Woodcliff Lake Public Schools Change in Enrollment, 2010-11 to 2020-21 School Years**

	# Change: 2010-2011 to 2020-2021 School Years	% Change: 2010-2011 to 2020-2021 School Years
Dorchester Elementary School	-103	-18.6%
Woodcliff Middle School	-42	-15.0%
District Total	-145	-17.4%

Source: New Jersey Department of Education, Fall Enrollment Surveys; Analysis by Phillips Preiss

The school district is located on a single campus along Learning Lane, and includes the Dorchester Elementary School and Woodcliff Middle School, as well as 3 baseball fields and 1 soccer field. The school district proactively seeks grants and funding to repair and upgrade the school buildings, and has continuously performed asbestos removal and improvement projects to upkeep its buildings. The Borough of Woodcliff Lake holds main maintenance responsibilities for the School District’s athletic fields, which have suffered from drainage and flooding issues in recent years

### **Pascack Hills High School**

Students in 9<sup>th</sup>-12<sup>th</sup> grade residing in Woodcliff Lake attend Pascack Hills High School under the jurisdiction of the Pascack Valley Regional High School District. The Pascack Hills High School also serves the Borough of Montvale, while the regional school district additionally operates Pascack Valley High School that serves Hillsdale and River Vale. Pascack Hills High School offers courses in 11 academic departments, and additionally administers special education programs, dual-enrollment courses in partnership with neighboring colleges, and internship and teacher cadet programs. Outside of academics, students can participate in over 40 student clubs and over 20 athletic programs.

According to the New Jersey Department of Education Fall Enrollment Survey Data, a total of 837 students were enrolled in Pascack Hills High School in the most recent 2020-2021 school year, inclusive of students from both Woodcliff Lake and Montvale. Enrollment in the high school has remained

relatively stable over the past decade, with minor fluctuations between school years. Compared to the 2010-2011 school year, overall enrollment in the high school increased by approximately 1.9%. The school district currently has sufficient classroom capacity, and has recently completed several improvements and expansions to its athletic fields and facilities.

**Table 5-3: Pascack Hills High School Enrollment, 2010-11 to 2020-21 School Years**

	2010- 2011	2011- 2012	2012- 2013	2013- 2014	2013- 2015	2015- 2016	2016- 2017	2017- 2018	2018- 2019	2019- 2020	2020- 2021
Pascack Hills High School	821	811	778.5	818	844	840.5	829	810.5	842.5	823	837

Source: New Jersey Department of Education, Fall Enrollment Surveys

**Table 5-4: Pascack Hills High School Enrollment, 2010-11 to 2020-21 School Years**

	# Change: 2010-2011 to 2020- 2021 School Years	% Change: 2010-2011 to 2020- 2021 School Years
Pascack Hills High School	16	+1.9%

Source: New Jersey Department of Education, Fall Enrollment Surveys; Analysis by Phillips Preiss

## 5.4 Other Community Facilities

### Tice Senior Center

The Tice Senior Center is located at 411 Chestnut Ridge Road. It was renovated from the stone house that was home for the Tice family, who previously owned and operated the Tice Farm at the location of Tice’s Corner Marketplace. The Seniors Association of Woodcliff Lake hosts a variety of social and educational events for seniors in the community, including semi-monthly luncheons, monthly educational presentations, computer instruction classes, and recreational classes and groups like dancing, aerobics, knitting, cooking, chorus, and mahjong, and bridge. The Senior Association additionally publishes a newsletter highlighting events and activities at the Senior Center.

### Old Mill Municipal Pool

The Borough maintains a public pool, which is located at 1 Werimus Road. The pool complex has a large main pool and many additional amenities like fountains, slides, lap lanes, refreshment and seating areas, and a small grassed playground.

### Library Services

Woodcliff Lake does not have a public library. Instead, the Borough reimburses residents for library membership at the library of their choice up to a certain amount.

## 5.5 Recommendations

### Goal: Continue to Provide a High Quality of Services Now and Into the Future

Many residents expressed great satisfaction with many community services, in particular the Department of Public Works and the Ecology Center as well as the Police and Fire Departments. The Borough should strive to maintain a high quality of services for residents, while also taking note of development activity to ensure that the current level and quality of services can be maintained into the future.

*Objective #1: Ensure that community facilities are maintained in a good condition with adequate capacity to serve community needs*

A key priority is to ensure that the Borough's facilities, including the public buildings, roads, utilities, and infrastructure, are maintained in good condition, and that its services, including water, sewer, trash and recycling, public safety and emergency response, general government functions, and public schools, are at operative capacity. At the same time, as the Borough experiences future growth, it must be diligent in assessing potential impacts to community facilities and ensure that new development does not occur at a pace or scale that overburdens public services.

#### **Action #1: Periodically assess conditions of community facilities and proactively conduct improvements according to need, new regulations, and sustainability best practices**

As of the time of this Master Plan, the need for improvements to school athletic fields and the fire house have already been noted. Additional needs will likely arise in the future as buildings, fields, apparatus, and other facilities near their respective service lives. The Borough should work with associated departments and service jurisdictions to undertake periodic reviews of the condition of existing community facilities and assess future needs and priorities according to their condition and anticipated future demand for services. Based on these assessments, the Borough can proactively plan for repairs, renovations, and upgrades according to need and to reflect any future changes in regulations such as the building code, fire code, or accessibility standards. The Borough may also consider incorporating sustainability best practices in the course of upgrades, such as green building technologies and resource-efficient design and materials, to the extent practicable and appropriate for the use of the facility.

#### **Action #2: Ensure that future development is compatible with the capacity and level of service provided by community facilities**

While the Borough is a largely developed community with limited vacant land, the Land Use Element and Economic Development Element indicated opportunities for infill and redevelopment. Future development, whether residential, non-residential, or mixed-use in nature, should account for the capacity of community facilities and their ability to serve any new residents, employees, and visitors generated by new development. The Borough should continue to conduct comprehensive review of development applications by various departments, including the Fire Department and Traffic Division of the Police Department, and incorporate their recommendations in decisions. For major developments likely to substantially affect community facilities, the Borough may also consider requiring studies addressing the potential service demands and impacts to community facilities, and a strategic plan to

mitigate any adverse impacts and ensure that the development does not overburden existing community facilities.

*Objective #2: Provide for additional services desired by residents*

In the public workshop and the community survey, many residents provided suggestions for additional services that they would desire in the community. The Borough should proactively explore opportunities to provide these services to further enhance quality of life for residents.

**Action #1: Consider exploring opportunities to provide library services**

While the provision of a new municipal library is difficult at the current stage, the Borough should continue to explore opportunities to provide library services. For instance, the Borough may consider utilizing existing community facilities to host reading programs, book clubs, and book exchange. The Borough may also consider engaging with neighboring municipalities to explore opportunities for a regional library.

**Action #2: Utilize appropriate facilities to expand community activities and programs**

In the public workshop and survey, many residents expressed a desire for more public events where the community can come together, as well as a wider diversity of support groups and programs (such as a “First Friends” group for toddlers or a newcomers program to help new residents get acquainted with the town). Residents also suggested utilizing existing community facilities, such as the Tice Senior Center and the Westervelt-Lydecker House, to accommodate some of these events and programs. The Borough may consider evaluating the capacity of community facilities and expand activities and programs for residents.

## 6. Historic Preservation Element

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The Borough of Woodcliff Lake was originally incorporated in 1894 under the name of “Woodcliff” following a successful referendum to break away from the former Washington Borough. The “Lake” part of the Borough’s current name was eventually appended in 1910, after the reservoir was constructed, to match that of the Post Office. The Borough contains many historic properties dating back to the 18<sup>th</sup> and 19<sup>th</sup> centuries, from the eras when Dutch and British colonies were established in the Pascack Valley region and the eventual development of towns along the New Jersey and New York Railroad.

### 6.1 National & State Registers of Historic Places

The National Register of Historic Places is the official list of the nation's historic resources worthy of preservation. The first historical registry was established by Congress in 1935, and designated properties of national importance as National Historic Landmarks. In 1966, the National Historic Preservation Act (80 Stat. 915, as amended) established a National Register of Historic Places to include districts, sites, structures, buildings, and objects of local, state, and national significance. The New Jersey Register of Historic Places is the official list of New Jersey's historic resources of local, state, and national interest. Created by the New Jersey Register of Historic Places Act of 1970 (N.J.S.A. 13:1B-15.128 et seq.), the New Jersey Register is closely modeled after the National Register program. Both Registers have the same criteria for eligibility, nomination forms, and review process.

The Borough contains 6 historic properties that are listed on the National and New Jersey Registers of Historic Places, all of which were nominated as representative examples of early stone houses of Bergen County. According to the NJ State Office of Historic Preservation (SHPO), these stone houses were typically one-and-one-half story buildings constructed in the vernacular rural building tradition associated with the Dutch Colonial style.<sup>2</sup> Of these properties, the Crim-Tice House and the Jacob Wortendyke House have already been demolished and no longer exist. Notably, the Alphonse Mahe House, which is now no longer existing, had previously received an opinion of eligibility from the State Historic Preservation Officer for listing on the Registers.

**Table 6-1: Historic Properties Listed in the National & NJ Registers of Historic Places**

Historic Properties	Determination	Status
Cadmus House (264 Glen Road)	National & NJ Registers of Historic Places (Thematic Nomination of Early Stone Houses of Bergen County)	Existing; utilized as a private residence
Crim-Tice House (16 County Road)	National & NJ Registers of Historic Places (Thematic Nomination of Early Stone Houses of Bergen County)	Demolished
Peter P. Post House (259 Pascack Road)	National & NJ Registers of Historic Places (Thematic Nomination of Early Stone Houses of Bergen County)	Existing; utilized as a private residence

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<sup>2</sup> United States Department of the Interior National Park Service, National Register of Historic Places Inventory Nomination Form for “Early Stone Houses of Bergen County,” dated November 26, 1982.

Westervelt-Lydecker House (Werimus Road & Old Mill Road)	National & NJ Registers of Historic Places (Thematic Nomination of Early Stone Houses of Bergen County)	Acquired and preserved by the Borough with NJ Historic Trust funding
Frederick Wortendyke House (168 Pascack Road)	National & NJ Registers of Historic Places (Thematic Nomination of Early Stone Houses of Bergen County)	Existing; utilized as a private residence
Jacob Wortendyke House (445 Chestnut Ridge Road)	National & NJ Registers of Historic Places (Thematic Nomination of Early Stone Houses of Bergen County)	Demolished
Alphonse Mahe House (240 Broadway)	Opinion of eligibility from the State Historic Preservation Officer for Register Listing	Demolished

Source: NJ Department of Environmental Protection Historic Preservation Office, New Jersey and National Registers of Historic Places, Bergen County, last updated 3/23/2021.

## 6.2 Other Locally Significant Historic Buildings

In addition to those formally listed or considered for listing in the National & NJ Registers of Historic Places, the Borough contains many other historic homes. As shown in Table 6-2, the majority of these historic homes were built in the late 18<sup>th</sup> or early 19<sup>th</sup> centuries in the Dutch Colonial style. Except the Hope Farm House at 57 Werimus Road, all houses continue to be utilized as residences to this date, albeit many have undergone alternations and additions over the years and do not fully retain their historic appearance. Some of these homes also had served as a hotel, tavern, inn, stagecoach stop, or post office in the past, and are ingrained within the history of the development of Woodcliff Lake.

**Table 6-2: Other Locally Significant Historic Properties**

Historic Properties	Notes	Status
29 Old Pascack Road	Built in the late 1780s; originally a stagecoach and postal stop and tavern	Existing; utilized as a private residence
Samuel Banta/Peter Jersey Homestead (193 Pascack Road)	Built around 1788; originally used as home and tavern, then post office and election office	Existing; utilized as a private residence
Banta/Durfee House (16 Pascack Road)	Built around 1790; updated and added to since the early 1900's	Existing; utilized as a private residence
Storms/Ackerson Homestead (227 Pascack Road)	Built around 1796; updated and added to since the early 1900's	Existing; utilized as a private residence
Bearbrook (270 Pascack Road)	Built around 1802; served as hotel and tavern in the early 1900's; later rezoned residential, updated and added to since the late 1900's	Existing; utilized as a private residence
Achenback/Myers House (205 Werimus Road)	Built in 1815; Added to right after the Civil War; Once a farmhouse and inn	Existing; utilized as a private residence
Sullivan/Smith Homestead (197 Pascack Road)	Built in 1837, enlarged and remodeled in 1858; Contains a red barn on the property which may be older than the original house	Existing; utilized as a private residence

Eckerson/Forbes Homestead (125 Pascack Road)	Original house built in 1742, which was torn down and rebuilt in 1870 using much of the original building materials; another alteration in 1915	Existing; utilized as a private residence
The Musson Farm House (195 Woodcliff Avenue)	Built around 1900; formerly part of 50-acre Musson Farm that also served as a stagecoach stop and later as a watch station during WWII	Existing; utilized as a private residence
75 Woodcliff Avenue	Built prior to 1894 in Victorian-style	Existing; utilized as a private residence
79 Prospect Avenue	Built in 1896; changed over the years	Existing; utilized as a private residence
324 Werimus Road	Built prior to 1896; updated and added to since the 1900's	Existing; utilized as a private residence
The Hope Farm House (57 Werimus Road)	Built around 1900; formerly part of 40-acre Hope Farm, which was split by the Garden State Parkway	Demolished
225 Glen Road	Built in 1914; manor-style; refurbished in 1990	Existing; utilized as a private residence

### 6.3 Recommendations

**Goal:** Promote the history of the Borough and preserve its historic resources

As indicated previously, Woodcliff Lake has lost a number of its historical resources, likely due in part to the lack of local regulations and coordinated planning efforts to protect these resources. If the Borough wishes to encourage the preservation of remaining historic properties identified in this Element, the following recommendations should be considered.

*Objective #1: Maintain an inventory of historic resources in the Borough*

While many historical properties have been identified in this Element, there is no formalized, central inventory of historic resources located within the Borough. The first step in historic preservation efforts should be to identify historic resources and use the inventory as a basis for historic preservation initiatives.

**Action #1: Conduct a survey of existing and potential historic properties**

While a number of historic sites and districts have been highlighted in this Element, the Borough may consider conducting a comprehensive survey to assess the status of known historical resources and identify additional properties that should be preserved. The results of the survey may form a basis for amendments to the Historic Preservation Element or future updates to the Element.

**Action #2: Identify additional properties for listing on the NJ and National Registers of Historic Places**

Listing properties in the National and State Registers enhances public recognition of local historic resources and can help to build community pride in its historical heritage. The Borough may work with

the NJ Department of Environmental Protection Historic Preservation Office to identify if any additional locally significant properties are eligible for listing on the Register of Historic Places.

*Objective #2: Promote historic preservation through local initiative*

Local initiatives play a key role in promoting historic preservation, particularly for any locally significant historic resources that are dear to the community but may not be officially recognized by State or National Registers. The Borough may consider the following recommendations to promote historic preservation within the community.

**Action #1: Encourage and assist homeowners in preserving historic homes**

The majority of existing historic properties are private homes in active use. The Borough can conduct public outreach to these homeowners to encourage the preservation of historic features of these homes. The Borough may also create a campaign to enhance public recognition of historic properties, such as by encouraging their owners to establish plaques or signs that highlight the history of the properties. The Borough may also proactively assist homeowners in historic preservation efforts by helping to identify funding sources and providing connections with local historians or historical societies. These efforts can potentially not only promote the preservation of the heritage of Woodcliff Lake, but also enhance property values of homes.

**Action #2: Continue to explore funding to restore the Westervelt-Lydecker House**

The Borough should continue to explore funding opportunities to complete the restoration of the Westervelt-Lydecker House. The Borough may also consider conducting public outreach to gauge the residents' vision for the future use of the restored house. Residents in the public workshop and survey noted ideas such as establishing a local historic society or museum and utilizing the property as a community center or a community event space.

## 7. Circulation Element

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### 7.1 Introduction

The Borough of Woodcliff Lake is located in the heart of the Pascack Valley, nestled in northern Bergen County. Woodcliff Lake is bordered by Park Ridge and Montvale to the north, River Vale to the east, Hillsdale to the south, and Saddle River to the west. The Borough is located about 3.5 miles from Pearl River, New York (located north of the NY/NJ border). Woodcliff Lake benefits from its proximity to the Garden State Parkway and is provided with convenient access to the Borough through two exits. With the exception of the commercial, office, and retail zones along the north Broadway and north Chestnut Ridge Road corridors, the significant majority of the Borough is residential, consisting largely of single-family, detached dwellings. Similarly, the Borough’s roadway network consists mainly of residential roadways. Woodcliff Lake offers multiple means of public transportation, though most residents travel via personal vehicles. Similar to most suburban municipalities in northern Bergen County, walking and biking do not constitute the majority of trips within the Borough.

### 7.2 Vehicular Circulation

Like most of New Jersey, the Borough of Woodcliff Lake is made up of a hierarchy of roadways that serve different purposes within the Borough. The New Jersey Department of Transportation (“NJDOT”) defines “functional classification” as *“the process by which streets and highways are grouped into classes, or systems, according to the character of service that they are intended to provide.”* The purpose of classifying roadways is to define the character of service, mobility, and accessibility for motorists. Roadways with high mobility are those roadways that provide few opportunities for entry and exit, which therefore from vehicles access (i.e., Garden State Parkway). Roadways with high accessibility provide many opportunities for entry and exit but are, in turn, subject to impact by traffic frequently entering and exiting the roadway (i.e., Woodcliff Avenue). While mobility and accessibility are indirectly related, most roadways provide a combination of both traits.

The principal arterial roadways are categorized as such because they accommodate higher regional traffic flow, whereas minor arterial roadways generally handle traffic between municipalities, as well as interconnection to the principal arterials. Collector roadways are defined as such because they “collect” the traffic from the local roadways and distribute them to the arterials and larger roads.

Though Woodcliff Lake would not be conventionally considered to be an *urban* municipality, for the purposes of roadway classification, the Borough is considered to be urban. The NJDOT classifies urban roadways in one of seven categories. Below is a comparison of Woodcliff Lake’s roadway hierarchy classifications as compared to Bergen County overall:

Roadway Hierarchy Comparison – Woodcliff Lake vs. Bergen County				
Functional Classification (NJDOT)	Bergen County		Woodcliff Lake	
	Miles	%	Miles	%
Urban Interstate (1)	32.89	1.1%	0.00	0.0%
Urban Freeway/Expressway (2)	65.13	2.2%	4.20	9.2%

Urban Principal Arterial - Other (3)	195.29	6.5%	0.54	1.2%
Urban Minor Arterial (4)	338.63	11.3%	9.08	19.8%
Urban Major Collector (5)	235.75	7.9%	1.83	4.0%
Urban Minor Collector (6)	10.34	0.3%	0.00	0.0%
Urban Local (7)	2,118.98	70.7%	30.10	65.8%
<b>Total Length (Miles)</b>	<b>2,997.01</b>		<b>45.75</b>	

Nearly two-thirds of the roadways in Woodcliff Lake are urban local streets (i.e., most of the residential streets), providing high accessibility to homes and neighborhoods. The Borough’s major roadways are described in detail below:

- North-South Urban Freeways/Expressways

- Garden State Parkway (New Jersey State Route 444): The Garden State Parkway (“the Parkway”) is the urban freeway/expressway to traverse the Borough of Woodcliff Lake. Originating in Cape May at Exit 0, the Parkway travels north for approximately 172.4 miles, terminating at the New York State line, north of Exit 172. Woodcliff Lake is accessed from one of two exits:
  - Exit 168 (Washington – Westwood): This exit provides indirect access to Woodcliff Lake via Washington Avenue (Bergen County Route 502), which travels in an east-west direction within Washington Township. After exiting the Parkway, motorists destined for Woodcliff Lake would turn right (east) on Washington Avenue and travel approximately 0.6 miles and turn left (north) onto Pascack Road (Bergen County Route 63) into the Borough of Hillsdale. The municipal boundary line for the Borough is approximately one mile north of Washington Avenue on Pascack Road.
  - Exit 171 (Woodcliff Lake – Saddle River): This exit provides direct access to the Borough via Glen Road (Bergen County Route 92) which travels in an east-west direction and is located near the intersection with Chestnut Ridge Road (Bergen County Route 73).

- North-South Urban Principal Arterial Roadways

- Kinderkamack Road (Bergen County Route No. 503): County Route 503 originates south of Woodcliff Lake and enters the Borough at Lincoln Avenue. Traveling north, Kinderkamack Road crosses Prospect Avenue (County Route No. 90) and continues north into Park Ridge. Kinderkamack Road is a major thoroughfare for the Pascack Valley, though it’s reach within the Borough of Woodcliff Lake is relatively minimal. NJDOT traffic count data on Kinderkamack Road in Hillsdale indicates an AADT of 8,406 vehicles per day (2014).

- North-South Urban Minor Arterial Roadways

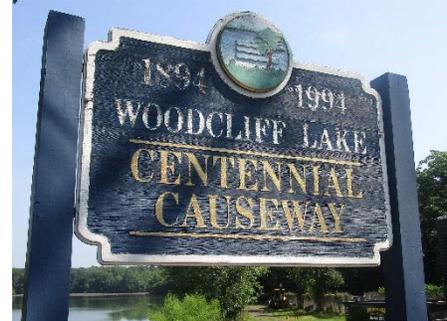
- Chestnut Ridge Road (Bergen County Route 73): County Route 73 originates in the Borough of Saddle River at the intersection of Woodcliff Lake Road, and travels in a north-south direction up towards Montvale. Prior to entering Montvale, County Route 73 changes names to County Road, near the intersection with Stonewall Court and regains the name of Chestnut Ridge Road at the intersection of County Road and Chestnut Ridge Road where it travels north until termination at

the NY / NJ border. As of 2012, the NJDOT calculated the Average Annual Daily Traffic (“AADT”) to be a total of 6,018 vehicles per day.

- Werimus Road (Bergen County Route 71): County Route 71 originates in the Borough of Hillsdale where it is named Van Emburgh Avenue. Traveling north, the roadway enters Woodcliff Lake and changes names to Werimus Road (a.k.a. Wierimus Road, per NJDOT data) approximately at Hillsdale Avenue. County Route 71 continues north to the three-way intersection with Glen Road, also known as Bergen County Route 92. The Borough’s municipal pool and recreation complex is located approximately at the intersection of Werimus Road and Woodcliff Avenue/Old Mill Road. NJDOT traffic count data indicates an AADT of 5,261 vehicles per day (NJDOT, 2019 data).
- Pascack Road (Bergen County Route 63): County Route 63 originates in Washington Township near the intersection with Ridgewood Road. Traveling north, the roadway passes through Hillsdale prior to entering Woodcliff Lake at the intersection with Maria Drive. Pascack Road then continues north into the Borough of Park Ridge, where the roadway terminates at the intersection with Grand Avenue, also known as Bergen County Route No. 94. The nearest traffic count data for Pascack Road is located south of Washington Avenue, in the Borough of Haworth, and was calculated to have an AADT of 14,944 vehicles per day.
- Broadway (Bergen County Routes 104 and 90): County Route 104 originates at the intersection with Washington Avenue (County Route No. 502) and Westwood Avenue (County Route No. 114) in the Borough of Westwood. Traveling north through Hillsdale, County Route 104 enters Woodcliff Lake as Broadway at the intersection with Columbus Avenue. At the intersection of Broadway and Prospect Avenue (Bergen County Route No. 90), County Route No. 104 ends and Route No. 90 begins. County Route No. 90 consists of a small stretch of Woodcliff Avenue and Broadway at the train station and continues to the east as Prospect Avenue. The remainder of Broadway is a continuation of County Route No. 104, which continues north into Park Ridge. NJDOT traffic counts along Broadway within the Borough of Hillsdale indicate a total AADT of 13,140 vehicles per day.
- Ruckman Road and Park Avenue (Bergen County Route No. 92): County Route 92 originates in Hillsdale at the intersection with Piermont Road (Bergen County Route No. 114). County Route 92 enters Woodcliff Lake south of Arcadia Way and is named Ruckman Road. At the intersection of Ruckman Road and Prospect Avenue, the roadway changes names to Park Avenue before entering the Borough of Park Ridge, and ultimately terminating at Hawthorne Avenue. NJDOT traffic count data is available on Ruckman Road, approximately one-half mile south of Prospect Avenue and was calculated to be 4,290 vehicles per day (2018).
- East-West Urban Minor Arterial Roadways
  - Glen Road (Bergen County Route No. 92 II): Glen Road consists of two sections: one which is under the jurisdiction of the Borough of Woodcliff Lake and the other is a County Roadway. The County portion of Glen Road originates at the intersection with Chestnut Ridge Road (Bergen County Route No. 73) and terminates at the intersection of Glen Road and Spring Valley Road, at the Park

Ridge borough line. The County Route continues north into Park Ridge, terminating at Ridge Avenue. NJDOT traffic count data was obtained in 2012 along the Spring Valley Road portion of County Route 92 II (just over the border in Park Ridge) and the AADT was calculated to be 5,686 vehicles per day.

- Saddle River Road, Woodcliff Avenue, and Prospect Avenue (Bergen County Route No. 90): Bergen County Route 90 spans approximately the entire east-west width of the Borough. County Route 90 enters Woodcliff Lake as Prospect Avenue, at the intersection with Ruckman Road/Park Avenue (Bergen County Route 92). Traveling west, County Route 90 continues to Broadway, turns north and actually occupies a portion of Broadway for approximately 800 feet, then turns west onto Woodcliff Avenue at the train station. The section of Woodcliff Avenue that crosses the Woodcliff Lake Reservoir is known locally as the “Centennial Causeway.” Continuing west, Woodcliff Avenue (a.k.a. County Route 90) terminates at Werimus Road (Bergen County Route 71). County Route 90 picks up north on Werimus Road, and turns west onto Saddle River Road, approximately 1,000 feet north of Woodcliff Avenue. County Route 90 continues west as Saddle River Road until it terminates the intersection with Woodcliff Lake Road, in the Borough of Saddle River. County Route 90 continues into Saddle River as Woodcliff Lake Road. The Saddle River Road portion of Route 90 has calculated AADT of 5,272 vehicles per day (NJDOT, 2017 data). Prospect Avenue did not have any available traffic data within the Borough. However, the NJDOT has calculated the AADT on Prospect Avenue in the Township of River Vale, approximately at Sunnyhill Terrace, to be 7,894 vehicles per day (2018).



- Urban Major Collector Roadways

- Glen Road: The portion of Glen Road under the jurisdiction of the Borough of Woodcliff Lake reaches from the intersection of Glen Road and Spring Valley Road (Bergen County Route 92) on the west to the eastern terminus at Pascack Road (Bergen County Route 63). The NJDOT performed a traffic count on the municipal portion of Glen Road and was calculated to be 1,681 vehicles per day (2018).
- Rose Avenue: Rose Avenue is a north-south roadway that provides connectivity between Woodcliff Avenue (County Route 90) and the Borough portion of Glen Road. Rose Avenue receives traffic flow from many of the neighborhoods located between Werimus Road and Pascack Road and conveys traffic to one of the two County roadways. NJDOT traffic count data indicates a total AADT of 1,000 vehicles per day (2019).

- Urban Minor Collector and Urban Local Roadways

The significant majority of the remaining (unnamed) roads within the Borough are designated as either urban minor collectors or urban local roadways. There are also approximately 50 cul-de-sacs within the Borough, as well as a number of private rights-of-way (some of which are not under the

jurisdiction of the Borough of Woodcliff Lake). These minor collectors and local roadways primarily provide high accessibility to single-family homes developed in residential districts that occupy most of the Borough.

In addition to the above-referenced State and County roadways, there are several municipal roadways which provide through access to adjacent municipalities. These roadways consist of Wierimus Lane (east-west), Overlook Drive (north-south), Pinecrest Drive (north-south, becomes Plymouth Road entering Hillsdale), and Church Road (east-west).

The amount of vacant (and developable) land in the Borough is relatively minimal. As such, the construction of new major roadways is not anticipated. Large properties exist with the potential to construct a single-family residential subdivision. However, the associated new roadways would most likely consist of cul-de-sacs, or other types of “no outlet” neighborhoods, as opposed to through streets or collectors.

### 7.2.1 Signalized Intersections

The vast majority of roadways within the Borough of Woodcliff Lake are unsignalized. However, nine signalized intersections within the Borough presently exist, and are listed below:

- Chestnut Ridge Road and Woodmont Drive;
- Chestnut Ridge Road and Tice Boulevard;
- Chestnut Ridge Road and County Road;
- Chestnut Ridge Road and Glen Road;
- Glen Road at the Garden State Parkway Exit 171 northbound offramp;
- Woodcliff Avenue and Pascack Road;
- Woodcliff Avenue and Broadway;
- Prospect Avenue and Kinderkamack Road; and
- Prospect Avenue and Ruckman Road/Park Avenue.

Each signalized intersections within Woodcliff Lake are located on Bergen County roads. As such, the County of Bergen is responsible for the operation, inspection, and maintenance for the traffic signals and associated appurtenances.

### 7.3 Modes of Public Transportation

The primary mode of transportation utilized by Woodcliff Lake residents is via personal vehicles. Travelling alone in one’s personal vehicle comprised approximately 88% of all work commutes in 2019. Aside from walking or cycling, the remaining modes of mass transit for Woodcliff Lake residents’ work commute consist of bus or train.

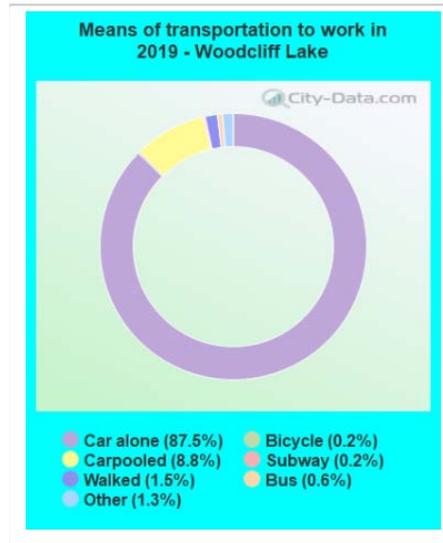
#### 7.3.1 Public Bus Lines

Woodcliff Lake is serviced by three main bus routes, which are contracted or subcontracted to either New Jersey Transit, Coach USA, or Rockland Coaches. In general, these bus routes are north-south buses which all ultimately arrive at the Port Authority Bus Terminal in midtown Manhattan. The bus lines generally follow Chestnut Ridge Road (and the Garden State Parkway), Pascack Road, and Kinderkamack Road.



The bus schedules into and out of Manhattan are dependent on peak and off-peak hours, with more frequent buses arriving during peak hours.

The Borough of Woodcliff Lake provides paid permit parking for bus commuters at one of two commuter lots: (1) Borough Hall, located at 188 Pascack Road; and (2) the Apostolic Church, located at 171 Pascack Road. Eligible residents must obtain a permit from the Ecology Center to park in the designated bus commuter lots.

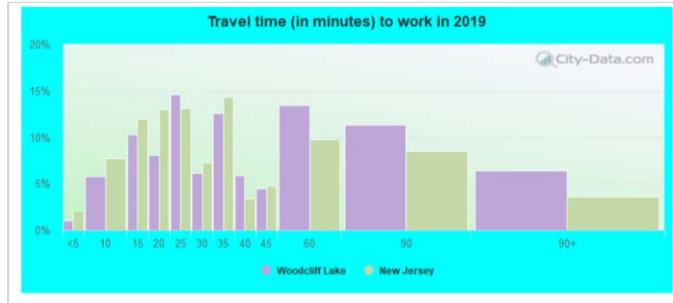


#### 7.3.2 Public Train Line

The Borough of Woodcliff Lake is serviced by a single commuter train line, owned, and operated by New Jersey Transit. NJ Transit’s Pascack Valley Line provides direct train service from Spring Valley, New York to Hoboken, New Jersey. Riders destined for mid- or uptown Manhattan would typically take the Pascack Valley Line from Woodcliff Lake south to the Frank R. Lautenberg Train Station at Secaucus Junction, and transfer to any one of many New York-bound train lines headed for New York Penn Station.

In addition to the bus parking lots, the Borough of Woodcliff Lake offers commuter parking at the New Jersey Transit train station, located approximately at the intersection of Woodcliff Avenue and Broadway. Parking in this lot is limited, and is split across two lots, one each on the north and south side of Woodcliff Avenue. Though not presently available, a pedestrian crosswalk is proposed to be constructed by Bergen County and would provide safe pedestrian connectivity between the parking lots and train station.

Car ownership in Woodcliff Lake is equal to the national average which is about two (2) cars per household. In Woodcliff Lake, the average commuter time for an individual is approximately 28.7 minutes. This is approximately three (3) minutes longer than the national average. Approximately 6.23% of Woodcliff Lake residents have a “super commute,” which is defined as over ninety (90) minutes to reach their destination.



### 7.3.2 Walking Paths

The Borough is interested in constructing a walking trail surrounding the Woodcliff Lake reservoir. A construction contract was formally bid and awarded to construct the initial improvements which included the restoration of an existing path. However, the project has been delayed due to coordination with the Borough of Park Ridge and New Jersey Department of Environmental Protection with respect to a conservation easement adjacent to the reservoir. If the project continues, the Borough should consider the idea of expanding or interconnecting this path or trail with others in town and in adjacent towns.

## 7.4 Circulation Objectives

Vehicular and pedestrian safety, traffic patterns, and locations of frequent incidents were discussed with the Woodcliff Lake Police Department (“WLPD”) Traffic Division. In general, the WLPD did not have any major safety concerns with municipal roadways. However, a number of both vehicular and pedestrian safety concerns were mentioned that all occur on or at intersections with Bergen County roadways.

### 7.4.1 Traffic Incidents and Areas of Concern

The WLPD has identified the following intersections as areas of concern and in need for further evaluation and consideration for improvement, as discussed below:

- Werimus Road and Woodcliff Avenue
  - Werimus Road has a posted speed limit of 40 miles per hour with no stop required in the north-south direction. Woodcliff Avenue is stop controlled at Werimus Road and has a posted speed limit of 35 miles per hour (except in the school zone during school hours, where such is 25 miles per hour). The curvature and topography of Werimus Road results in poor line-of-sight for vehicles on Woodcliff Avenue. Data collected by WLPD between 2015 and 2021 indicates approximately 33 motor vehicle collisions at this intersection, 6 of which have resulted in injuries.
  - The western “leg” of the intersection is known as Old Mill Road and provides vehicular access to the Department of Public Works, Borough Pool, and several recreational athletic fields. It is of note that a proposed future park development at the Galaxy Gardens site (southeast corner of this intersection) is anticipated to increase pedestrian traffic across Werimus Road at the intersection. Further investigation is required to determine possible configurations to provide safe vehicle and pedestrian traffic prior to the proposed park.

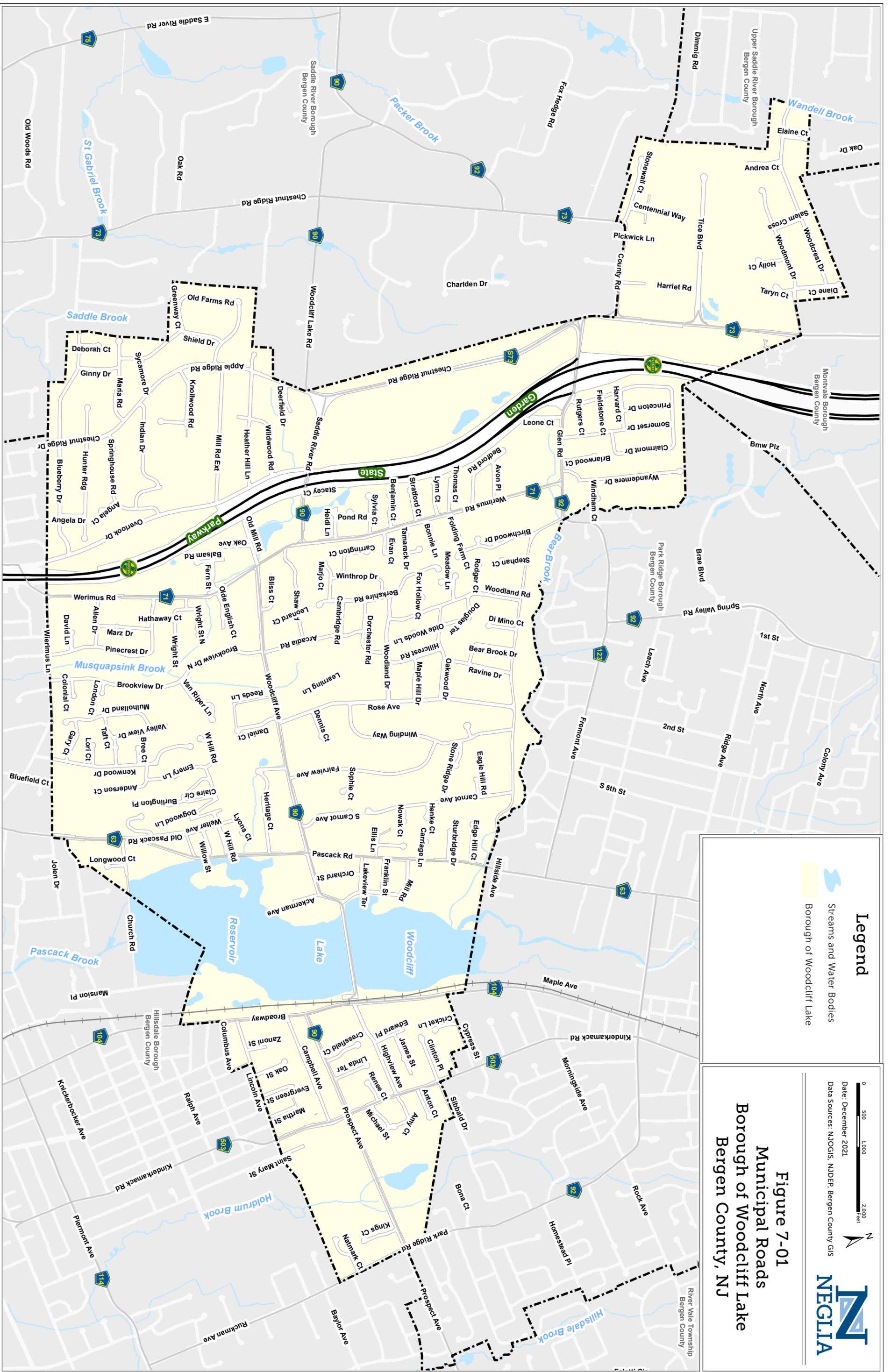
- Chestnut Ridge Road and Glen Road
  - The intersection of Chestnut Ridge Road and Glen Road is perhaps the largest intersection within the Borough, based on number of lanes. Chestnut Ridge Road has a total of six lanes (two northbound lanes, two southbound lanes, and various dedicated turn lanes near the intersection. Glen Road has about four to five lanes at this intersection, with east and west bound through lanes, and dedicated turn lanes as well. Glen Road necks down to one lane in each direction, east of the Garden State Parkway. According to WLPD vehicles heading south on Chestnut Ridge Road, turning left (east) onto Glen Road tend to depart or veer out of their lanes while the two lanes are turning simultaneously.–Data collected by WLPD between 2015 and 2021 indicates approximately 60 motor vehicle collisions (MVCs) at this intersection, 8 of which resulted in injuries.
  - This intersection may benefit from an amended signage and striping configuration to provide additional and more advanced warning to drivers about the multiple turning lane alignments. It is recommended that the Borough consider coordinating with the County to improve circulation at this intersection.
- Kinderkamack Road and Prospect Avenue
  - The intersection of Kinderkamack Road and Prospect Avenue is located on the east side of the Borough. Both roadways have a total of two lanes (one in each direction for both roads). The speed limit on Prospect Avenue is 40 miles per hour, and 35 miles per hour on Kinderkamack Road. Being limited in lane number, left turning vehicles often force through vehicles to pass on the shoulder or other pavement areas. Data collected by WLPD between 2015 and 2021 indicates approximately 37 motor vehicle collisions (MVCs) at this intersection, 11 of which resulted in injuries. Additionally, this intersection has a bus stop without sidewalk to provide connectivity or refuge for commuters.
- Borough Hall Bus Stop and Commuter Parking Lot
  - The WLPD has expressed concern about the lack of a formal crosswalk for commuters who park at the Borough Hall parking lot. Registered commuters park behind the Borough Hall building, to the east, and walk west, across Pascack Road, to the bus stop located between house numbers 189 and 193 Pascack Road. The lack of a formal bus stop (i.e. shelter and queueing area) and lack of an established crosswalk pose safety concerns for pedestrians.
  - It is recommended the Borough coordinate with New Jersey Transit to improve the safety of this bus stop. Alternately, it is recommended the Borough investigate the relocation of the bus stop to a safer location. Additional items to consider are crosswalks, ADA-compliant curb ramps, sidewalk extensions, etc.
- Woodcliff Avenue and Broadway (Train Station)
  - The intersection of Woodcliff Avenue and Broadway is located on the eastern side of the Borough. Both roadways have a total of two lanes (one in each direction for both roads). The speed limit on

Woodcliff Avenue is 35 miles per hour, and 40 miles per hour on Broadway north of the intersection, and 35 miles per hour on Broadway south of the intersection.

- Woodcliff Lake Train Station is serviced by two commuter parking lots, located both north and south of the Causeway, just west of Broadway. Presently, no established crosswalk connection exists between the southern lot and the train station. The Borough has requested Bergen County to construct a crosswalk at this location to provide a safe pedestrian crossing. However, WLPD have identified potential concerns with the interaction between the crosswalk, the train signal, and traffic turning onto Woodcliff Avenue from Broadway. Data collected by WLPD between 2015 and 2021 indicates approximately 21 motor vehicle collisions (MVCs) at this intersection, 2 of which resulted in injuries. Further investigation is recommended to determine the safest and most efficient means to provide an at-grade crossing for commuters and improve intersection safety.

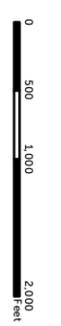
#### 7.4.2 Pedestrian Connectivity

Per discussions with the Woodcliff Lake Police Department concern was expressed for the lack of continuous sidewalks along the Woodcliff Avenue corridor. Many of the Borough's municipal services and facilities are located along this corridor, including the Old Mill Pool, athletic fields, Dorchester Elementary School, Woodcliff Middle School, Borough Hall (located nearby on Pascack Road), and the train station at the east end of the Causeway. These municipal centers are large gathering points and often host events and activities, especially for children and young adults. As is indicated on Figure 6a, large sections of this roadway do not provide sidewalk. The Borough has investigated the feasibility of constructing a continuous sidewalk between Werimus Road and Broadway. Preliminary engineering investigations revealed an extensive amount of utility pole and wire relocations, retaining walls to accommodate steep topography, tree removals, and modifications to numerous property frontages within the right-of-way. It is recommended the Borough pursue potential grant opportunities to provide funding for potential sidewalk construction (i.e., NJDOT Safe Streets to Schools, NJDOT Safe Routes to Transit, etc.).



### Legend

-  Streams and Water Bodies
-  Borough of Woodcliff Lake

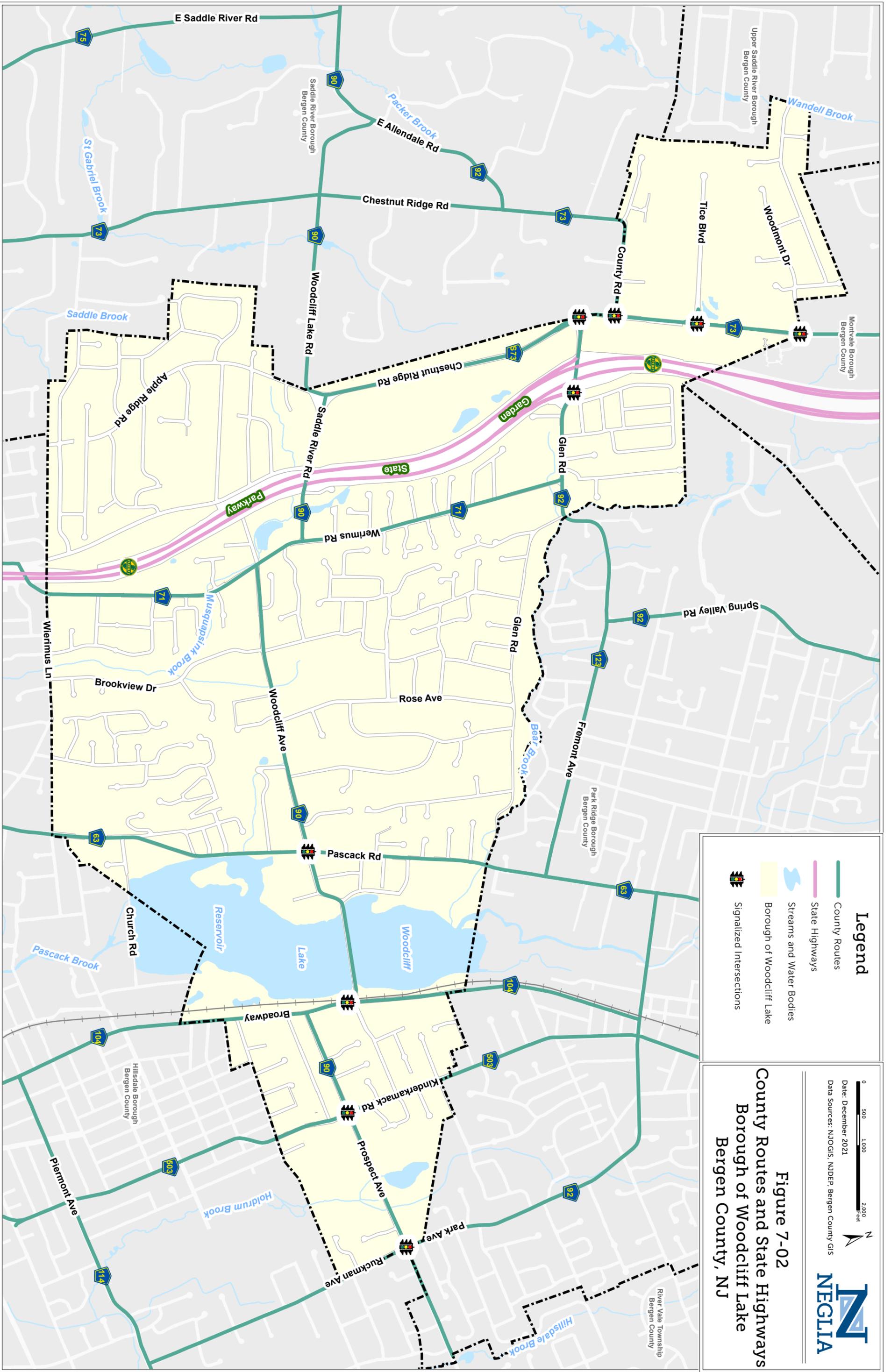


Date: December 2021

Data Sources: NJOGIS, NJDEP, Bergen County GIS



**Figure 7-01**  
**Municipal Roads**  
**Borough of Woodcliff Lake**  
**Bergen County, NJ**



**Legend**

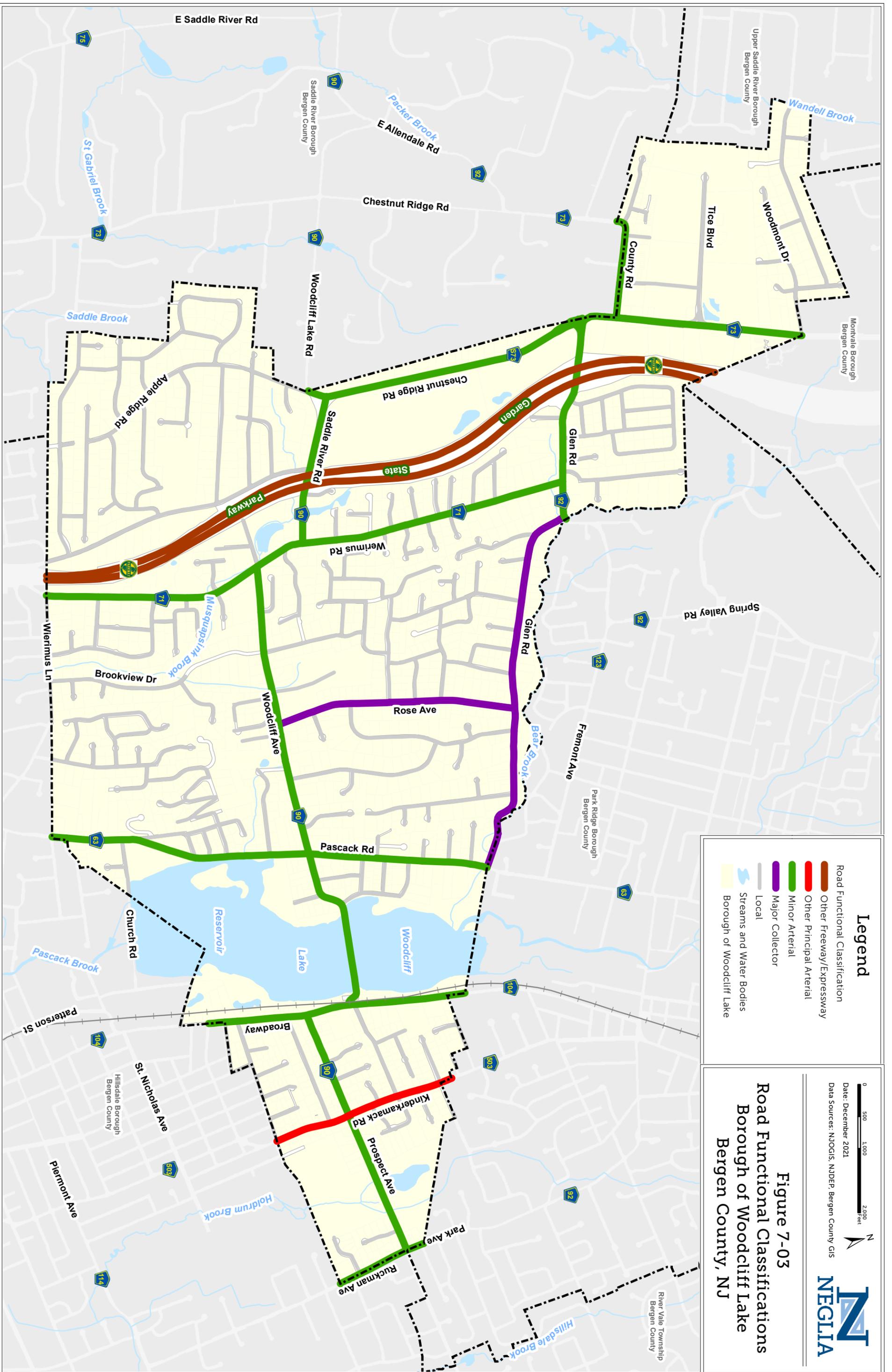
- County Routes
- State Highways
- Streams and Water Bodies
- Borough of Woodcliff Lake
- Signalized Intersections

**Figure 7-02**  
**County Routes and State Highways**  
**Borough of Woodcliff Lake**  
**Bergen County, NJ**

0 500 1,000 2,000 Feet

Date: December 2021  
 Data Sources: NJOGIS, NJDEP, Bergen County GIS

**NEGLIA**



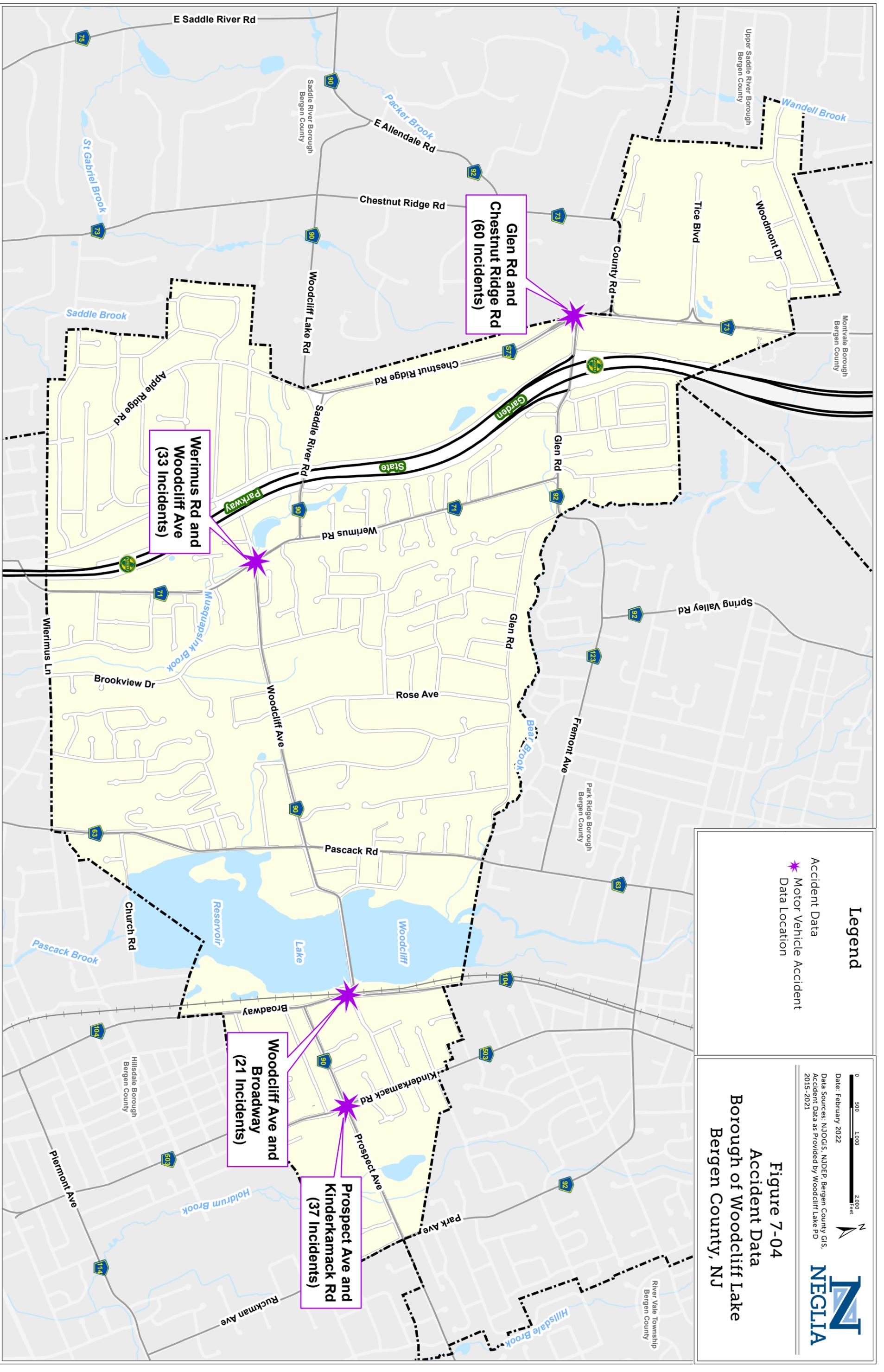
### Legend

- Other Freeway/Expressway
- Other Principal Arterial
- Minor Arterial
- Major Collector
- Local
- Borough of Woodcliff Lake
- Streams and Water Bodies

0 500 1,000 2,000 Feet  
 Date: December 2021  
 Data Sources: NJOGIS, NJDEP, Bergen County GIS

**Figure 7-03**  
**Road Functional Classifications**  
**Borough of Woodcliff Lake**  
**Bergen County, NJ**

  
**NEGLIA**



**Legend**

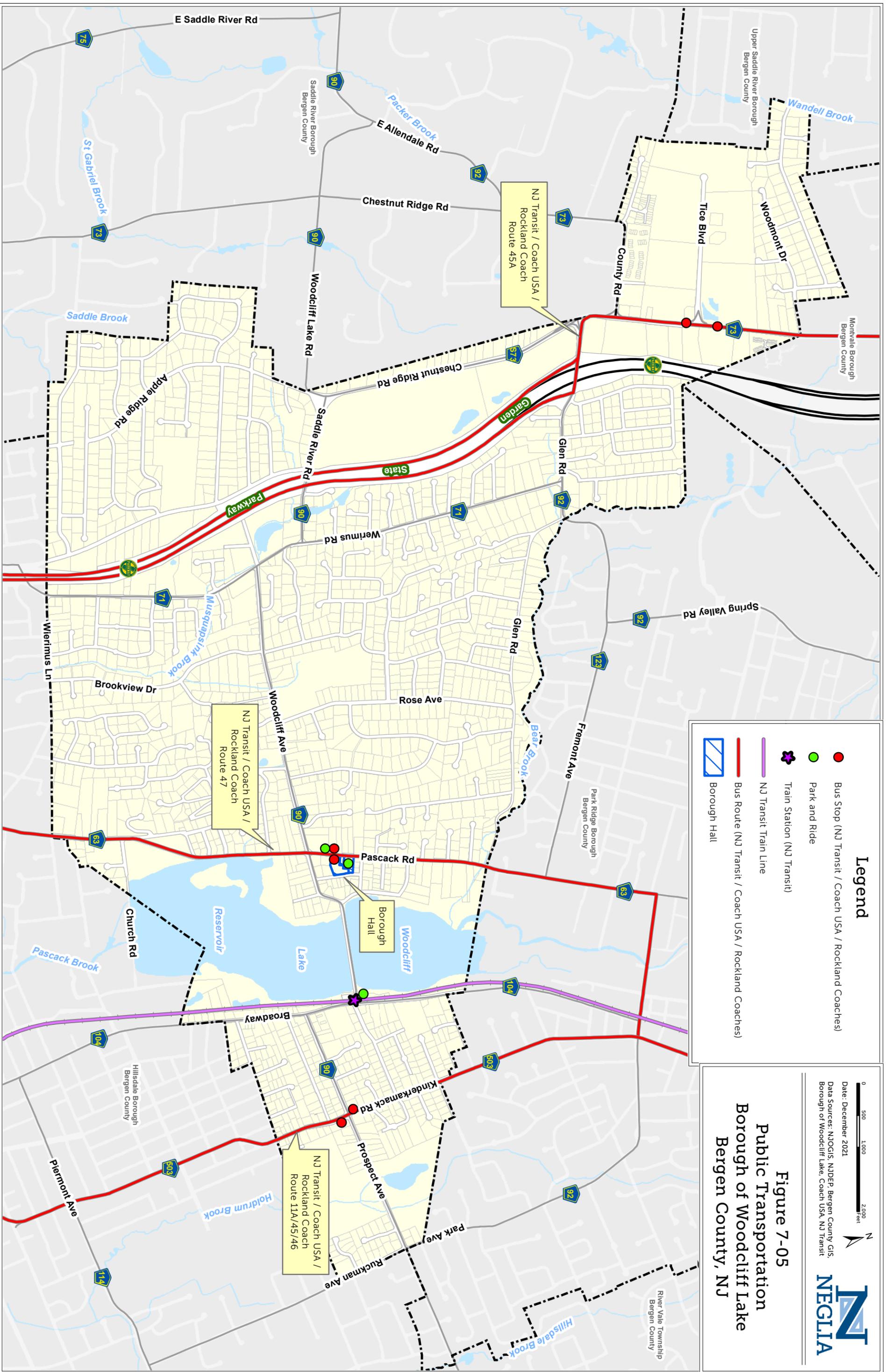
- Accident Data
- Motor Vehicle Accident
- Data Location

**Figure 7-04**  
**Accident Data**  
**Borough of Woodcliff Lake**  
**Bergen County, NJ**

Date: February, 2022  
 Data Sources: NIOGIS, NJDEP, Bergen County GIS,  
 Accident Data as Provided by Woodcliff Lake PD  
 2015-2021

0 500 1,000 2,000 Feet

**NEGLIA**



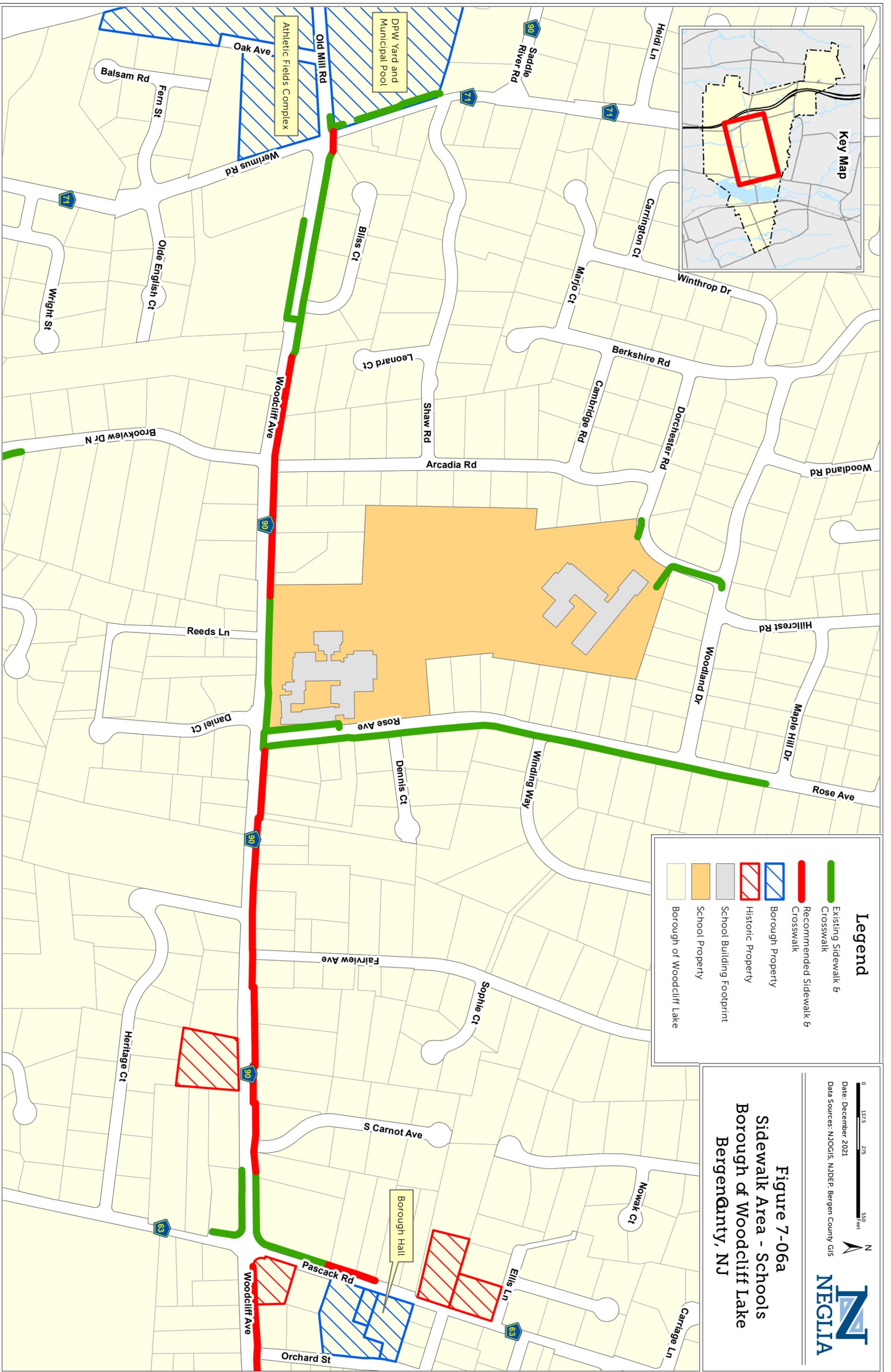
### Legend

- Bus Stop (NJ Transit / Coach USA / Rockland Coaches)
- Park and Ride
- ★ Train Station (NJ Transit)
- NJ Transit Train Line
- Bus Route (NJ Transit / Coach USA / Rockland Coaches)
- Borough Hall

0 500 1,000 2,000 Feet

Date: December 2021  
 Data Sources: NJOGIS, NJDEP, Bergen County GIS, Borough of Woodcliff Lake, Coach USA, NJ Transit

**Figure 7-05**  
**Public Transportation**  
**Borough of Woodcliff Lake**  
**Bergen County, NJ**



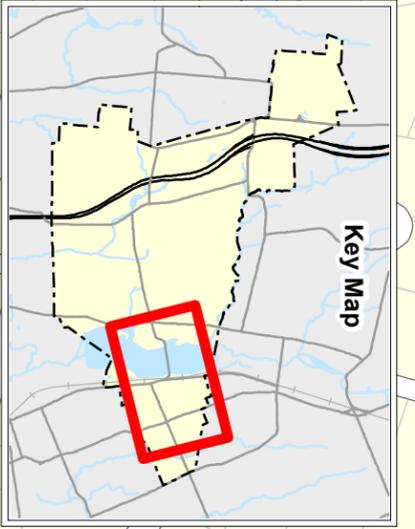
**Figure 7-06a**  
**Sidewalk Area - Schools**  
**Borough of Woodcliff Lake**  
**Bergen County, NJ**

0 137.5 275 550 feet  
 Date: December 2021  
 Data Sources: NJOGIS, NJDEP, Bergen County GIS



**Legend**

- █ Existing Sidewalk
- █ Recommended Sidewalk
- Borough Property
- Historic Property
- School Building Footprint
- School Property
- Borough of Woodcliff Lake



**Legend**

- Train Station
- Existing Sidewalk &
- Recommended Sidewalk &
- Commuter / Parking Lot
- Borough Property
- Historic Property
- Borough of Woodcliff Lake

0 137.5 275 550 feet

Date: December 2021  
Data Sources: NDOGIS, NJDEP, Bergen County GIS

**NEGLIA**

**Figure 7-06b**  
**Sidewalk Area - Train Station**  
**Borough of Woodcliff Lake**  
**Bergen County, NJ**



capable of supporting trout production or maintenance but must be protected from any measurable changes in the water quality.

- Musquapsink Brook
  - The Musquapsink Brook is located in the southwestern part of the Borough and flows south into Hillsdale. It is under the same protection as the previous brooks.
- Holdrum Brook
  - The Holdrum Brook flows north to south in the eastern part of the Borough and is adjacent to the River Vale border. It is under the same protection as the previous brooks.
- Bear Brook
  - The Bear Brook generally flows east along the Borough's northern border with Washington Township and Park Ride before outletting into the Pascack Border. It is under the same protection as the previous brooks.
- Wandell Brook
  - The Wandell Brook flows north to south at the Borough's northwestern border with Upper Saddle River. This brook is a trout maintenance waterway
- Woodcliff Lake Reservoir
  - The Woodcliff Lake Reservoir is located in the eastern portion of the Borough and was created as a result of damming the Pascack Brook. It is under the same protection as the brooks.

#### 8.4 Electricity and Natural Gas

Public Service Electric & Gas (PSE&G) serves as the utility provider for both electricity and natural gas. PSE&G owns and operates the respective utility service and distribution lines within the Borough. In August 2021, the electricity prices in Woodcliff Lake averaged to about 16.78¢ per kilowatt-hour, which is greater than the national average of 13.97¢ per kilowatt-hour. During this same time, the average natural gas price was about \$14.20 per thousand cubic feet; whereas the national average price range was approximately \$20.96 per thousand cubic feet.

#### 8.5 Culverts

Throughout the Borough of Woodcliff Lake, there are twelve (12) culverts which include:

- Pascack Road and Glen Road
- Glen Road and Bear Brook
- Old Mill and Woodcliff Avenue
- Stacey Court and Saddle River Road
- Glen Road and Leone Court
- Glen Road (Municipal) and Glen Road (County) at intersection of Spring Valley Road
- Fern Street
- Werimus Lane (Between Brookview Drive and Pinecrest Drive)
- Coles Crossing Road
- Prospect Avenue (Between Kinderkamack Road and Ruckman Road)
- Heritage Court
- Brookview Drive/Van Riper Lane (Easement).

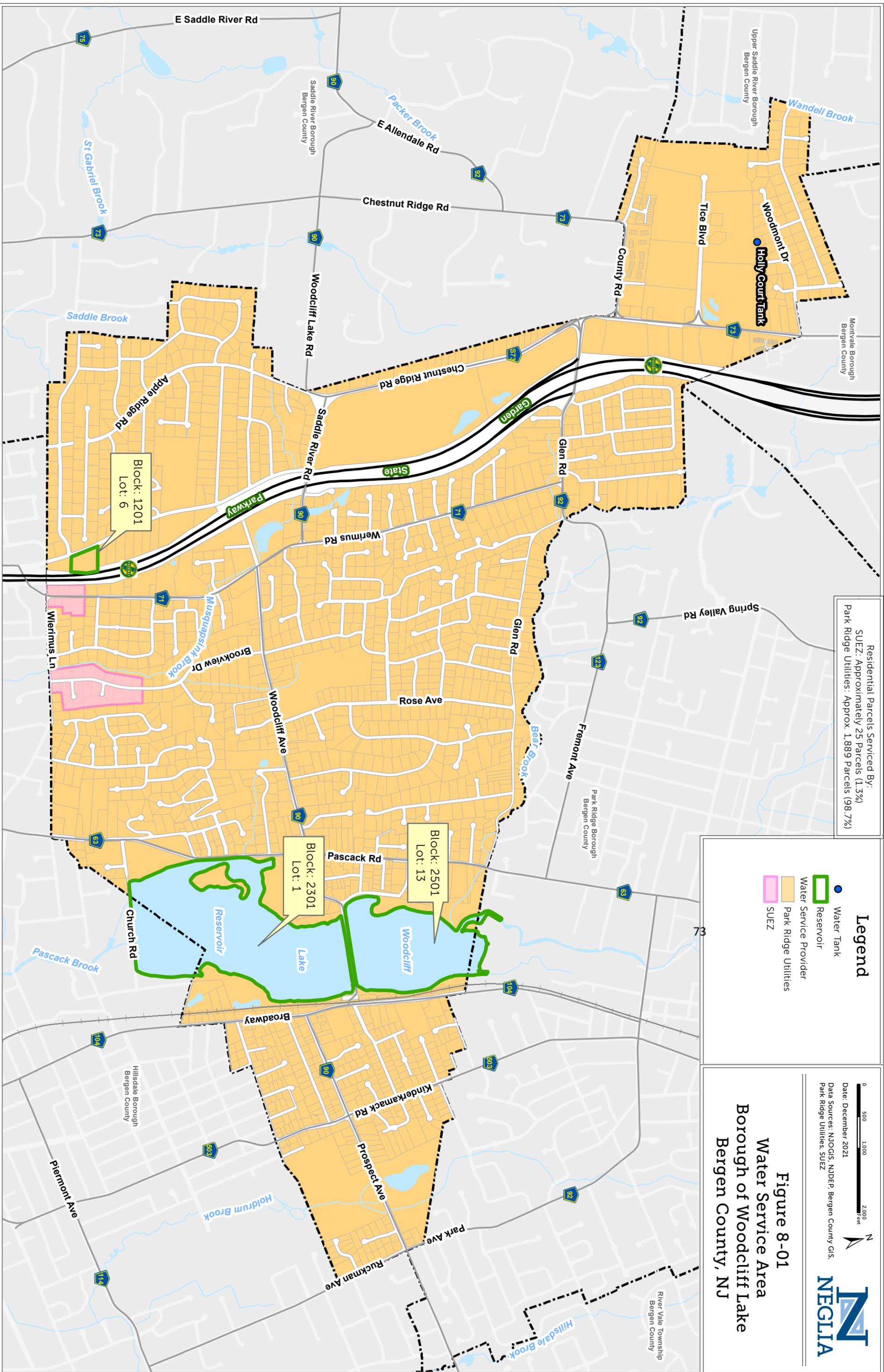
The above listed culverts are necessary for the safe conveyance of stormwater runoff through the Borough. It is recommended that the Borough pursue potential grant opportunities for funding potential upgrades to the culverts (NJDEP, FEMA, etc.) as necessary.

## 8.6 Stormwater

The Borough of Woodcliff Lake recently adopted Ordinance No. 21-05 which established the minimum stormwater management requirements and control for major developments within the Borough. The Policy Statement of Ordinance No. 21-05 is as follows:

*“Flood control, groundwater recharge, and pollutant reduction shall be achieved through the use of stormwater management measures, including green infrastructure Best Management Practices (GI BMPs) and nonstructural stormwater management strategies. GI BMPs and low impact development (LID) should be utilized to meet the goal of maintaining natural hydrology to reduce stormwater runoff volume, reduce erosion, encourage infiltration and groundwater recharge, and reduce pollution. GI BMPs and LID should be developed based upon physical site conditions and the origin, nature and the anticipated quantity, or amount, of potential pollutants. Multiple stormwater management BMPs may be necessary to achieve the established performance standards for water quality, quantity, and groundwater recharge.”*

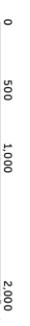
New proposed developments classified as a ‘major development’ by this ordinance will be required to meet the stormwater controls found therein.



Residential Parcels Served By:  
 SUEZ: Approximately 25 Parcels (1.3%)  
 Park Ridge Utilities: Approx. 1,889 Parcels (98.7%)

**Legend**

- Water Tank
- Reservoir
- Water Service Provider
- Park Ridge Utilities
- SUEZ

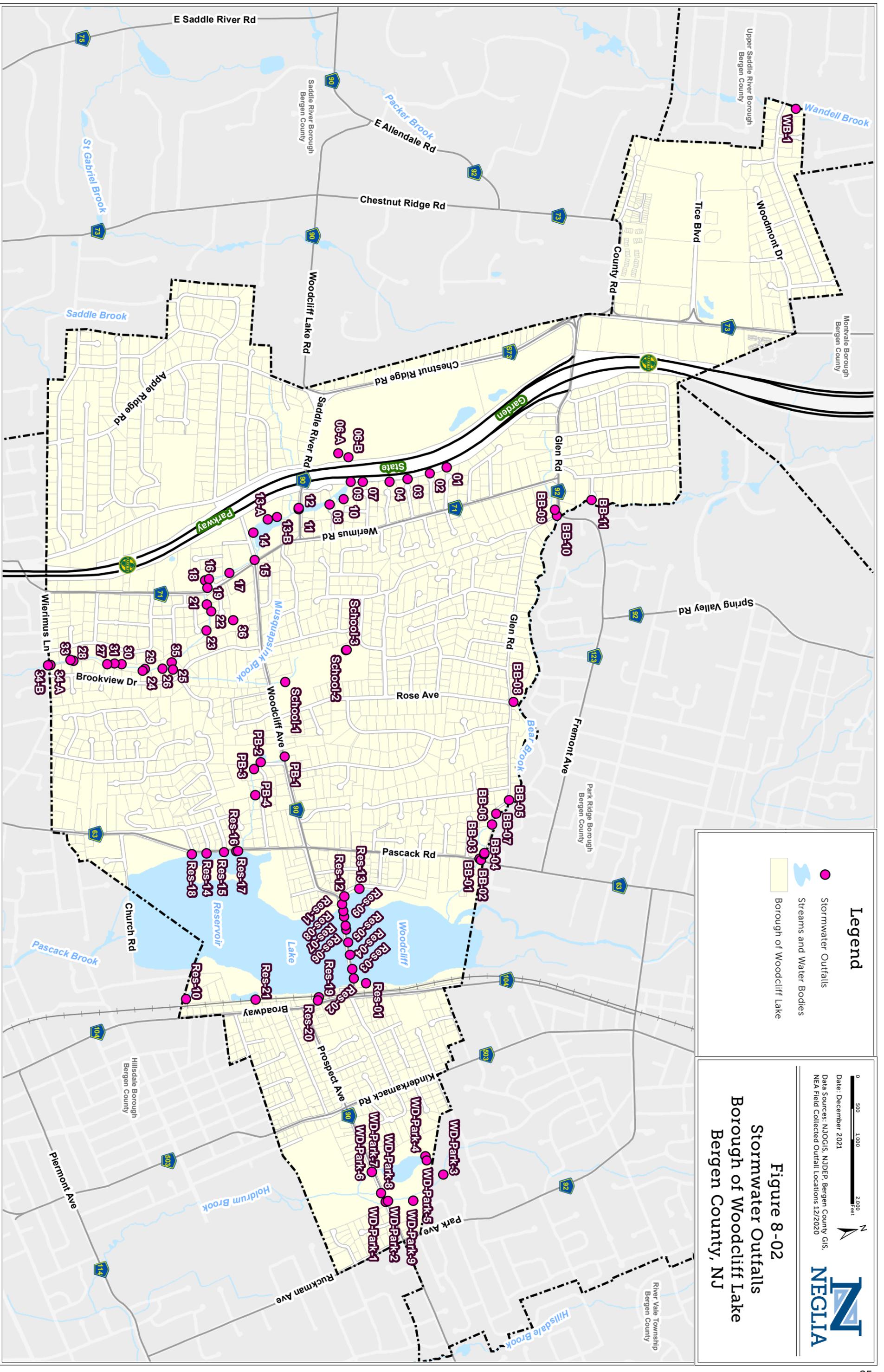


Date: December 2021

Data Sources: NJOGIS, NJDEP, Bergen County GIS, Park Ridge Utilities, SUEZ

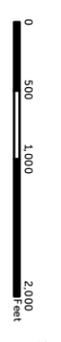


**Figure 8-01**  
 Water Service Area  
 Borough of Woodcliff Lake  
 Bergen County, NJ



**Legend**

- Stormwater Outfalls
- Streams and Water Bodies
- Borough of Woodcliff Lake

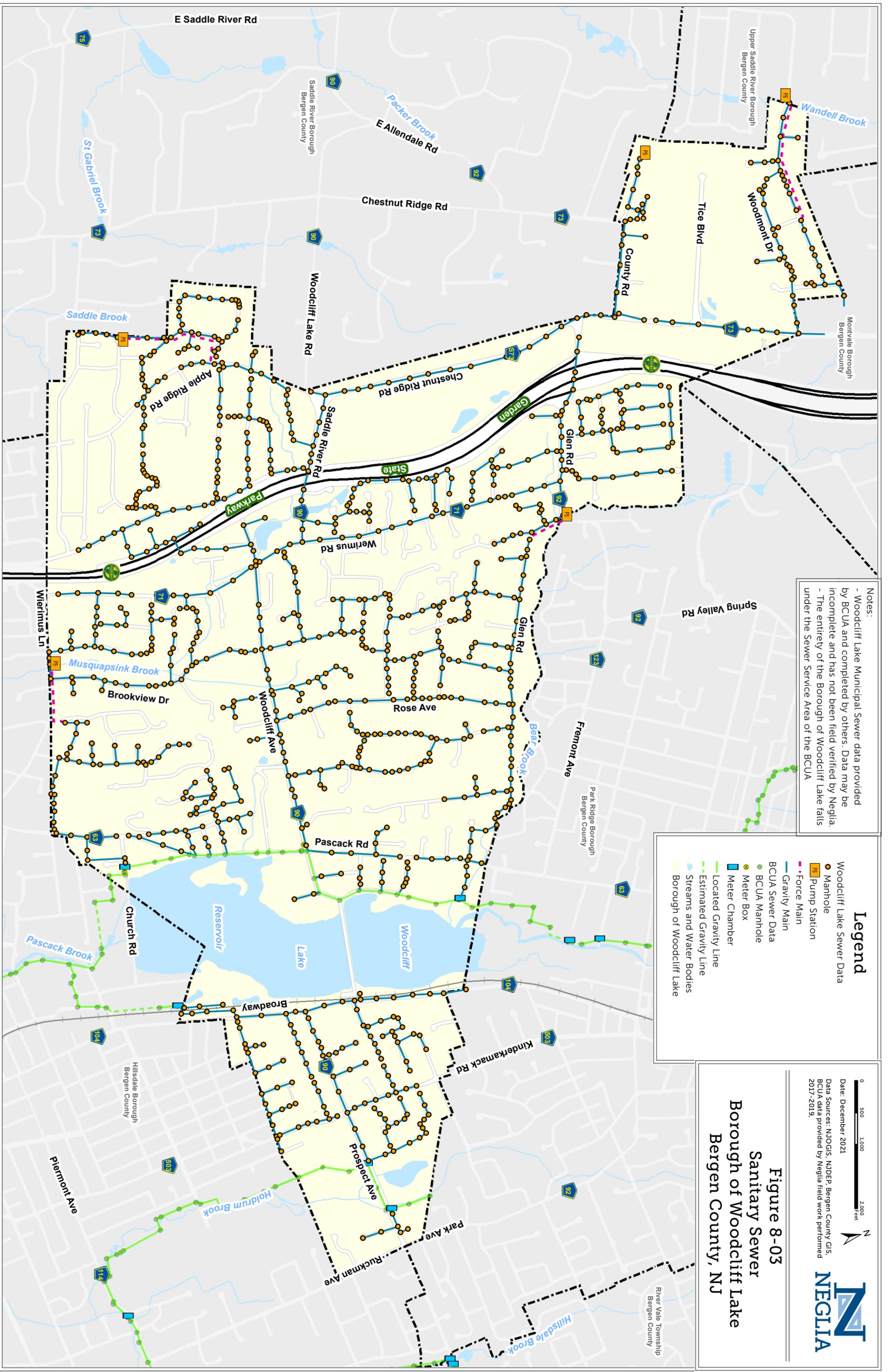


Date: December 2021

Data Sources: NIOGIS, NJDEP, Bergen County GIS, NEA Field Collected Outfall Locations 12/2020



**Figure 8-02**  
**Stormwater Outfalls**  
**Borough of Woodcliff Lake**  
**Bergen County, NJ**



Notes:

- Woodcliff Lake Municipal Sewer data provided by BCUA and completed by others. Data may be incomplete and has not been field verified by Neglia.
- The entirety of the Borough of Woodcliff Lake falls under the Sewer Service Area of the BCUA

### Legend

- Woodcliff Lake Sewer Data
- Manhole
- Pump Station
- Force Main
- Gravity Main
- BCUA Sewer Data
- BCUA Manhole
- Meter Box
- Meter Chamber
- Located Gravity Line
- Estimated Gravity Line
- Streams and Water Bodies
- Borough of Woodcliff Lake

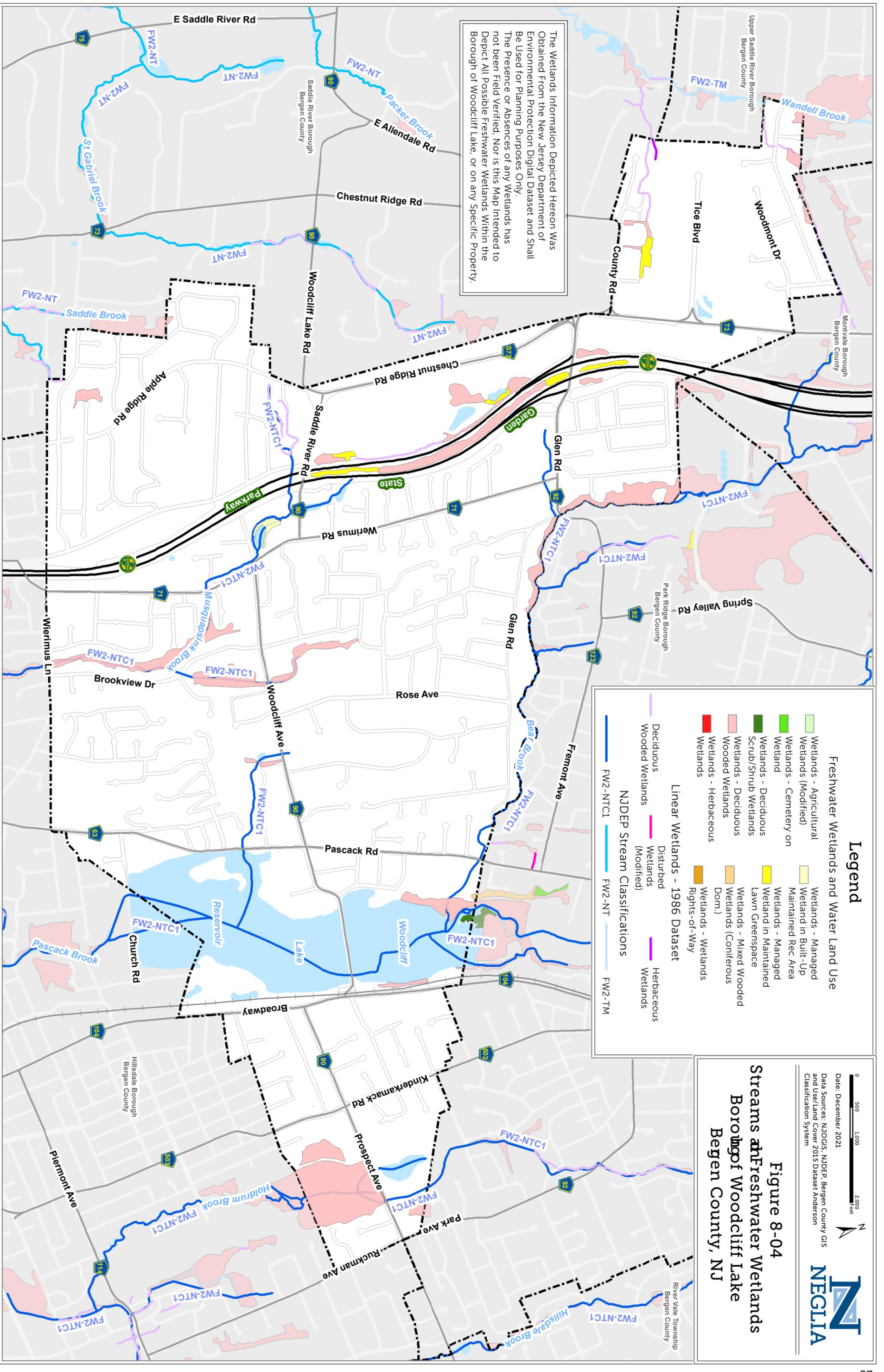
0 500 1,000 2,000 Feet

Date: December 2021

Data Sources: NIOGIS, NJDEP, Bergen County GIS, BCUA data provided by Neglia field work performed 2017-2019.

**NEGLIA**

**Figure 8-03**  
**Sanitary Sewer**  
**Borough of Woodcliff Lake**  
**Bergen County, NJ**



The Wetlands Information Depicted Hereon Was Obtained From the New Jersey Department of Environmental Protection Digital Dataset and Shall Be Used for Planning Purposes Only. The Presence or Absences of any Wetlands has not been Field Verified. Nor is this Map Intended to Depict All Possible Freshwater Wetlands Within the Borough of Woodcliff Lake, or on any Specific Property.

### Legend

**Freshwater Wetlands and Water Land Use**

- Wetlands - Agricultural
- Wetlands (Modified)
- Wetlands - Cemetery on Wetland
- Wetlands - Deciduous Scrub/Shrub Wetlands
- Wetlands - Deciduous Wooded Wetlands
- Wetlands - Herbaceous Wetlands
- Wetlands - Managed Wetland in Built-Up
- Maintained Rec Area
- Wetlands - Managed Wetland in Maintained Lawn Greenspace
- Wetlands - Mixed Wooded Wetlands (Coniferous Dom.)
- Wetlands - Wetlands Rights-of-Way

**Linear Wetlands - 1986 Dataset**

- Deciduous
- Wooded Wetlands
- Disturbed
- Wetlands (Modified)
- Herbaceous Wetlands

**NJDEP Stream Classifications**

- FW2-NTC1
- FW2-NT
- FW2-TM

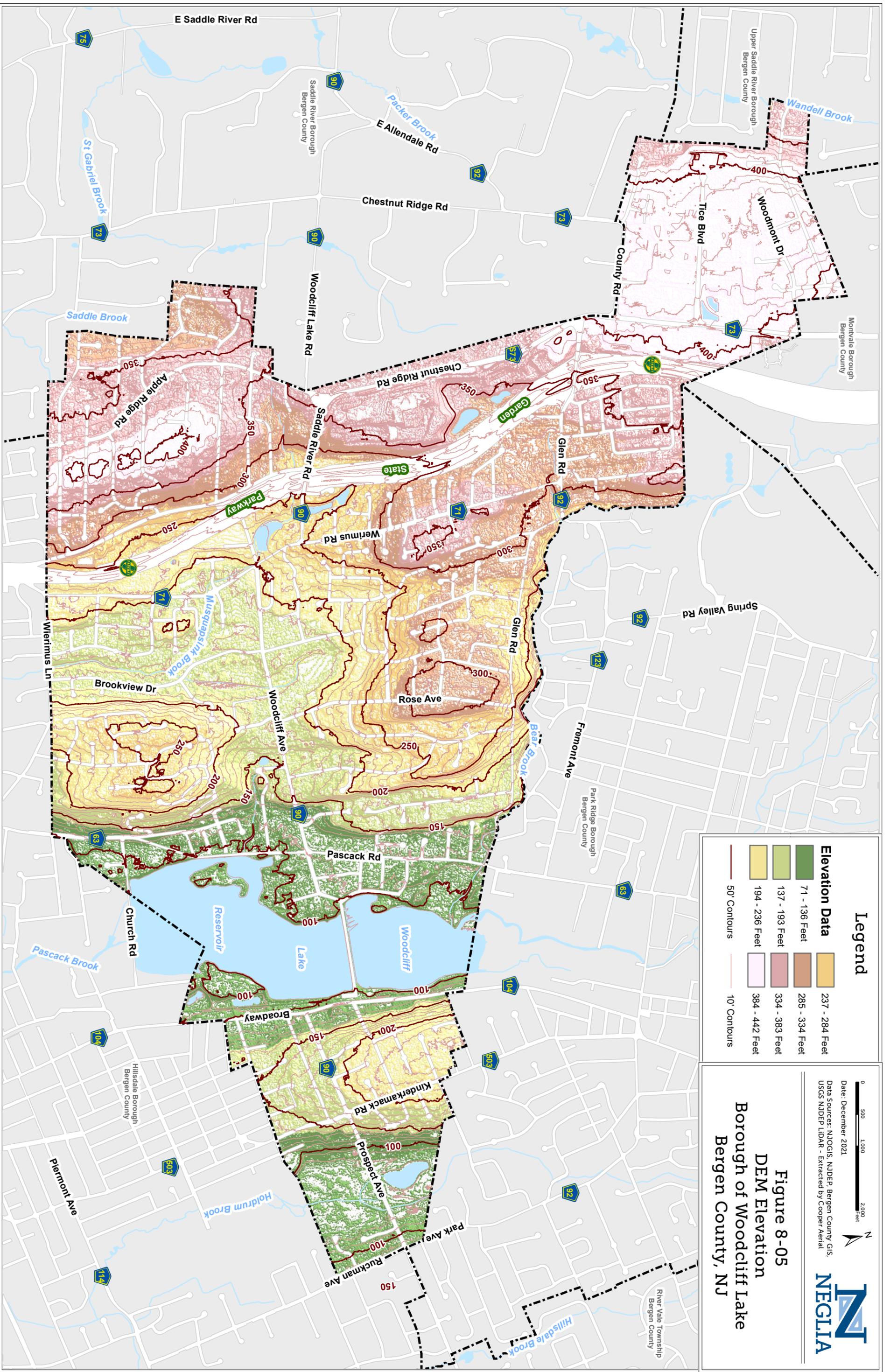
0 500 1,000 2,000 Feet

Date: December 2021

Data Sources: NJOGIS, NJDEP, Bergen County GIS and Use/Land Cover 2015 Dataset, Anderson Classification System

**NEGLIA**

**Figure 8-04**  
**Streams and Freshwater Wetlands**  
**Borough of Woodcliff Lake**  
**Bergen County, NJ**



### Legend

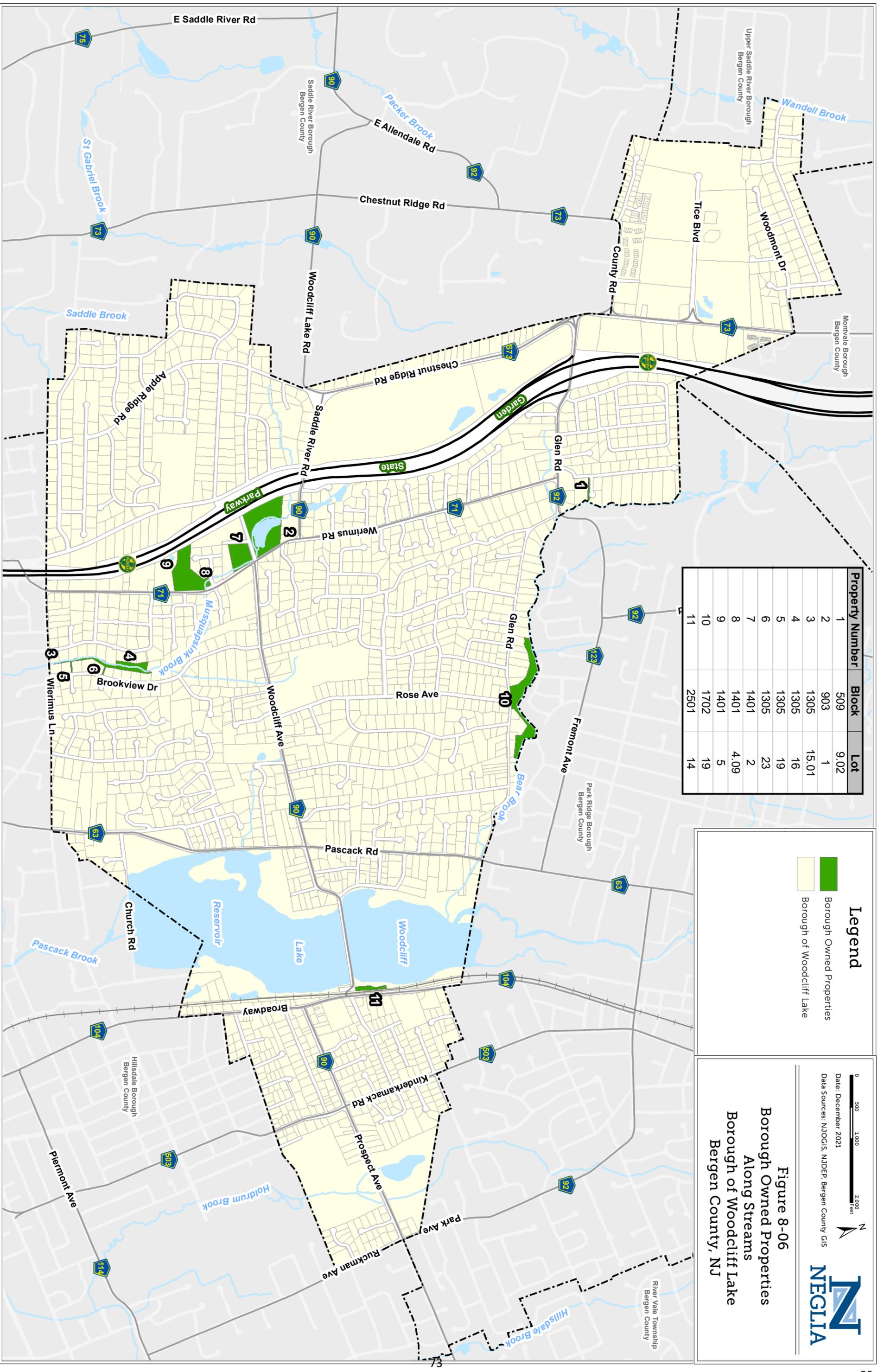
Elevation Data	
	237 - 284 Feet
	285 - 334 Feet
	334 - 383 Feet
	384 - 442 Feet
	71 - 136 Feet
	137 - 193 Feet
	194 - 236 Feet
	285 - 334 Feet
	334 - 383 Feet
	384 - 442 Feet
	50' Contours
	10' Contours

0 500 1,000 2,000 Feet

Date: December 2021

Data Sources: NJOGIS, NJDEP, Bergen County GIS, USGS NJDEP LiDAR - Extracted by Cooper Aerial

**Figure 8-05**  
DEM Elevation  
Borough of Woodcliff Lake  
Bergen County, NJ



Property Number	Block	Lot
1	509	9.02
2	903	1
3	1305	15.01
4	1305	16
5	1305	19
6	1305	23
7	1401	2
8	1401	4.09
9	1401	5
10	1702	19
11	2501	14

**Legend**

- Borough Owned Properties
- Borough of Woodcliff Lake

0 500 1,000 2,000 Feet

Date: December 2021  
Data Sources: NDOGIS, NJDEP, Bergen County GIS

**Figure 8-06**  
Borough Owned Properties  
Along Streams  
Borough of Woodcliff Lake  
Bergen County, NJ

## 9. Implementation

This chapter organizes the recommendations contained in each Element according to the projected time frame for implementation. Each “Action Item” identified previously are assigned one of the three categories:

- Short-term: completion in 0-12 months
- Medium-term: completion in 1-3 years
- Long-term/On-going: Completion requires more than 3 years or continuous and sustained efforts

### 9.1 Land Use Element Implementation Matrix

Goal	Objective	Action	Time-Frame
Encourage land uses that protect the character of the Borough while allowing for a diverse tax base	Protect the character of established residential neighborhoods and encourage land use and development at an appropriate scale and density	Eliminate development regulations that create unnecessary barriers or difficulties for home improvement	Short-term
		Amend existing standards and establish new standards to minimize detrimental impacts from development	Short-term
		Examine existing non-conforming lots in residential zones and consider zoning changes to bring them into compliance	Short-term
		Create informational materials on permitting, licensing, and other review processes and requirements	Short-term
		Coordinate planning efforts with neighboring municipalities and other jurisdictions to address regional planning challenges	Long-term/On-going
	Provide a range of housing options to satisfy diverse housing needs	Consider additional locations to allow for age-restricted or specialized housing for seniors	Medium-term
		Explore innovative zoning strategies to expand housing options for young families	Medium-term
		Consider establishing an overlay zone for the Egg Farm property (Block 908, Lot 2) to allow for townhomes or similar housing options	Short-term
		Continue to implement the Housing Element and Fair Share Plan and satisfy the Borough’s affordable housing obligations	Long-term/On-going
	Maintain and enhance the economic vitality	Support the development of desirable and	Establish new Broadway zoning to allow for appropriate mix of uses and scale of development

of non-residential districts	appropriate uses on the Broadway Corridor through zoning and land use regulations	Update Broadway design guidelines and extend it along the entire corridor to facilitate beautification and establish a coherent, attractive aesthetic character	Short-term
		Investigate if 126 Broadway (Block 2703, Lot 1) qualifies as a non-condemnation area in need of redevelopment	Short-term
		Work with NJ Transit and Bergen County to explore options to expand parking spaces along Broadway	Medium-term
		Consider establishing an Economic Development Advisory Committee to guide efforts in inventorying and marketing underutilized properties	Long-term/On-going
	Strengthen existing business centers of Tice & Chestnut Ridge Corridors	Revisit requirements in office zones to allow a more diverse mix of non-residential uses	Short-term
		Account for new or emerging business models in zoning and development regulations	Short-term
		Conduct outreach to pinpoint issues and opportunities faced by local businesses and employers	Long-term/On-going
		Establish a vision to guide potential future redevelopment based on sound planning principles and community needs	Long-term/On-going
Mitigate vulnerability to natural hazards and climate-change related impacts	Adopt and integrated hazard mitigation approach that coordinates efforts and strategies across local, county, state, and federal jurisdictions	Continue to implement strategies identified in the Union County Hazard Mitigation Plan	Medium-term
		Assess and update the Borough's development standards in accordance with climate change research and best practice studies	Short-term
		Improve critical facilities and infrastructure to prepare for natural hazards	Medium-term
	Enhance sustainability within the Borough	Incentivize the retrofitting of older buildings and new development to incorporate "green" building design	Long-term/On-going
		Update the zoning ordinance to reflect State mandates on electrical vehicle charging stations and provide public electric vehicle facilities in municipal parking lots	Short-term

		Encourage the development of renewable energy facilities in office and industrial areas	Short-term
		Coordinate with the Green Team to pursue initiatives to promote sustainability in the Borough	Long-term/On-going

9.2 Conservation & Open Space Element Implementation Matrix

Goal	Objective	Action	Time-Frame
Preserve the Natural Beauty of the Borough	Protect critical natural resources and sensitive environmental areas	Complete a Natural Resources Inventory	Short-term
		Implement and update the Community Forestry Management Plan	Short-term
		Continue to enforce and update development regulations pertaining to the protection of critical environmental areas	Short-term
	Conserve parklands and open spaces	Consider listing additional eligible parcels in the NJ Green Acres Program Recreational & Open Space Inventory (ROSI)	Short-term
Enhance Recreational Facilities for Public Enjoyment	Provide a balance of active and passive recreational amenities	Proactively upgrade municipal fields and coordinate with the Public School District to repair and improve school fields	Medium-term
		Work with Bergen County to explore the possibility of aesthetic enhancements or additional recreational amenities in the Wood Dale County Park	Medium-term
		Reflect the community’s vision in the planned Galaxy Gardens Park	Medium-term
		Coordinate with SUEZ Water and neighboring municipalities to complete the Reservoir Trails project	Medium-term
	Diversify recreational opportunities to satisfy unmet needs	Consider repurposing an underutilized property for indoor recreation	Long-term/On-going
		Convert underutilized fields into multi-purpose fields or recreational amenities currently lacking in the Borough	Medium-term
		Provide a pedestrian network connecting to main landmarks and attractions in the Borough	Long-term/On-going

### 9.3 Community Facilities Element Implementation Matrix

Goal	Objective	Action	Time-Frame
Continue to provide a high quality of services now and into the future	Ensure that community facilities are maintained in a good condition with adequate capacity to serve community needs	Periodically assess conditions of community facilities and proactively conduct improvements according to need, new regulations, and sustainability best practices	Long-term/On-going
		Ensure that future development is compatible with the capacity and level of service provided by community facilities	Long-term/On-going
	Provide for additional services desired by residents	Continue to explore opportunities to provide library services	Long-term/On-going
		Utilize appropriate facilities to expand community activities and programs	Long-term/On-going

### 9.4 Historic Preservation Element Implementation Matrix

Goal	Objective	Action	Time-Frame
Promote the history of the Borough and preserve its historic resources	Maintain an inventory of historic resources in the Borough	Conduct a survey of existing and potential historic properties	Medium-term
		Identify additional properties for listing on the NJ and National Registers of Historic Places	Medium-term
	Promote historic preservation through local initiative	Encourage and assist homeowners in preserving historic homes	Long-term/On-going
		Continue to explore funding to restore the Westervelt-Lydecker House	Medium-term

### 9.5 Circulation Element Implementation Matrix

Goal	Time-Frame
Improve vehicular and pedestrian safety at key areas of concern.	Long-term/On-going

### 9.6 Utility Element Implementation Matrix

Goal	Time-Frame
Ensure the proper management of the various utility systems within the Borough.	Long-term/On-going