BURGIS ASSOCIATES, INC.

COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS

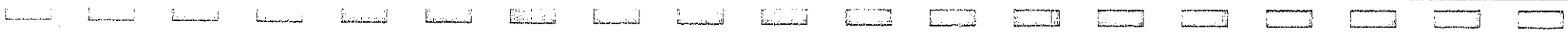
25 Westwood Avenue
Westwood, New Jersey 07675
Phone (201) 666-1811
Fax (201) 666-2599

Community Planning
Land Development and Design
Landscape Architecture

PERIODIC REEXAMINATION OF THE MASTER PLAN AND DEVELOPMENT REGULATIONS BOROUGH OF WOODCLIFF LAKE BERGEN COUNTY, NEW JERSEY

PREPARED FOR THE BOROUGH OF WOODCLIFF LAKE PLANNING BOARD
BA #2074.01

ADOPTED DECEMBER 8, 2008



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BERGEN COUNTY, NEW JERSEY

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The original document was appropriately signed and sealed on December 8, 2008 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

Donna Holmqvist

Donna Holmqvist, P.P., AICP
Professional Planner #4844

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INTRODUCTION

Overview

The 2008 Borough of Woodcliff Lake Periodic Reexamination of the Master Plan and Development Regulations is part of a continuing comprehensive planning effort that has been undertaken by the Borough over the past several decades. The Borough has been engaged in an on-going planning process since the adoption of its Master Plan in 1985. A Periodic Reexamination was adopted in 1995 and the Borough updated the Master Plan in 2002.

Adopting a Reexamination Report ensures that the Borough's planning policies and practices remain current, in addition to meeting the statutory requirements that each municipality periodically reexamine its master plan. This reexamination of the Master Plan is necessary to confirm that the Borough's Master Plan and Zoning Ordinance are consistent with the applicable provisions of the New Jersey Municipal Land Use Law (MLUL), which mandates that all local zoning regulations be substantially consistent with a regularly revised and updated land use plan element. This updated Reexamination Report is to be used by the Planning Board, Zoning Board of Adjustment and governing body in making land use planning and policy decisions that will enhance and protect the character of the community.

Legal Requirements for Master Plan

The MLUL establishes the legal requirement and criteria for the preparation of a Master Plan and Reexamination Report. The Planning Board is responsible for the preparation of these documents, which may be adopted or amended by the Board only after a public hearing. The Board is required to prepare a review of the Master Plan at least once every six years.

The MLUL identifies the required contents of the Master Plan and the Reexamination Reports. The statute requires that the master plan include the following:

- Statement of goals, objectives and policies upon which the proposals for the physical, economic and social development of the municipality are based.

- Land use element that takes into account physical features, identifies the existing and proposed location, extent and intensity of development for residential and non-residential purposes, and states the relationship of the plan to any proposed zone plan and zoning ordinance.

- Preparation of a housing plan and recycling plan by the municipality.

In addition, the MLUL identifies a number of other plan elements that may be incorporated into a comprehensive Master Plan document, including but not limited to, circulation, recreation, community facilities, and historic preservation.

The Master Plan provides the legal basis to regulate development in the municipality. This is accomplished through the adoption of development ordinances designed to implement the Plan's recommendations.

Legal Requirements for Master Plan Reexamination Report

The following section details the statutory master plan periodic reexamination report provisions, as prescribed in Section 40:55D-89 of the MLUL. This section of the statute mandates that the report must identify, at a minimum, the following:

1. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report;

2. The extent to which such problems and objectives have been reduced or have increased subsequent to such date;

3. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land use, housing conditions, circulation, conservation of natural features, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County and municipal policies and objectives;

4. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulation should be prepared;

5. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE MUNICIPALITY AT THE TIME OF THE ADOPTION OF THE LAST REEXAMINATION REPORT

The MLUL initially requires a reexamination report to identify the major land use problems and planning objectives that were enumerated in the most recently adopted Master Plan or Reexamination Report. The following issues to be addressed were identified in the 2002 Master Plan Update:

1. Implementation of an age restricted housing overlay to assist the Borough of Montvale with implementation of its second round affordable housing obligation.

2. Designation of an affordable housing overlay zone along Broadway in conformance with the Borough's second round substantive certification from COAH.

3. Creation of a retail center zoning district for Tice Corner.

4. Improvements to the reservoir causeway, train station and Broadway corridor.

5. Sidewalks on Woodcliff Avenue.

6. Acquisition of Hathaway site.

7. Acquisition of adjoining residential parcels by Ingersoll Rand.

8. Redevelopment of Tice Mahoney parcel at Glen Road and Chestnut Ridge Road.

In 2002, the Planning Board prepared an updated Land Use Plan Element that includes goals and policy statements. These goals are listed in an abbreviated fashion below.

1. To reaffirm and enhance the existing low-density residential character of the community.

2. To limit multi-family development to those sites identified as part of the Borough's Housing Plan.

3. To ensure that any prospective development is responsive to the Borough's environmental features.

4. To preserve natural vegetation and wooded areas which are integral to the Borough's aesthetics

5. To encourage uniform landscaping for new subdivisions where the lot has dual frontage.

6. To encourage improvements to the Broadway Business District corridor.

7. To improve the appearance of the reservoir causeway.

8. To encourage improvements to the NJ Transit Woodcliff Lake rail station.

9. To evaluate whether appropriate locations exist for age restricted housing in the Borough.

10. To continue recreation planning and prioritize open space needs.

11. To preserve the aesthetic beauty of the Woodcliff Lake reservoir.

12. To update the Borough's land use ordinances.

13. To address stormwater runoff impacts from development.

14. To integrate the design of new roadways in existing neighborhoods so that unique features are preserved.

15. To encourage the construction of sidewalks on County Roads.

16. To protect water quality and address water capacity issues.

17. To support the overall philosophy of the State Plan.

EXTENT TO WHICH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO THE LAST REEXAMINATION REPORT

This section of the Reexamination Report examines how the problems and objectives outlined in the prior Reexamination Report have been addressed. A number of the Borough's goals and objectives as well as planning issues highlighted in the 2002 Reexamination Report hae been addressed while others remain relatively static. The static nature of some problems and planning objectives is a function of the long-range planning concerns they represent, the general nature of most of these problems and objectives, and the extent and type of development that Woodcliff Lake has experienced over the last several years. For example, the general planning concerns regarding land use compatibility and redevelopment all represent long-term issues that focus on the inherent character of the community, and consequently necessitate periodic review by the Borough.

2002 Planning Issues. Issues in the 2002 Reexamination Report have been addressed as follows:

1. Implementation of an age restricted housing overlay to assist the Borough of Montvale with implementation of its second round affordable housing obligation.

   The ARHO District was adopted by the governing body in December 2004. This zoning was done in conjunction with the Borough of Montvale to assist the neighboring Borough with implementation of its second round housing plan. The zoning allowed for one development encompassing land in both Montvale and Woodcliff Lake for an age restricted development of a total 108 units. The Borough of Woodcliff Lake granted site plan approval for the project in 2007. The developer, K. Hovnanian, has halted construction due to a decrease in housing demand, particularly for age restricted housing. The future of this project is unknown.

2. Designation of an affordable housing overlay zone along Broadway in conformance with the Borough's second round substantive certification from COAH.

   The AHO district was implemented and encompasses Block 2303 Lots 6 and 7. The zoning allows for redevelopment of the site with a total of 10 affordable housing units. This zone was implemented in response to an objection to the Borough's housing plan and subsequent mediation. The site remains developed with a commercial business renting trucks.

3. Creation of a retail center zoning district for Tice Corner.

   No zoning changes have been implemented for the retail center. The site remains in the B-2 District.

4. Improvements to the reservoir causeway, train station and Broadway corridor

   The Borough has authorized preparation of a background study detailing the existing conditions of properties in the Broadway study area.

5. Sidewalks on Woodcliff Avenue.

   In 2006, the governing body analyzed the feasibility of installing sidewalks along Woodcliff Avenue to enhance pedestrian safety. Issues reviewed included grade differences, County requirements for road widening and the placement of curbs.

6. Acquisition of Hathaway site.

   The Borough has obtained grants to cover the majority of the acquisition cost and is moving towards acquiring the site.

7. Acquisition of adjoining residential parcels by Ingersoll Rand.

   Subsequent to the adoption of the Borough's 2002 Master Plan, the acquisition of the single family residential parcels adjoining the Ingersoll Rand campus was completed. Ingersoll Rand moved out of the campus and relocated operations to Montvale. BMW, which occupies land north of the Ingersoll Rand property, purchased the land from Ingersoll Rand and began planning an expansion of its North American headquarters facility. The south campus expansion opened in June 2008 and houses research, engineering and technical training facilities for BMW personnel.

8. Redevelopment of Tice Mahoney parcel at Glen Road and Chestnut Ridge Road.

   After completion of the 2002 Master Plan, a development proposal was presented for construction of a hotel on the 4.2 acre parcel located on the northeast corner of Glen Road and Chestnut Ridge Road. The zoning did not permit hotel use and a use variance was ultimately denied by the Borough's zoning board. An appeal was filed in Superior Court and the Borough's denial, based on traffic concerns, was upheld by the court.

   In 2007, Russo Development proposed to construct an office building on the property. Office use is a permitted use in the zone district. The developer worked in conjunction with Bergen County and the Borough to arrive at acceptable plans to accommodate the increased traffic to be generated by the new building. The planning board approved the proposal for the 71,000 sf building. Construction has not yet started for this project.

2002 Goals and Policies. The 2002 Land Use Element includes several goals along with policy statements regarding the implementation of land use policies. These goals have been addressed as follows:

1. To reaffirm and enhance the existing low-density residential character of the community.

   The residential neighborhoods of Woodcliff Lake remain stable and attractive. There has been some demolition of existing homes for construction of new structures. Some larger lots have been subdivided to accommodate an additional building lot. The planning board policy has been to approve development only when the applicant demonstrates the positive and negative criteria established by the Municipal Land Use Law for the granting of variances. A number of minor subdivision applications have been denied because the applicant failed to satisfy this criteria during the hearings process.

2. To limit multi-family development to those sites identified as part of the Borough's Housing Plan.

   The only areas in the community that permit multi family housing are the affordable housing districts on Broadway and Centennial Way and the age restricted housing district on Chestnut Ridge Road. In 2006 a developer proposed to construct a multifamily development on the site of the former Matsu Restaurant on Broadway between Lincoln Avenue and Columbus Avenue. The developer ultimately withdrew the application based on comments received during the hearings about the lack of available on-site guest parking and the proposed density of the project. The property is for sale and the restaurant has relocated to Hillsdale.

3. To ensure that any prospective development is responsive to the Borough's environmental features.

   The Borough has carefully reviewed applications where deviations are proposed from the Borough's steep slope disturbance regulations. Drainage and erosion concerns are carefully reviewed during hearings. Additionally, the Borough's Shade Tree Committee reviews development applications and offers guidance to applicants on preservation of existing vegetation and the planting of shade trees.

4. To preserve natural vegetation and wooded areas which are integral to the Borough's aesthetics.

   The planning board, during review of an application, seeks to preserve existing vegetation whenever possible.

5. To encourage uniform landscaping for new subdivisions where the lot has dual frontage.

   In response to residents concerns about the appearance of new subdivisions, the governing body adopted an amendment in 2005 to the Borough's subdivision design standards regulating the orientation of new homes on lots with dual frontage. The regulation requires that the dwelling be oriented to the existing roadway, but allows garage access to be either on the new roadway or the existing roadway. A developer of new homes with frontage on Ellis Court and Pascack Road challenged this regulation in court in 2008 and the Borough's ordinance was upheld.

6. To encourage improvements to the Broadway Business District corridor.

   The governing body authorized preparation of a study on existing conditions in the Broadway corridor. Work has not yet been completed on this project.

7. To improve the appearance of the reservoir causeway.

   Concerns still exist regarding the aesthetic aspects of the causeway although planters have been added. The roadway is unable to be widened due to the location of the reservoir on either side. The views would be improved by underground location of utility wires. Underground location of utilities would also eliminate conflicts between wires and trees along the causeway.

8. To encourage improvements to the NJ Transit Woodcliff Lake rail station.

   The Borough supports a station upgrade and expansion of the amount of parking for the rail station. Some discussion has occurred with New Jersey Transit and the County about intersection realignment and train station modifications. Any changes to the intersection and train station parking would require evaluation for traffic engineering considerations and safety.

9. To evaluate whether appropriate locations exist for age restricted housing in the Borough.

   Woodcliff Lake cooperated with Montvale to rezone the former Rink property to accommodate an age restricted development located in both communities. The rezoning was critical to Montvale's second round affordable housing plan and would provide an additional housing choice for those 55 and over seeking an active adult residential option. The site, located along Chestnut Ridge Road, is within walking distance of a variety of commercial uses, including the A & P Supermarket and Tice Corner shopping center.

10. To continue recreation planning and prioritize open space needs.

    Since the 2002 master plan update, the Borough has reconstructed the former sand bottom swimming facility at Old Mill to a concrete pool. Lydecker House is an historic home near Old Mill that is planned to have a toddler park and expanded parking area.

Possible use of the house will be for indoor recreation activities associated with the Borough sponsored day camp.

11. To preserve the aesthetic beauty of the Woodcliff Lake reservoir.

    After storms, the amount of debris in the reservoir is very visible. United Water has been cooperative with the Borough in staffing clean up crews to remove debris in a timely manner.

12. To update the Borough's land use ordinances.

    To date, there has not been a comprehensive revision to the Borough's land use ordinances. However, recent amendments have been codified.

13. To address stormwater runoff impacts from development.

    The Borough has worked to resolve issues pertaining to the upper and lower pond areas in the vicinity of Saddle River Road. Silt build up is part of the issues being addressed in this location.

14. To integrate the design of new roadways in existing neighborhoods so that unique features are preserved.

    The Borough adopted lighting specifications for residential subdivisions to create uniform fixture design for new developments.

15. To encourage the construction of sidewalks on County roads.

    The Borough pursued a study of implementing sidewalks along Woodcliff Avenue in 2006. However, due to topographic issues, available right of way and the required relocation of utilities, the governing body decided that implementation of sidewalks in the area was not feasible. Signage has been provided on utility poles to increase safety.

    The Borough desires sidewalks on County roads unless topography or other conditions make installation impractical or undesirable.

16. To protect water quality and address water capacity issues.

    The Borough has adopted ordinances in accordance with State regulations.

17. To support the overall philosophy of the State Plan.

    The State plan seeks to promote development in areas where existing infrastructure is available. It also establishes planning policies favorable to mixed use development near transit locations. The Borough is moving toward a study of the Broadway corridor to develop a plan in concert with these policies.

EXTENT TO WHICH THERE HAS BEEN SIGNIFICANT CHANGES IN THE ASSUMPTION, POLICIES AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO SPECIFIC PLANNING ISSUES AND GOVERNMENT POLICY

As part of the overall reexamination analysis, the MLUL requires an assessment of the changes that have taken place in the community since the adoption of the last Master Plan. Detailed demographic data from the U.S. Census Bureau includes the 2000 Census data for the Borough and population estimates up to 2006.

Changes at the Local Level

1. Borough Population Growth. As outlined in Table 1, the Borough's population grew fivefold between 1950 and 1970, reflecting the suburbanization of Woodcliff Lake. The population remained stagnant in the 1970s and declined slightly during the 1980's, decreasing by 6 percent according to the 1990 Census. Borough population rebounded at the 2000 Census to 5,745, slightly higher than the 1980 population. During this decade, U.S. Census Bureau population estimates show modest growth for the Borough, with an estimated 2007 population of 5,939, a 3 percent increase from the 2000 Census count.

Table 1: Rate of Population Growth: 1920-2000 - Woodcliff Lake, NJ

Year	Population	Population Change	Percent Change
1920	587	-	-
1930	871	284	48
1940	1,037	166	19
1950	1,420	383	37
1960	2,742	1,322	93
1970	5,506	2,764	101
1980	5,644	138	3
1990	5,303	-341	-6
2000	5,745	442	8
2007*	5,939	194	3

Source: Bergen County Data Book, NJ Department of Labor.
*** U.S. Census Bureau estimates; NJ Department of Labor web site**

2. Age Characteristics. The median age of a Borough resident is 40.7 years of age, slightly older than the Bergen County median age of 39.1 years and the New Jersey median age of 36.9 years. The percentage of residents under 19 years of age has grown to over 30 percent of the population. As shown on Table 2, there has been an increase in the population between ages 35 through 44 between 1990 and 2000.

   Although the nation and State's 55 years of age and over population has been increasing, this segment represents 23 percent of Borough residents, a slight increase from 22 percent in 1990.

Table 2: Age Characteristics: 1990 & 2000 - Woodcliff Lake, NJ

Age Group	1990		2000	
	Number	Percent	Number	Percent
Under 5	327	6	413	7
5-19	149	22	1,406	24
20-24	293	6	135	2
25-34	549	10	352	6
35-44	795	15	1,130	20
45-54	998	19	947	16
55-64	598	11	598	10
65 and over	594	11	764	13
Total	5,303	100.0	5,745	100.0

Source: U.S. Census, 1990 & 2000 (100-Percent Data).

3. Place of Residence in 1995. In 2000, almost 70 percent of the Borough's population lived at the same residence as in 1995, while 21 percent lived at a different residence within Bergen County. The remaining 9 percent of the population lived outside Bergen County in 1995.

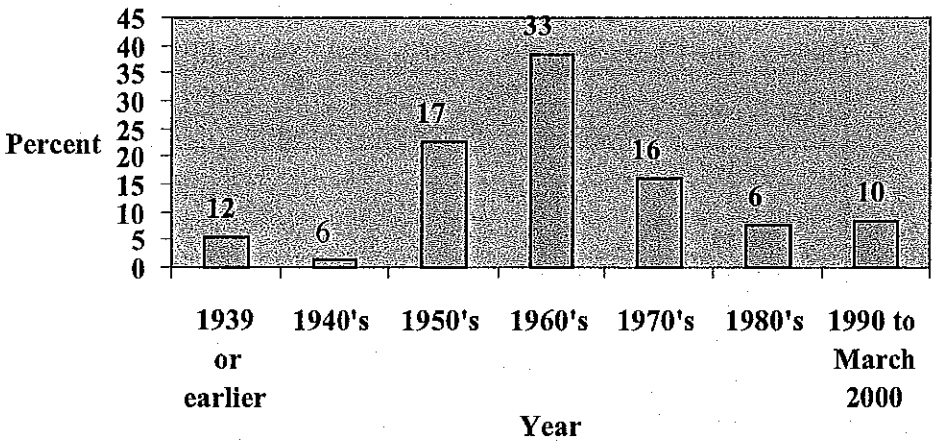
Table 3: Place of Residence in 1995 (Population 5 years and over) - Woodcliff Lake, NJ (2000)

		Number	Percent
Same residence in 1995		3,671	68
Different residence in U.S. in 1995	Same County	1,150	21
	Different County, same state	122	2
	Different State	321	6
Elsewhere in 1995		68	1
Total		5,332	100

Source: U.S. Census 2000

4. Housing Stock Age. Over 70 percent of the Borough's housing stock was constructed between 1950 and 1980. Since 1980 there has been a gradual decrease in new home construction, resulting in 16 percent of the Borough's housing stock constructed after 1980.

Chart 1: Year Structure Built – Woodcliff Lake, NJ



Source: 2000 U.S. Census

5. Housing Tenure and Occupancy. Table 5 provides details regarding the tenure and occupancy of the Borough's housing stock. More than 90 percent of the Borough's housing stock in 2000 was owner-occupied. There were 18 vacant units in 2000, representing approximately 1 percent of all housing units.

Table 4: Housing Tenure and Occupancy: 1990 and 2000 - Woodcliff Lake, NJ

Category	1990		2000	
	No. Units	*Percent*	*No. Units*	*Percent*
Owner-Occupied Units	1,557	91	1,725	94
Renter-Occupied Units	91	5	99	5
Vacant Units	55	4	18	1
Total Units	**1,703**	**100**	**1,842**	**100**

Source: U.S. Census, 1990 and 2000

6. Housing Units in Structure. Table 5 provides information on the number of units in structures within the Borough. Woodcliff Lake is comprised almost entirely of one unit detached buildings.

Table 5: Units in Structure: 1990 and 2000 - Woodcliff Lake, NJ

Units in Structure	1990		2000	
	Number	Percent	Number	Percent
One Unit Detached	1,680	99	1,740	94
One Unit Attached	0	0	35	2
2 Units	23	1	46	2
3 to 4 Units	0	0	15	1
5 to 9 Units	0	0	8	1
10 or More	0	0	0	0
Other	0	0	7	0.3
Total	**1,703**	**100**	**1,842**	**100**

Source: U.S. Census, 1990 and 2000.

7. Purchase and Rental Values. The Borough has seen a rise in purchase and rental housing prices between 1990 and 2000, as shown in the following tables. As shown on Table 6, the median gross rent for the Borough's rental housing stock rose from $1,001 in 1990 to $1,258 in 2000. Rental values have continued to increase throughout this decade.

Table 6: Specified Renter-Occupied Housing Units: 1990 and 2000 - Woodcliff Lake, NJ

Value Range	1990		2000	
	Number	Percent	Number	Percent
Less than $300	0	0	7	7
$300 to $399	0	0	0	0
$400 to $499	5	0	6	06
$500 to $599	5	5	0	0
$600 to $699	5	5	6	6
$700 to $749	8	9	0	0
$750 to $999	0	0	20	20
$1,000 or more	59	65	54	55
No Cash Rent	9	0	6	0
Total	**91**	**100.0**	**99**	**100.0**
Median Rent	$1,001		$1,258	

Source: U.S. Census, 1990 & 2000.

The median value of owner-occupied housing units rose by 13 percent between 1990 and 2000, from $399,900 to $450,700. Both Woodcliff Lake and the region as a whole have experienced marked increase in housing values in the first half of this decade.

Table 7: Value of Specified Owner-Occupied Housing Units: 1990 and 2000
Woodcliff Lake, NJ

Value Range	1990		2000	
	Units	%	Units	%
Less than $50,000	0	0	8	0
$50,000 to $99,999	12	1	8	0
$100,000 to $149,999	15	1	20	1
$150,000 to $199,999	57	4	44	2
$200,000 to $249,999	115	8	36	2
$250,000 to $299,999	175	12	67	4
$300,000 to $399,999	355	24	486	29
$400,000 to $499,999	259	18	344	20
$500,000 or more	469	32	671	40
Total		**100.0**		**100.0**
Median Value	**$399,900**		**$450,700**	

Source: U.S. Census, 1990 & 2000.

According to the NJ State Treasury, Division of Taxation, the average sale price of a dwelling in the Borough had climbed to $742,123 in 2007. This was considerably higher than the average sales price of $576,809 for Bergen County in the same year.

8. Average Household Size. As shown on Table 8, the average household size in the Borough has remained constant in 1990 and 2000, reversing a household size decline trend noted in the 1970 and 1980 U.S. Census.

Table 8: Average Household Size: 1960-2000 - Woodcliff Lake, NJ

Year	Total Population	Number of Households	Household Size
1960	2,742	781	3.51
1970	5,506	1,426	3.86
1980	5,644	1,646	3.43
1990	5,303	1,703	3.11
2000	5,745	1,842	3.12

Source: 2003 Bergen County Data Book.

9. Household Income. The median household income in Woodcliff Lake increased approximately 38 percent between 1990 and 2000, rising from $88,670 to $123,022. Detailed household income figures are shown in the table below.

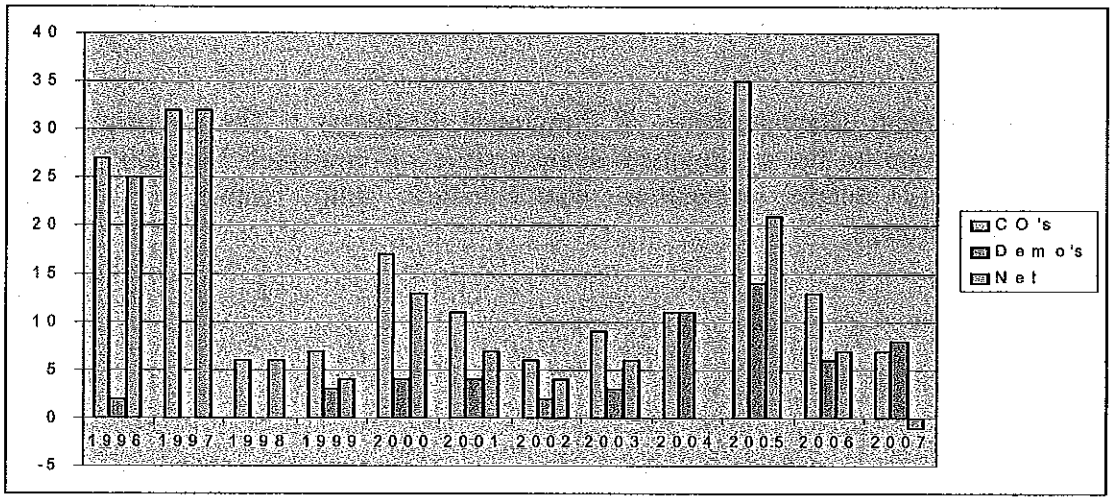
Table 9: Household Income: 1989 and 1999 - Woodcliff Lake, NJ

Income Category	1990		2000	
	Number	Percent	Number	Percent
Less than $10,000	67	4	19	1
$10,000 to $14,999	21	1	36	2
$15,000 to $24,999	71	4	90	5
$25,000 to $34,999	101	6	91	5
$35,000 to $49,999	110	7	133	7
$50,000 to $74,999	294	18	197	11
$75,000 to $99,999	264	16	178	10
$100,000 to $149,999	367	22	371	21
$150,000 or more	360	22	700	29
Total	**1,655**	**100**	**1,796**	**100**
Median Household	**$88,670**		**$123,022**	
Bergen County	**$49,249**		**$65,241**	

Source: U.S. Census, 1990 and 2000.

10. Historical Trends in Residential Development. The following chart depicts residential development activity from 1996 through 2006. The greatest level of development activity occurred in 2002 and 2003.

Chart 2: Certificates of Occupancy and Demolition Permits Issued, 1996-2007
Woodcliff Lake, NJ



Source: NJDCA Division of Codes and Standards.

11. Historical Trends in Nonresidential Development. The Borough experienced modest nonresidential development growth between 1997 and 2007. The majority of development occurred at the Tice Center shopping mall on Chestnut Ridge Road, Esai office building on Tice Boulevard and BMW North American Headquarters campus between 2001 and 2007.

Table 10: Historical Trends in Non-Residential Development, 1997-2007
Analysis of Commercial Square Footage Approved - Woodcliff Lake, NJ

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Office	810	0	75,303	0	0	5,820	0	0	0	206,740	109,764
Commercial	0	0	12,243	0	120,000	0	0	0	0	0	0

Sources: Bergen County Planning Board; NJDCA Division of Codes and Standards; Borough of Woodcliff Lake

12. Employment Status. Only 64 percent of the population age 16 and over were in the labor force at the time of the 2000 Census. People not in the labor force are generally retired, stay at home parents, or students.

Table 11: Employment Status for Population Age 16 and Over, 2000
Woodcliff Lake, NJ

Employment Status	Number	Percent
Population 16 years and over	4,192	100
In labor force	2,692	64
Employed	2,653	63
Unemployed	39	1
Armed Forces	0	0.0
Not in labor force	1,500	36

Source: U.S. Census data

13. Employment Characteristics of Employed Residents. The following tables detail information on the employment characteristics of employed Woodcliff Lake residents. Table 12 details occupation characteristics, while Table 13 details industry characteristics.

Table 12: Employed Persons 16 & Over, By Occupation: 1990 and 2000
Woodcliff Lake, NJ

Occupation	1990		2000	
	Number	Percent	Number	Percent
Managerial and Professional Specialty: Executive, Administrative, Managerial Professional Specialty	1459	55	1526	58
Sales, Technical & Administrative Support	821	31	810	31
Services	124	5	138	5
Farming, Forestry, Fishing	28	1	0	
Production & Maintenance Transportation and Material Moving	74	3	83	3
Construction, Operators, Laborers	155	5	96	3
Total	**2,661**	**100.0**	**2,653**	**100.0**

Source: U.S. Census; 1990 and 2000.

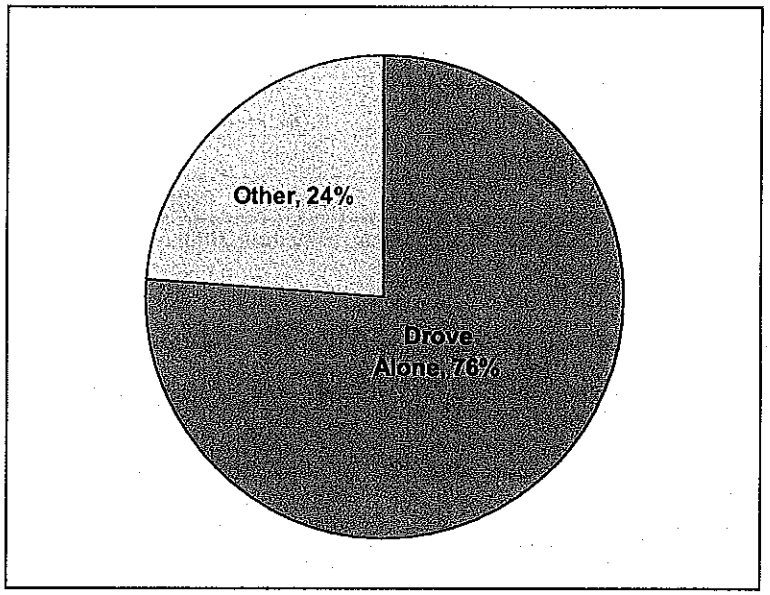
Table 13: Employed Persons 16 & Over, By Industry: 1990 & 2000
Woodcliff Lake, New Jersey

Industry	1990		2000	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fisheries, Mining	47	2	8	1
Construction	88	3	58	2
Manufacturing	344	13	390	15
Transportation, Warehousing and Utilities Information	168	6	177	7
Wholesale Trade	254	10	241	8
Retail Trade	262	10	230	8
Finance, Insurance, Real Estate	341	12	212	8
Business and Other Services	236	9	98	3
Personal, Entertainment, Recreation	124	5	130	5
Professional and Related Service	781	29	1063	40
Public Administration	43	1	73	3
Total	**2661**	**100**	**2653**	**100.0**

Source: U.S. Census; 1990 and 2000.

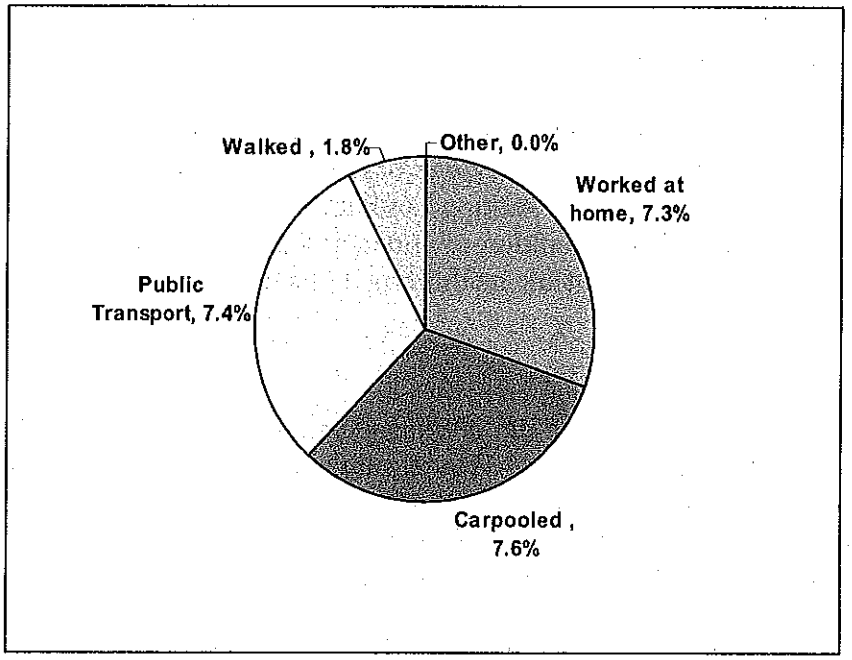
14. Means of Transportation to Work. According to the 2000 Census, approximately 76 percent of the working population in Woodcliff Lake drives alone to work. The remainder of the working population uses public transportation, car pools, or works out of their residence.

Chart 3: Means of Transportation to Work, Workers 16 Years of Age and Over Woodcliff Lake, NJ



Source: U.S. Census; 1990 and 2000.

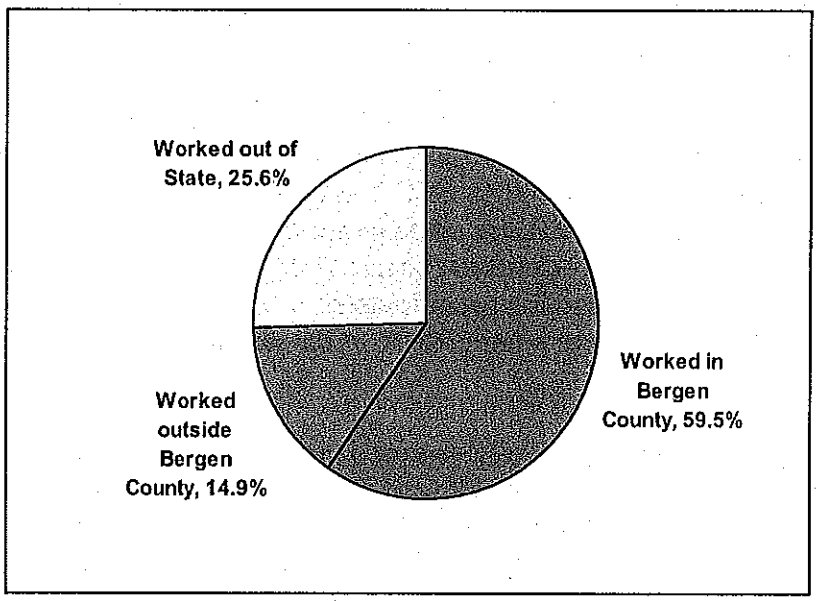
Chart 4: Means of Transportation to Work Using Other Modes of Transportation, Workers 16 Years of Age and Over – Woodcliff Lake, NJ



Source: U.S. Census; 1990 and 2000.

15. Place of Work. In 2000, approximately 60 percent of the Borough's population worked in Woodcliff Lake or some other Bergen County community. The remainder worked in another New Jersey County, or outside the State, presumably in New York.

Chart 5: Place of Work, Workers 16 Years of Age and Over – Woodcliff Lake, NJ



Source: U.S. Census; 1990 and 2000.

Changes at the State Level

1. Council on Affordable Housing (COAH). COAH adopted its "Third Round" methodology and rules in December 2004. These rules differed substantively from the prior rounds, in that each municipality is required to determine its housing obligation through an analysis of its projected growth through 2018.

The State Superior Court issued a ruling ordering COAH to revise its regulations and certain portions of the methodology for which they were based. The amended rules were adopted in June 2008, with most municipalities seeking substantive certification having a deadline of December 31, 2008. Due to the expiration of Woodcliff Lake's second round certification on November 6, 2008, the Borough must file its third round plan by that date to stay under COAH's jurisdiction.

2. A-500. State legislation enacted in 2008 made sweeping changes to affordable housing policies in place for more than 20 years. The act eliminated the use of regional contribution agreements, required a percentage of affordable housing units be set aside for very low income residents and established a statewide affordable housing fund to receive money from non-residential development fees. It also created a State Housing Commission.

3. Water Quality Management Planning Rule (WQMP). These rules became effective July 2008 and establish County planning offices as the water management planning coordinating agencies throughout the State. Municipalities are required to submit information for wastewater management and sewer service area planning for 20 year planning efforts.

4. Stormwater Management Rule. This law became effective February 2004 It calls for reduction in nonpoint pollutants and requires municipalities to adopt ordinances to manage sources of pollution, perform maintenance , such as catch basin cleaning, and improve waste disposal. The rule also established design and performance standards for new development.

In addition to these requirements, activities within 300 ft. of a Category One waterway may be regulated under Flood Hazard Control Act rules. The State established Special Water Resource Protection Areas (SWERPA) within 300 ft. of C 1 waterways and tributaries within the same subwatershed (HUC-14). These regulations are to protect waterway from measurable changes in water quality based on ecological, recreational or water supply significance. The SWERPA is a buffer area between development and the special waters. Any property within the HUC-14 of a C 1 waterway and with a stream on or within 300 ft. of the site, may be impacted by a SWERPA.

5. Smart Growth Principles for Development. Smart growth in New Jersey became a funded program in 1999 when the Smart Growth Planning Grant Program was established to fund smart growth initiatives for eligible projects. In 2002, the Office of State Planning was renamed the Office of Smart Growth. This action was designed to promote well planned, well managed growth to provide new development while preserving open space and environmental

resources. Principles of smart growth include mixed use development, walkable downtowns, transit access and sustainable development that protects the environment.

6. State Development and Redevelopment Plan (SDRP). On March 1, 2001, the State of New Jersey adopted an updated SDRP. The SDRP's main objective is to guide future development and redevelopment to ensure the most efficient use of existing infrastructure systems, and to maintain the capacities of infrastructure, environment, and natural resources, fiscal, economic and other systems. To this end, the SDRP divides the State into four types of planning areas that are regional in scale, and five categories of "Centers" which are compact forms of development. The SDRP sets forth policy objectives for each planning area in order to guide local planning decisions. These policy objectives intend to implement the statewide goals and objectives of the SDRP in the context of the unique qualities and conditions in each planning area.

All of the Borough is designated in the Metropolitan Planning Area (PA1) category, encompassing developed suburban areas. The Borough's Master Plan is consistent with the statewide goals and objectives of the SDRP and the policy objectives of the various planning areas.

7. Cross-Acceptance / SDRP. On April 28, 2004, the New Jersey State Planning Commission (SPC) approved the release of the Preliminary 2004 SDRP and the Preliminary State Plan Policy Map. This action launched the third round of Cross-Acceptance.

Cross-Acceptance is defined by the SPC as a bottom-up approach to planning, designed to encourage consistency between municipal, County, regional, and State plans to create a meaningful, up-to-date and viable State Plan (N.J.S.A. 52:18A-202.b.). This process is meant to ensure that all New Jersey residents and levels of government have the opportunity to participate and shape the goals, strategies and policies of the State Plan.

Plan endorsement encourages municipalities to work toward regional planning and coordination. It ensures that all plans are consistent with the State Development and Redevelopment Plan. Endorsed local plans entitle municipalities to higher priority for available funds and streamlined permit reviews.

8. Residential Site Improvement Standards (RSIS). RSIS establishes statewide technical standards for streets and parking, water supply, sanitary sewers and stormwater management relating to residential development. The standards are the minimum requirements for site improvements that must be adhered to by all applicants for residential subdivision and site plans before planning boards and zoning boards of adjustment. They also represent the maximum that such boards can require of an applicant. These adopted standards supersede any local standards established for these systems.

SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATION SHOULD BE PREPARED;

1. Affordable Housing Site. The Council on Affordable Housing (COAH) recently adopted revised third round rules. The Borough has had an affordable housing committee meeting on an ongoing basis to evaluate the impacts of the third round growth share obligation. The planning board adopted a third round housing plan identifying Block 2602 Lots 1 and 2 for an affordable housing site to be developed in conjunction with CHIP. It anticipated that the third round growth share obligation can be accommodated on this parcel. The Borough submitted its Housing Element and Fair Share Plan to COAH on November 6, 2008. The Borough is awaiting feedback from COAH on its plan for the site.

2. County Road/Pickwick Lane Area. The area zoned R-30 west of Harriet Way, north of County Road and along Pickwick Lane is developed with single family homes. However, since the last master plan update in 2002, new development has been completed in the area of Tice Boulevard consisting of the Esai office building and Tice Corner shopping center. A traffic light has been installed at the intersection of County Road and Harriet Drive. Traffic volumes in the area have increased from the additional development around the homes located in the R-30 District on the north side of County Road.

   To date no assemblage of the residential properties has occurred. No application for a rezoning has been presented by a petitioner to the Borough for formal review. No use variance applications for these properties have been proposed before the Borough's zoning board of adjustment. The homes continue to be utilized for residential purposes.

   Since the character of the area has changed, and a townhouse development is proposed at the southwest corner of County Road and Chestnut Ridge Road, development other than single family detached dwellings on 30,000 sf lots may be appropriate for the area. However, compatibility with remaining single family uses and the adjoining roadway network are pertinent issues related to any potential rezoning of this area. Any new development in this area will need to comply with the growth share obligation per COAH's third round rules.

3. Differentiate Permitted Uses in B-1, B-2 and B-3 Districts.

   The Borough should establish permitted uses for each of these zones. The B-1 zones exists along Broadway while the B-2 and B-3 zones are on Chestnut Ridge Road. For example, the B-1 district uses should be uses appropriate for a traditional downtown area, since the zone is within walking distance of the train station.

4. Determine Appropriate Districts for Restaurants and Establish Conditions for this Use.

The current zoning regulations for the Borough do not permit restaurants as permitted uses in any zone. The Borough should consider evaluating commercial zones to determine whether such use is appropriate, and under what conditions and zoning standards.

5. Implement Retail Center District Regulations for Tice Corner Shopping Center site.

The Tice Corner shopping center has been successful since it opened several years ago. The center contains a mix of retailers selling quality merchandise. The site is currently located in the B-2 District, yet exhibits a distinct character. Therefore, the Borough should consider developing zoning regulations more closely aligned with the site's developed character.

6 Amend the Zoning Map to Designate the OR District.

The entire BMW North American Headquarters is in the OR Office Research District. The zoning map should be updated to reflect this change since the site contains about 80 acres.

2008 Goals and Objectives

The goals and objectives outlined in the 2002 Land Use Element are still relevant to the Borough's overall planning objectives. This reexamination reaffirms all of the goals listed on page 3 and 4 of this document. In addition, the Borough has also established the following additional goals to reflect the municipal policies on sustainable development:

1. To encourage sustainable building policies.

Development should protect and preserve the Borough's environment by utilizing energy efficient heating and cooling methods, minimizing waste, and incorporating resource-efficient and recycled materials.

2. To promote environmental quality through landscaping methods sensitive to the ecosystem.

Landscaping should promote woodland conservation and replanting with native species. Species requiring minimal irrigation should be considered.

3. To encourage redevelopment of parcels in the Broadway Business District corridor to be compatible with the principles of LEED ND (Leadership in Energy and Environmental Design for Neighborhood Development) although LEED certification is not mandatory.

The existing development in the Broadway corridor presents an opportunity to resuse or renovate existing structures to create more sustainable buildings. Passive solar (such as skylights, energy efficient windows, and natural light for indoors), heat island reduction, and energy and lighting efficiency should be incorporated into any new construction, reuse or renovation in this district.

4. To discourage development intruding into steep slope areas.

The Borough implemented a steep slope ordinance in 1999 regulating disturbance of land on slopes of 15 percent or greater grades. The ordinance has been effective at preserving vegetation, limiting erosion and promoting compatible development in existing neighborhoods.

Ongoing Planning Issues

1. Rink/KHov Site. Construction has halted on this project. It is not clear whether KHovnanian will pursue development of the property at a future date. The site has been cleared and soil is stockpiled on the property. A construction trailer also exists on the site. Since the site is partially located in Montvale, any amendments to the approved plan would need approval from Montvale and Woodcliff Lake.

2. Reservoir Debris. The source of the extensive amount of debris in the reservoir after storms should be investigated.

3. Broadway Corridor. The study of existing conditions of the parcels in the corridor has been authorized. Work will commence on the evaluation of existing conditions.

4. Railroad Commuter Parking. The amount of commuter parking may not be adequate given New Jersey Transit's increased service through the Pascack Valley corridor. The Borough should work with New Jersey transit to evaluate traveler needs at the Woodcliff Lake train station.

5. Intersection of Broadway/Highview and Causeway. The Borough should continue efforts to improve conditions in this area.

6. Recreation. The Borough will continue efforts to expand recreation opportunities and coordinate land acquisition for these purposes.

THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE LOCAL REDEVELOPMENT AND HOUSING LAW AND REDEVELOPMENT PLANS;

The Municipal Land Use Law requires the reexamination to address the above noted issue. However, the Borough has not initiated any redevelopment studies, nor adopted any redevelopment plans. Therefore, there is no need to modify the land use plan to effectuate any redevelopment plan. The Broadway Corridor study is not intended to be a redevelopment analysis or redevelopment plan. It is a special planning study to determine the existing mix of uses and intensity of use.