

2023 Master Plan Amendment

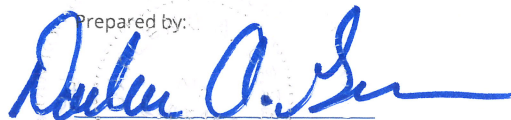
October 4, 2023

Borough of Demarest, New Jersey

Prepared for:

Borough of Demarest

Prepared by:



Darlene A. Green, PE, AICP
License No. 33LI00611400

Colliers Engineering & Design
Shelbourne at Hunterdon
53 Frontage Road, Suite 110
Hampton, New Jersey 08827
Main: 877 627 3772
Colliersengineering.com



2023 Master Plan Amendment

Borough of Demarest

Bergen County, New Jersey

October 4, 2023

Adopted by the Planning Board: November 1, 2023

Project No. DEB-001A

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.

I. Introduction

In 1983, the Borough of Demarest adopted a Master Plan. The 1983 Master Plan included a reexamination report, land use chapters, a vacant land analysis, historic preservation considerations, and environmental considerations. The Borough's three most recent reexamination reports were adopted in 2003, 2010 and 2022. The 2022 Master Plan & Development Regulations Reexamination ("2022 Reexamination") was adopted by the Planning Board on August 3, 2022. The 2022 Reexamination report makes recommendations regarding master plan goals, master plan elements, and ordinance amendments.

The purpose of this document is to amend the 1983 Master Plan to reflect the goals recommended in the 2022 Reexamination.

II. 2023 Amendments

The 1983 Master Plan is hereby amended to include the following goals to guide the Borough of Demarest concerning the physical, economic, and social development of the municipality:

Land Use

1. Set and maintain planning standards that contribute to the quality of life for Borough residents by protecting existing land use patterns from development that could adversely affect adjacent parcels, utilities, and drainage.
2. Confine business development to the existing commercial zones, restrict it to services that primarily meet the needs of local residents, and maintain sufficient off-street parking.
3. Encourage redevelopment and investment within the Downtown Redevelopment Plan area.
 - a. Work with local realtors to market vacant buildings, storefronts, and properties within the Downtown Redevelopment Plan area.
 - b. Audit the improvements in the downtown area to determine if any repairs are needed to existing sidewalks, streets, crosswalks, and other pedestrian amenities.
4. Residential subdivisions shall not be less than the minimum lot size and minimum frontage to ensure the standards set forth in the Limiting Schedule are complied with and the desired residential pattern and density are sustained.

Housing

1. Preserve the scale and character of the Borough's established single-family neighborhoods (Residence A through D Districts).
 - a. Ensure the yard, bulk, and area development standards reflect existing conditions within the single-family zones.

- b. Prohibit the conversion of single-family homes into two-family homes or other types of multi-family housing. This goal does not apply to affordable accessory units.
2. Provide the planning context in which access to low- and moderate-income housing can be provided in accordance with the requirements of the Fair Housing Act and the laws of the State of New Jersey, while respecting the character and density of the Borough of Demarest.
 - a. Encourage inclusionary multi-family residential construction above non-residential development in the Downtown Redevelopment Plan area.

Transportation

1. Maintain and enhance a motor vehicle circulation system that is coordinated with land use patterns and encourage a connected system of pedestrian and bike paths servicing public areas.
 - a. Conduct a sidewalk audit to identify locations where sidewalks are absent or where improvements may be needed.
 - b. Consider installing bike lanes or shared lanes on key routes through the Borough. This may require coordination with the County.

Parks and Open Spaces

1. Provide a variety of parks and open space facilities for residents of all ages.
 - a. Review the Borough's parks, recreation, and open space areas to determine if sufficient facilities exist.
 - b. Consider issuing a resident survey to gain feedback on desired park amenities, locations, improvements, and/or repairs.
2. Continue to strategically upgrade park facilities.
 - a. Consider creating a five- or ten-year capital improvements plan to guide park improvements.

Environment

1. Minimize runoff resulting from development and redevelopment, avoid non-point pollution, and prevent damage to water courses. Coordinate development applications with the County to ensure that bridges and culverts within its jurisdiction are adequate and safe.
2. Be sensitive to preservation of natural resources, including trees, and historic elements in all planning considerations.
3. Encourage increased collection of recyclable household and business solid waste as well as lawn and garden refuse.

4. Prevent further or repeat water damage caused by weather events by focusing on repairing and improving drainage infrastructure and shoring up water course banks.

The prior goals listed in the 2003 Reexamination Report are hereby rescinded.