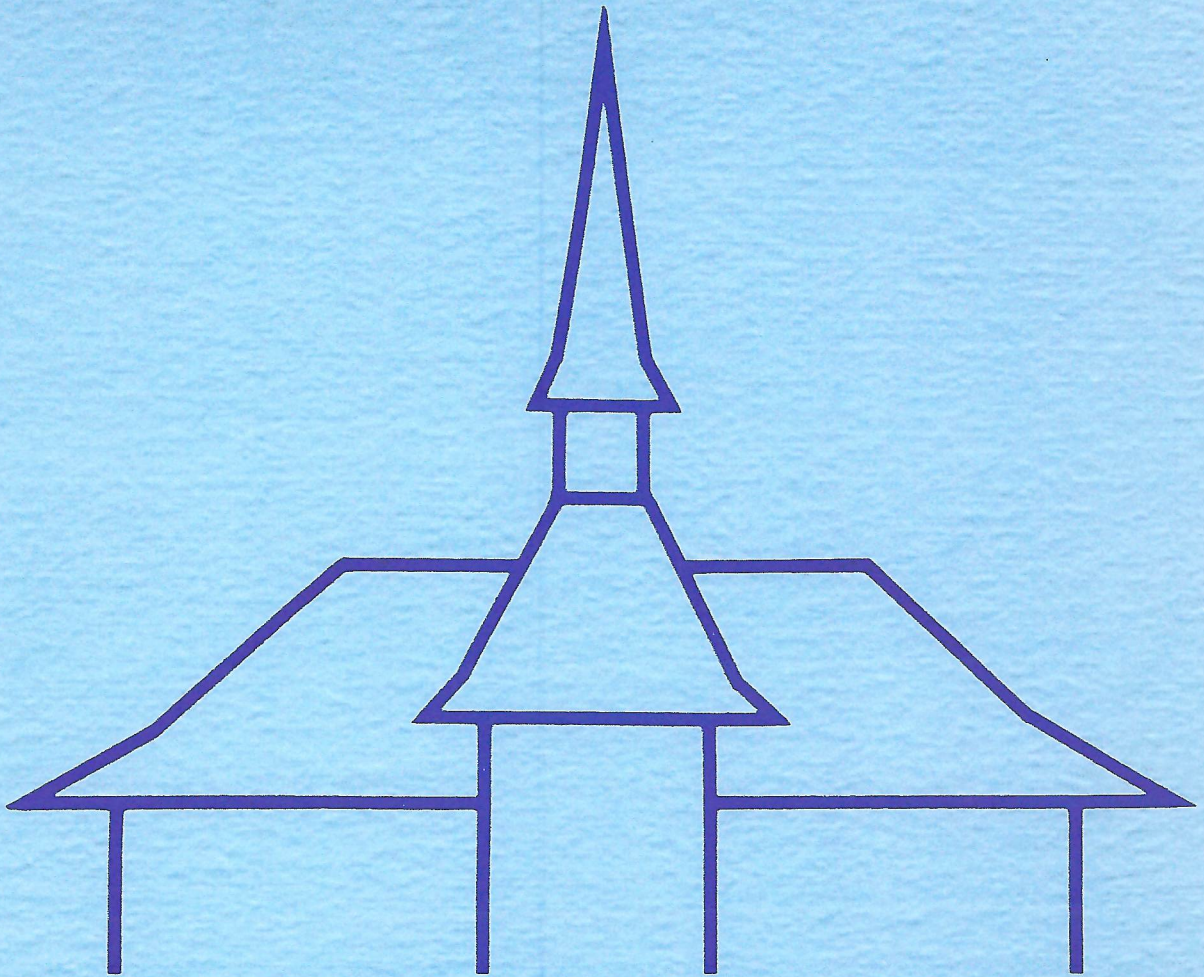


BOROUGH OF DEMAREST
New Jersey



MASTER PLAN

Staff Services:
The Planning Association of North Jersey
June, 1983

Master Plan

Borough of Demarest

June, 1983

A Report to the Planning Board

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MASTER PLAN

BOROUGH OF DEMAREST

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DEMAREST MASTER PLAN

June, 1983

I. Introduction

The last Master Plan for Demarest was prepared and adopted in 1959. At that time the Borough was comprised primarily of single-family residential development. In the years since 1959 there has been no change in this type of development and growth has been far less than anticipated by the Plan.

The actual population in 1950 was 1786. The plan projected a 1960 population of 4500-5000; the 1960 Census figure was very close - 4231. However, the Plan projected a 1970 population of 6000-6800 and the Census figure was 5133; and the Plan projected a 1980 population of 6500-7800 and the Census figure was 4,963 --- a decline of 3.3% from 1970.

The 1959 Master Plan estimated vacant land to be 756 acres. In 1982, vacant acres have been reduced to 127.

In 1981 the Demarest Planning Board decided to undertake an up-dating of the Borough's Master Plan to meet the requirements of New Jersey's Municipal Land Use Law which calls for the periodic reexamination of master plans and development regulations at least every six years (C. 40:55D-89).

II. Reexamination Report

Prior to the actual up-dating of the Master Plan, the Municipal Land Use Law requires that a Reexamination Report be prepared by the Planning Board and presented to the governing body. The law requires that the Reexamination Report shall cover:

- a. The major problems and objectives relating to land development in the municipality at the time of such adoption, last revision or reexamination, if any.
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- c. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for such plan or regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, and changes in State, county and municipal policies and objectives.
- d. Specific changes recommended for such plan or regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

These items are addressed below.

Major Problems Relating to Land Development in Demarest at the Time of the Adoption of The Last Master Plan

The 1959 Master Plan did not identify major problems but instead reached the conclusion that the Plan should provide for the continued development of the Borough in the manner in which past development had occurred. The section of the Plan on Future Land Use stated:

"The resulting future land uses which are proposed must relate to one another as well as to the circulation pattern, community facilities and the character of the land. To that end, successive densities of land occupancy are proposed that will make for economy in the cost of public services and utilities. The retention of permanent open spaces of considerable area is a desirable objective. Land adjacent to streams should be reserved as drainage rights-of-way, private open space and in some cases may be developed for public park purposes. To service the increasing population with local goods and services, limited expansion of the business area appears desirable."

The Plan states that the Planning Board considered designating an area within the Borough for research laboratory and office use but after study, this proposal was rejected.

The focus of the Plan was to maintain the existing character of the municipality.

Extent to Which Such Problems Have Been Reduced or Have Increased

The goals of the 1959 Plan have been implemented very successfully and the desirable character of the community has endured. Growth of residential development has been gradual and has been in keeping with densities established earlier in various parts of the town. The newer development has generally been at lower densities although there has been in-fill development in older sections of town where smaller lot sizes prevail.

As discussed in the Introduction, growth has been far below that projected in 1959. The 1980 population (4963) is only slightly higher than the 1960 population (4231). This results from a declining household size rather than from a decrease in dwelling units (see later discussions on population and housing).

Extent to Which There Have Been Significant Changes in Assumptions, Policies and Objectives

The Principles and Objectives enunciated in the 1959 Master Plan have been examined by the Planning Board and have been found to be as valid today as they were in 1959. The addition of two further goals is recommended.

The Principles and Objectives which are adopted for this Master Plan are as follows:

1. Aid in the provision and maintenance of a satisfactory living environment.
2. Provide recreational facilities and open space and appropriate community facilities that are adequate in scope and location.
3. Maintain, protect, assure stability and encourage a density of development in the Borough that will encourage the building of houses of a value that will contribute substantially to the tax base in relation to the cost of required municipal services.
4. Confine business development to that type which will serve the resident population of the Borough with local day-to-day goods and services.
5. Assure that business development will be located in convenient and harmonious relation to residential development, with adequate off-street parking and with emphasis on good design.
6. Develop a circulation system that is co-ordinated with the land use pattern and will provide for efficient movement of people and goods within the community and to and from the community.
7. Co-ordinate the growth and development of the community with that of the adjoining communities.
8. Assure, to the maximum degree possible, that new land development shall provide as a part of development, all the land and facilities necessary to serve the development at its maximum contemplated occupancy and use, without

imposing undue costs on the property owners or adding to the normal costs of the government of the Borough.

9. To promote the conservation of energy through the use of planning practices designed to reduce energy consumption and to provide for maximum utilization of renewable energy sources.
10. When funds become available from the N.J. Department of Environmental Protection, to formulate a storm water management plan and implementing ordinance to reduce flood damage, to minimize the increase of runoff from new land development, to assure the safety of bridges and culverts, to induce water recharge into the ground, to lessen non-point pollution and to maintain the integrity of stream channels.

Population Trends

Population trends in Demarest showed a declining population and household size. The total population was 5,133 in 1970 and 4,963 in 1980.* This was a decline of 170 persons or 3.3%.

Persons per household in Demarest declined from 3.44 in 1970 to 3.25 in 1980, reflecting County and regional trends.

The decrease in population was not due to fewer dwelling units because the number of dwelling units actually increased in the ten-year period (see Housing Trends). The decline in population and household size reflects a lower birth rate in the 1970's and a trend toward more single persons, senior citizens and young couples maintaining their own households.

*1970 total population and total housing figures represent revised census counts. The breakdown of population characteristics were never revised to reflect the new totals. This makes comparison of population characteristics between 1970 and 1980 impossible except for population and housing totals. The original figures reported in 1970 were: Population: 6,262 - Housing Units: 1,831. These figures were later revised to Population: 5,133 - Housing Units: 1,395.

Bergen County's population declined from 897,148 in 1970 to 845,385 in 1980 -- a loss of 51,763 persons or -5.8%. Demarest's population decline (-3.3%) was considerably less than the decline registered in Bergen County.

Bergen County had a drop from 3.19 persons per household in 1970 to 2.79 persons per household in 1980. This was a decline of -12.5%. The persons per household figure in Demarest (3.25) is slightly higher than the County-wide figure.

In terms of racial characteristics, the 1980 Census shows that in Demarest 4,640 persons or 93.5% are White; 37 persons or .7% are Black. Most notable is the increase in Japanese and Korean persons. In 1980 there were 63 Japanese and 75 Koreans. Persons of Spanish origin now number 133 constituting 2.7% of the population.

Median age in Demarest was 33.6 years for males and 34.6 years for females in 1970, as compared to 34.7 years and 37.6 years in 1980. The age groups 65 years and over numbered 473 in 1980 or 9.5% of the total population.

Median age in Bergen County was 33.0 years in 1970 and 35.5 years in 1980,, slightly younger than Demarest's median age, 36.3 years. Persons 65 years and over in Bergen County constituted 12.5% of the total population in 1980.

Median family income in Demarest was \$17,474 in 1969. It rose to \$38,442 in 1979. This was considerably above the figures for Bergen County which were \$13,597 in 1969 and \$27,521 in 1979. The median income of unrelated individuals 15 years and over was \$8,214 in 1979. For Bergen County unrelated individuals, the median income in 1979 was \$10,027.

In 1979, the percentages of household, family and unrelated individuals earning over \$50,000 exceeded Bergen County's percentages as follows:

	<u>Demarest</u>	<u>Bergen County</u>
Household	29.3%	11.6%
Family	30.4%	14.1%
Unrelated Individuals	2.7%	1.7%

In terms of education, 36.7% of Demarest residents 25 years of age and older completed four or more years of college, as compared to 23.8% in Bergen County. The following table illustrates educational achievement in Demarest by grade levels.

		<u>Years of School Completed</u>
Elementary (0-8 years)		139
High School	1-3 years	231
	4 years	1,020
College	1-3 years	602
	4 years or more	1,153

Of the 2,505 individuals in the civilian labor force, age 16 years old and over, 75 or 3% were unemployed in 1980, 1.3% of males were unemployed, as compared to 5.2% of females. In 1980, 44.9% held positions in professional and managerial categories.

Housing Trends

In spite of a decrease in population between 1970 and 1980, there was an increase in housing units. Total housing units increased from 1,395 in 1970 to 1,542 in 1980, a gain of 10.5%.

Bergen County's housing units increased by 23,463, a gain of 8.3%, a little less than the increase in Demarest. There were 283,311 housing units in Bergen County in 1970 and 306,774 in 1980.

In Demarest, the 1980 figures show that 94.4% of the units were owner-occupied and 5.6% were renter-occupied. In Bergen County the percentage of renter-occupied units was 34.6%. The vacancy rate in Demarest was 1.4%; County-wide it was 2.0%.

As expected, median value of owner-occupied housing units increased from \$37,400 in 1970 to \$97,500 in 1980. Almost one-half (47%) are valued at over \$100,000. Median contract rent increased from \$106 in 1970 to \$363 in 1980. The median number of rooms declined from 6.2 to 5.6 in 1980.

Development Activity

In order to determine recent development trends in Demarest, certificates of occupancy and variances issued since 1977 were examined. An analysis of the c/os reveals that the majority of new construction has been of single-family residences.

Of the 50 certificates of occupancy examined, 39 were for one-family homes. Six were for alterations or additions to one-family structures. One c/o was issued for a one-car garage. A c/o was issued for a private non-profit school in the R-D Zone, the Community School of Tenafly, which leases the property from the Board of Education. Two c/os were issued in the Business Zone --- one to the Texaco Service Station at 140 Hardenburgh Avenue and another to Little Italy Pizza and Restaurant and Demarest Stationary, which also included four second floor apartments at 130-132 Hardenburgh Avenue. This was the restoration of a fire-damaged building. One c/o was issued for an alteration to the Senior Citizen Center on Park Street.

The majority of c/os, 23, were issued in the R-D Zone (10,000 square foot lots) indicating that most new development has taken place in these areas of the Borough. Sixteen were issued in the R-BB Zone (30,000 square foot lots).

The predominant type of variance applications has been for bulk variances. The majority of applicants sought to alter or expand an existing non-conforming structure or lot, and/or encroach upon side or rear lot lines, i.e., adding a family room, a deck or porch to a residence.

There were few applications for use variances during the past five years. Only five permanent use variances were granted to allow the operation of a business in a private home. Three of these, including a nursery and greenhouse, are located in the R-D Zone. A variance to permit a doctor's office in a private home in an R-BB zone was granted. A medical office addition to a private home in an R-BB zone was denied. A variance to allow an existing two-family dwelling to be used as a three-family dwelling in a Business

Zone was granted, while a variance to allow a one-family dwelling in an R-D Zone to be used as a two-family residence was denied.

Changes in State Planning Policy

Since 1978 there have been several changes in State planning policy which affect municipal planning.

1. There were a series of amendments to the Municipal Land Use Law which related to energy conservation. The "purposes" section of the Law was amended to include the following statement: "To promote the conservation of energy through the use of planning practices designed to reduce energy consumption and to provide for maximum utilization of renewable energy sources."

The Master Plan section (Article 3) was amended to add the following where appropriate in the list of elements to be included in the Master Plan: "An energy conservation plan element which systematically analyzes present and future use of energy in the municipality, details specific measures contained in the other plan elements designed to reduce energy consumption, and proposes other measures that the municipality may take to reduce energy consumption and to provide for the maximum utilization of renewable energy sources."

The site plan section was amended to provide for the inclusion of energy considerations in the site plan ordinance. The zoning ordinance section was amended to require that buildings and structures use renewable energy sources, "within the limits of practicability and feasibility, in certain places ...".

All of these amendments are designed to have the municipal agency take into account energy conservation and renewable energy sources as they review development applications.

2. Another amendment to the Municipal Land Use Law was passed in February, 1981, covering the preparation of storm water management plans and implementing storm water management ordinances.

The stormwater management plan is to be an integral part of the municipal master plan, completed within one year from the date of promulgation of comprehensive stormwater management regulations by the Commissioner of the Department of Environmental Protection, or by the next reexamination of the master plan, whichever shall be later. The stormwater control ordinance is to be adopted within one year of the completion of the stormwater management plan.

The law authorizes the DEP Commissioner to make grants to municipalities and counties to cover the cost of preparing stormwater management plans. It goes on to say that municipal stormwater management plans and ordinances are required only if the State provides grants for 90% of the cost of preparing the plans. This condition is currently a significant barrier to implementation of the law because the bill does not appropriate any funds to DEP for this purpose.

3. Another amendment to the Municipal Land Use Law establishes as one of the purposes of the law: "To encourage senior citizen community housing construction". The previous wording had the additional clause: "... consistent with the provisions permitting other residential uses of a similar density in the same zoning district." This modifying clause had made it impossible to create a zone exclusively for senior citizen housing.

4. On May 5, 1982, Governor Kean rescinded two Executive Orders signed by former Governor Byrne which had originally been designed to help open the suburban areas of the State to low and moderate income housing. The orders were originally signed by Governor Byrne in 1976 following the N.J. Supreme Court Mt. Laurel decision. That landmark decision required "developing" municipalities in the State to provide for their "fair share" of the "regional" housing needs of low and moderate income families. The Executive Orders signed in 1976 set housing goals for all municipalities and provided that State funding could be withheld from municipalities which did not comply.

It is reported that the new administration is committed to a goal of providing more inexpensive housing in the suburbs and is working on a plan that will stress voluntary compliance and heavy involvement on the part of local officials. The administration still wants to have housing goals, but officials should draw up the goals and the goals should be voluntary.

Changes in Bergen County's Planning Policy

The most important change made in Bergen County's planning policy relates to stormwater management. Bergen County's drainage requirements were originally quite general in nature and did not contain specific formulas for design storms and runoff criteria.

In September, 1980, the Bergen County Freeholders passed a resolution adopting a Stormwater Management Performance and Design Standards Policy as proposed by the Bergen County Planning Board. The performance standards contained in the resolution supplement the criteria for stormwater management contained in the subdivision and site plan resolutions.

The new Stormwater Management Program requires:

1. All applications for development of two acres or more are required to submit data to the County Planning Board specifying the change in run-off due to the proposed improvements.
2. Those applications for development that propose one acre or more of additional impervious surfaces are required to detail proposed stormwater management facilities in those cases where downstream drainage has been determined to be inadequate to meet design standards.

Where site constraints make on-site stormwater management facilities clearly impractical, the County Planning Board may require a cash contribution toward the construction of regional stormwater management facilities.

Additional stormwater run-off produced as a result of the proposed development is to be retained or detained on-site. All stormwater retention or detention facilities are to be designed using a 25-year design storm. Facilities are to be designed so that the rate of discharge will not exceed that which occurred under predevelopment conditions.

Specific Changes Recommended, Including Underlying Objectives, Policies and Standards, or Whether a New Plan or Regulations Should Be Prepared

The reexamination study reveals that there have been relatively few changes in Demarest since 1959 which would indicate that major revisions to the Master Plan are required. The community has experienced a gradual growth, far less than that envisioned by the Plan. The character of the community has remained essentially the same and the quality of the residential neighborhoods is excellent. The goals and objectives which were set forth in 1959 are equally valid for the Borough today.

There are two areas which require further study and they will be addressed in the Land Use Plan section of this Master Plan. They are: 1) the Alpine Country

Club property where a development proposal for townhouse condominiums had been presented; and 2) an area on Hardenburgh Avenue just west of the business district where office use is under consideration.

III. EXISTING LAND USE - 1982

Existing Land Use in Demarest is designated on a set of tax maps. Land use categories are color-coded according to the following table.

<u>Land Use</u>	<u>Color</u>
Residential	Yellow
Apartment over commercial	Orange
Commercial	
Professional/business office	Pink
Retail/Service	Red
Public	Light Green
Semi-Public	Medium Green
Vacant	
Public	Light Green Crosshatch
Semi-Public	Medium Green Crosshatch
Private	Yellow Crosshatch

Residential

The most predominant type of land use in the Borough is residential. Demarest has managed to retain the residential character which had begun to develop at the turn of the century, when the Borough was first incorporated.

The large increase in population which occurred during the 1950s established much of the residential pattern of development that is evident today. The older portion of the Borough is west of Northern Railroad, with new construction in the eastern portion. Demarest is almost exclusively single-family residential development, with spacious homes on large lots. There are 12 two-family dwellings (one-family conversions) and a few apartments over stores in the business zone, although their number is not significant.* Demarest has always been, since its incorporation in 1903, a predominantly single-family residential community.

*Information obtained from Tax Assessor.

The zoning ordinance designates five residential zones, with minimum lot sizes ranging from 10,000 square feet to 40,000 square feet. The dimension requirements of the five zones are as follows:

<u>Minimum Lot Dimensions</u>			
<u>Zone</u>	<u>Frontage (Feet)</u>	<u>Depth (Feet)</u>	<u>Area (Square Feet)</u>
A	200	200	40,000
BB	150	150	30,000
B	150	150	22,500
C	100	100	15,000
D	100	100	10,000

The residential A zone with the largest lot size is located east of Anderson Avenue and north of Glenwood Avenue in the northeastern portion of the Borough bordering Alpine. The Alpine Country Club property is included in residential zone A as is the Academy of the Holy Angels and a 9.55 acre Green Acres tract. Most of the dwellings in this zone are new in comparison to the homes located west of Piermont Road.

The residential BB zone, 30,000 square foot lot size, is located along the Closter border, west of Anderson Avenue and incorporates the parkland and Demarest Nature Center between Columbus and County Roads.

The residential B zone, 22,500 square foot lot size, is located in the northwesternmost section of the Borough bordering Haworth and Closter, also north of Madison Avenue and in the vicinity of County, Piermont and Orchard Roads. Also included in this zone is the 17.34 acre Green Acres tract on Lake Road.

The residential C zone, with 15,000 square foot lot size, encompasses scattered land areas located between Piermont Road and Anderson Avenue. Most of the land

west of the Northern Railroad and south of Madison Avenue bordering Haworth and Cresskill is zoned residential D, 10,000 square foot lots, except for a small six acre portion zoned for business use. Another residential D zone is located in the center of the Borough, and two areas zoned D border the Borough of Cresskill.

Commercial

Demarest has a small commercial center located along Hardenburgh Avenue to the west of the Northern Railroad and east of Wakelee Drive. Commercial uses total approximately six acres, or .4% of the total 1,345 acres in the Borough.

The Business Zone includes four municipal buildings, five stores, six service uses, one restaurant and two offices. The Business Zone on the north side of Hardenburgh Avenue includes the municipal garage (D.P.W.) and parking area along Wakelee Drive, the post office, real estate office, restaurant, stationer, dentist's office and service station. There are four apartments above the restaurant and stationers at 130-132 Hardenburgh Avenue.

On the south side of Hardenburgh Avenue, the business zone encompasses two banks, a barber shop, delicatessen, wine and liquor store, meat market, sewing store and beauty salon. The Firehouse, Municipal Building and office on the second floor and parking lot off Serpentine Road are also located within the Business Zone. There are three apartments above 33-37 Park Street.

Public

Municipal Building. The Borough Hall, located at 118 Serpentine Road, was built in 1960. It houses all of the municipal offices except for the Department of Public Works which is located on Wakelee Drive. The Police Department occupies a portion of the first floor. Parking for municipal employees and visitors is provided adjacent to the Borough Hall.

Firestation. The Demarest Firestation, located at Park Street and Serpentine Road, was originally constructed in 1894. In 1977, fire destroyed part of the building; only the facade of the original structure remains. Parts of the facade have been altered and a rear section and three bay wing were added later. The building is listed as a historically significant site by Bergen County. It is the only firehouse serving the Borough.

Railroad Station. Constructed in 1872 at 20 Park Street, 13 years after the arrival of the Northern Railroad, the Demarest Railroad Station closed in 1932 and was again occupied in the 1950s by the American Legion Post. The building is now used as a Senior Citizens Center. It is a fine example of Romanesque Revival architecture with some alterations, although its historical and architectural character remains intact. It has been named to the Bergen County Historic Sites Survey and is considered eligible for nomination to the State Register of Historic Places.

Demarest Public Library. The public library is located at 90 Hardenburgh Avenue. The library opened in 1966 at its present location. With approximately 23,000 volumes, there are 4.63 volumes per Borough resident. The library supports itself with its own fund raising activities, and receives some financial contributions and assistance from the Borough.

Schools. The Demarest public school system consists of two elementary schools --- Middle School and County Road School --- and one regional high school --- Northern Valley.

The Middle School, grades 5 through 8, is situated on 3.9 acres at 568 Piermont Road. The original structure dates back to 1894, although a number of wings have been added to accommodate increasing enrollments since the early years. Enrollment as of September, 1982 totals 239 pupils, with an average class size of 17 students. The Middle School contains 12 homerooms, two special classrooms, a music room, library, art and resource room.

County Road School, grades kindergarten through 4, was built in 1970 as high enrollments at the Middle School and Luther Lee Emerson School (no longer in existence) created severe overcrowding. The County Road School, located on eleven acres at 130 County Road, has a total enrollment of 231 pupils as of September, 1982, with an average of 23 students per classroom. The school contains ten home-rooms, a resource room (remedial reading), a gym/cafeteria and an all-purpose room (library/media center).

The Northern Valley Regional High School District, formed in 1955, has two schools, one in Demarest and another in Old Tappan, serving six communities. The 33-acre site in Demarest is located at 150 Knickerbocker Road and serves the Boroughs of Demarest, Closter and Haworth. Due to high enrollments, a second school opened in Old Tappan in 1962. Total school district enrollment as of September, 1982 total 2,302 (1,016 pupils in Demarest and 1,286 pupils in Old Tappan). The number of pupils residing in Demarest who attend the regional school totals 280. 279 of those Demarest residents attend the Demarest school; one student travels to the Old Tappan school.

Parks and Open Space. The Borough has approximately 137+ acres of land designated as public parks, and two Green Acres tracts totaling 26.89 acres.* Six small parks are located near the business center along County Road in the vicinity of Tenakill Brook. One of these parks is the Frederick W. McIntyre Park dedicated in 1975 (between Hardenburgh Avenue, the Cresskill boundary, County Road and the Senior Citizens' Center). Another three-acre park is located at the end of Heritage Court near Cresskill Brook. These are passive parks with no recreation facilities. Wakelee Field, with five playing fields, is located behind the D.P.W. garage. The following table lists the parks, their block and lot, acreage and location.

*Total based upon 1982 tax lists, tax maps, Schedule A from deed to Demarest Nature Center, tax office personnel.

<u>Block/Lot</u>	<u>Acreage</u>	<u>Location</u>
17D/1B	.22	Park Street
17E/7	.71	Lenox Avenue
19/9, 10	2.66	Hardenburgh Avenue
20/11	5.18	Hardenburgh Avenue
67/9	.53	County Road
87A/1B1-2B	2.03	Wakelee Drive
97B/5	3.03	Heritage Road ✓
75/1-4	67.56	Wakelee Field
	<u>55.00</u>	Demarest Nature Center
Total	136.92	

The Demarest Nature Center Association was established in 1972 by residents seeking to preserve a natural area of the Borough and to provide a public recreation program for Borough residents. In 1977, the Association acquired by deed from the Borough 55+ acres in the vicinity of Tenakill Brook and the Northern Railroad. The Association offers a lecture program, classes and nature walks in addition to community events. A mile and a half Parcours or jogging trail through the woods offers Borough residents active recreation. Voluntary membership dues support the Association, although the Nature Center is free to the public.

In the 1970s, two Borough-owned tracts of land were designated as Green Acres. A 17.34[✓] acre area between Lake Road and Anderson Avenue and a 9.55 acre tract[✓] straddling the Cresshill Brook, west of the Holy Angels Academy vacant property, serve as public open space. No active recreation is available at either location. A portion of the tract on Anderson Avenue was designated as the Davies Arboretom in 1978.

The majority of public parkland is located west of Piermont Road; the two Green Acres tracts are located in the eastern portion of the Borough. Demarest has a mix of quiet parks, open space and active recreation areas meeting the diverse needs of its school children, adults and senior citizens.

Semi-Public

Schools. Demarest has one private elementary school, St. Joseph's Parochial School, one private high school, The Academy of the Holy Angels, and one private, non-profit special education school, the Community School of Tenafly.

St. Joseph's Parochial School, established in 1957, is located on Piermont Road. The elementary school serves grades kindergarten through eight.

The Academy of the Holy Angels is a private high school for girls at 315 Hillside Avenue on 41.8 acres. Established in 1879, the school moved from Fort Lee to Demarest in 1965 and enrolls pupils from sixty communities. The current enrollment as of September, 1982 is 720, including 15 students from the Borough of Demarest.

The Community School of Tenafly leases a 9.4 acre site located on Lenox Road from the Demarest Board of Education. This is a private special education facility for grades 9 through 12 which opened in 1980. The school serves communities from the Northern Valley School District, with a current enrollment of 78 pupils.

Churches. The Borough has three churches within its boundaries: Demarest Baptist Church, St. Joseph's Catholic Church and Demarest United Methodist Church, all located near the Borough's business center.

Demarest Baptist Church on Piermont Road was the first church in the Borough. The present church was constructed in 1966, north of the site of the original chapel built in 1874. After many years of vacancy, the original church became The Old Church Cultural Center and School of Art in 1974.

The Borough's second church was St. Joseph's Catholic Church. Originally, the church was located at 83 Hardenburgh Avenue. In the 1950s, the church was constructed at its present location on County Road.

The present Demarest United Methodist Church on Hardenburgh Avenue was built in 1959. It was first established in 1908 at the site of the present Demarest Public Library. A private nursery school has operated in the church since 1968.

Recreation

Demarest Swim Club. The Demarest Swim Club located north of Wakelee Field was established in 1958 to serve as recreation for Borough residents. When the original swimming pool built in 1959 could no longer accommodate Demarest's growing population, a second pool was built in 1969. The swim club is limited to residents; members must post a bond, paying an annual fee for use of club facilities.

Special Use

Alpine Country Club. The country club on Anderson Avenue occupies a total of 205.08 acres, 170.11 acres are located within Demarest and the remaining 34.97 acres are in Alpine Borough. The clubhouse has dining facilities, and there are eight tennis courts, a swimming pool and an 18-hole golf course on the site. Additional lands bordering the site are open for development.

IV. VACANT LAND ANALYSIS

There is a total of 127.34 acres of vacant land in the Borough representing approximately 9.47% of the total land area of 1,345 acres. The Borough owns 31.62 acres comprised of 155 individual lots. 15.08 acres in three lots are semi-public, owned by the Academy of the Holy Angels. 80.64 acres consisting of 133 lots are privately owned. The following table summarizes the ownership of vacant land in the Borough.

<u>Vacant Land*</u>			
<u>Owner</u>	<u>Number of Acres</u>	<u>Number of Lots</u>	<u>Percent of Total Borough Land (1,345 acres)</u>
Borough	31.62	155	2.35
Semi-Public Holy Angels Academy undeveloped	15.08	3	1.12
Private-undeveloped	<u>80.64</u>	<u>133**</u>	<u>6.00</u>
Total Vacant	127.34	291	9.47

*Does not include lots deeded to Demarest Nature Center, B99/L1 used as Borough Leaf Recycling and Skating Pond, or Board of Education property listed as Borough vacant in 1982 tax list, or partial lots along Borough borders.

**Vacant Alpine Country Club property counted as one (1) lot.

Source: Real Estate Property Tax List 1982; Demarest Tax Maps.

Vacant lots are scattered throughout the Borough and are located in each of the five residential zones. Zone A - 40,000 square foot lot area contains the largest number of vacant acres, 78.59 acres, while Zone B - 22,500 square foot lot area contains only 2.30 vacant acres. The distribution of vacant land is summarized below.

Vacant Land by Zone

	<u>A</u> 40,000sq.ft.	<u>BB</u> 30,000sq.ft.	<u>B'</u> 22,500sq.ft.	<u>C</u> 15,000sq.ft.	<u>D</u> 10,000sq.ft.
Borough	0	1.42	18.55	5.05	6.60
Private	63.51	.88	2.04	7.77	6.44
Semi-Public	<u>15.08</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	78.59	2.30	20.59	12.82	13.04

Source: Demarest Zoning Map

Many vacant lots do not meet the dimensional requirements of each zone. Non-conforming size is one reason for their being vacant. If contiguous lots are grouped by ownership, a total of 30 remain substandard; of these, seven are Borough-owned, 23 are privately owned. The majority of substandard lots are located in Zone D, which contains twenty lots with an area of less than 10,000 square feet, most of them located west of the Northern Railroad and south of Hardenburg Avenue, and most privately owned.

The largest tract of Borough-owned vacant land is the 18.26 acre tract along Piermont Road. The Piermont Road tract, adjacent to the Closter border, is zoned RBB-30,000 square foot lot area. Although substantial in acreage, this vacant tract is unsuitable for development. Soil is described as Carlisle muck, characterized as poorly drained and subject to frequent flooding. The seasonal water table is at the surface and due to severe subsidence, limitation of this soil for all types of development, housing as well as streets, is severe.*

The Alpine Country Club owns the largest private vacant area, totaling 32 acres in the western portion of the Club near Anderson Avenue. The land is zoned RA, 40,000 square foot lot area. Soils in this area include Dunellen loam, with slopes ranging from 3 to 15%, low water table and good permeability, and Pompton silt loam with slopes less than 3%, and moderate to severe development limitations due to high water table.

The second largest privately-owned vacant area is a 27-acre tract consisting of five lots adjacent to the Alpine Country Club and the Alpine Borough border, owned by Henry Frick, III. The land is in the RA zone-40,000 square foot lot area. The

*Soil data here and following was obtained from Bergen County Soil Survey and Soil Conservation District Office

soil, Dunellen loam, is described as well-drained with a water table below 4-6 feet. Permeability is good. Because of the slopes between 8-15%, limitations for development are moderate increasing as slope increases. Due to its close proximity to the vacant County Club property, near Hardenburgh Avenue, it is likely that this area could be a prime target for future development.

The Academy of the Holy Angels owns 15.08 vacant acres south of the Country Club off Glenwood Avenue, situated in the RA zone. These three lots are composed of Preakness silt loam and Dunellen loam soil types. Cresskill Brook runs through all three lots and the land adjoining the Brook is in Flood Zone A, a 100-year flood area. Due to the flooding, moderate slopes and generally poor drainage and high water table over most of this site, potential for development is limited.

The majority of smaller vacant tracts are scattered amongst developed lots west of the Northern Railroad. They are characterized as urban land soils, with undulating to steep slopes.

Development of the half-acre Borough-owned tract along Knickerbocker Avenue south of the tennis courts and the three-quarter acre tract adjacent to Tenakill Brook north of Wakelee Drive is limited due to the Udorthents, wet substratum, soil type. Building would depend upon the depth of fill existing over the original wet soil surface. The Wakelee tract is also in the 100-year flood zone.

Many of the vacant areas located south of Hardenburgh Avenue and west of Anderson and County Roads consist of soil categorized as Preakness silt loam, which is poorly drained, with a high water table and frequent flooding. Limitations for all types of building activity are severe. These tracts include the Borough-owned parcel on Lake Road adjacent to the Green Acres tract, the Borough-owned land on Carlotta and Isabella Way, the six acre private tract on County Road. All of these tracts also lie in flood zones.

Overall, of the vacant tracts (contiguous lots grouped by ownership), the Borough owns eight which lie in flood zones. Three are privately owned and the Holy Angels Academy owns a large tract to the west of their school. Sources of flooding in the Borough include the Tenakill, Demarest and Creskill Brooks. The following table summarizes vacant land subject to flooding, according to the Federal Emergency Management Agency.

Flood Prone Vacant Land

<u>Owner</u>	<u>Block/Lot</u>	<u>Address</u>	<u>Source</u>	<u>Zone*</u>	<u>Acres</u>
Borough	49/41C	Wardlee Drive	Tenakill Brook	A,B	.77
	86C/1-5	Orchard Road	Demarest Brook	A	1.17
	89/21	Lake Road	Demarest Brook	A	.90
	50/5-22	Piermont Road	Demarest Brook	A,B	1.32
	50/27-30	Piermont Road	Demarest Brook	A	.24
	150/15-30	Isabella Way	Cresskill Brook	A,B	.76
	151/20-51	Carlotta Way	Cresskill Brook	A	1.47
	152/16-30	Carlotta Way	Cresskill Brook	A,B	.69
Semi-Public	120/32, 32A, 33	Hillside Avenue	Cresskill Brook	A	15.08
Private	50/23-26	Piermont Road	Demarest Brook	A,B	.23
	96/1	Brook Way	Cresskill Brook	A,B	.52
	97C/2	County Road	Cresskill Brook	A,B	<u>6.00</u>
Total Acres					29.75

*Zone A - Areas of 100-year flood.

Zone B - Areas between limits of the 100-year flood and 500-year flood.

Source: Flood Insurance Rate Map, Federal Emergency Management Agency.

Not all of the 127.34 acres of vacant land are ideal for development. The 29.75 acres which lie in a flood plain pose some development problems which must be considered. Building cannot take place in the floodway - the stream channel and land portions immediately adjoining the stream which carry and discharge flood waters, or a distance of 50 feet bordering Tenakill Brook and 25 feet bordering all other brooks. Development in the floodplain requires building above the flood level within constraints.

Some soils cannot support intensive building. Development on those soils with severe limitations, i.e. part of Borough-owned Piermont Road tract and open space in the vicinity of Carlotta and Isabella Ways, may entail costs which would make such projects prohibitive. In any event, further detailed soil data would be necessary to ascertain the scope of such limitations.

Given these factors, prime vacant land in Demarest is minimal and development should require extensive engineering investigation and supporting evidence before approval is granted.

V. LAND USE PROPOSALS IN SURROUNDING MUNICIPALITIES

Alpine. Alpine is located on the northeastern side of Demarest. The Alpine Land Use Plan and Zoning Ordinance, recently adopted in 1982, propose low density single-family residential development of .5 to 1.1 dwelling units per acre, replacing the R1 designation (one unit per acre) in the former Master Plan, for the area bordering Demarest. This is relatively consistent with the adjacent zone in Demarest which is RA - 40,000 square foot lot size. The Alpine Country Club continues into Alpine, with 170.11 acres in Demarest and 34.97 acres in Alpine. Just east of the Country Club property in Alpine, medium density single-family residential development (R3 - 7,500 square foot lot size) is proposed along Miles Street. Medium density single-family development (R2C - 15,000 square foot lot size) is also proposed north of Closter Dock Road and east of Litchfield Way along Berkeley Place. These areas lie near, but not immediately adjacent to, Demarest's border.

Closter. Closter lies to the north of Demarest. The 1981 Closter Land Use Plan proposes low density single-family residential development (2.9 to 3.6 units per acre), east of Bogert Street to Anderson Avenue and west of Tenakill Street. Park/open space is designated at Maple Avenue east of Piermont Road, bordering the 18.26 acre vacant tract of Borough-owned land in Demarest. An area along both sides of the Northern Railroad adjacent to the Demarest Nature Center is designated for commercial use. An area bordering the Nature Center west of the Railroad and east of Tenakill Street is proposed as parks and open space.

Cresskill. Cresskill borders Demarest on the southern side. The 1975 Cresskill Master Plan, adopted and modified in 1978, calls for medium density single-family residential use (4 units/acre) along South Street and also east of Knickerbocker Avenue. Land along Hillside Avenue and the Alpine border is designated as low density single-family residential (one unit/acre).

East of the Northern Railroad and west of Piermont Road there is low-medium density single-family residential use of three units/acre. An area west of the railroad is designated as school, next to which is an open space area. The Cresskill zoning map indicates the zoning classification along the Demarest border as R-10 - 10,000 square foot lot size, except along Hillside Avenue where it is R-40 - 40,000 square foot lot size.

Dumont. A small section of Dumont borders Demarest south of Massachusetts Avenue and west of Knickerbocker Avenue. The Master Plan dated 1976 was adopted in 1981. It designates a one- and two-family district (7,500 square foot lot and 15,000 square foot lot sizes) east of Franklin Street and a multi-family use along Knickerbocker Avenue. This area in Dumont affects only a small number of lots in Demarest located on the east side of Knickerbocker Avenue, where the zone is RD - 10,000 square foot lot size.

Haworth. Haworth borders Demarest on the western side. The 1971 Haworth Master Plan was updated and adopted in 1978. Land along the Demarest border (Knickerbocker Avenue) is designated as single family residential, 15,000 square foot lot size and 125 foot minimum frontage. This residential zone is compatible with the adjacent RD - 10,000 square foot lot size zone in Demarest.

A Borough-owned tract of approximately seven acres on Massachusetts and Osmer Avenues in Haworth is indicated as open space area. This tract lies near, but not immediately adjacent to, Demarest.

VI. HISTORIC PRESERVATION CONSIDERATIONS

Demarest has a large number of buildings and sites which have historic or architectural significance. For purposes of the Master Plan it was decided to limit the historic sites to the four stone houses listed on the State Register of Historic Places plus the Demarest Railroad station for which an application for inclusion in the State Register should be prepared.

The remaining buildings and sites are included in Appendix I which is part of this Master Plan. The inventory will serve as a reference list for persons interested in Demarest's heritage. If future development applications affect these properties, it is recommended that their historic or architectural significance be weighed in the Planning Board or Board of Adjustment deliberations.

In 1980, four stone homes located on County Road, the Borough's oldest road, were named to the State Register and were included in the Thematic Nomination to the National Register of Historic Places for the Early Stone Houses of Bergen County (nomination still pending). A brief description of each home follows.*

Bogert House
324 County Road

This 1½-story residence with gambrel roof, and evenly cut sandstone exterior, is in good condition, constructed in the 1740 tradition. It was built as a residence and is still occupied as such today.

John Meyerhoff House
279 County Road

This random sandstone block, 1½-story structure, built as a residence in the 1723 tradition, is now St. Joseph's Rectory. The structure is in good condition, has had many alterations to the original construction, but has retained its historic character.

*All descriptions in this report are based on information from the Bergen County Historic Sites Survey 1981-82, DRAFT, Bergen County Office of Historic and Cultural Affairs.

Samuel R. Demarest House
212 County Road

This sandstone ashlar, mansard roof dwelling was constructed in the 1817 tradition. The two-story occupied residence is in good condition and has had alterations.

John R. Demarest House
35 County Road

This 1½-story residence, believed to have been constructed between 1775 and 1800, has a gabled roof and exterior walls of evenly cut sandstone blocks. It is in good condition and is currently occupied.

The Demarest Railroad station is considered to be eligible for Register listing and should be preserved.

Demarest Railroad Station
20 Park Street

A fine example of Romanesque Revival architecture, the railroad station has a hipped roof and irregular coursed freestone exterior. Constructed in 1872, years after the arrival of the Northern Railroad in 1859, the station is still in good condition and is now used as a Senior Citizens Center. It has been altered, but has retained its historical and architectural character. The station is considered to be eligible for Register listing.

VII. ENVIRONMENTAL CONSIDERATIONS

The Municipal Land Use Law (C. 40:55D-28) suggests various elements of the Master Plan which should be included where appropriate. One of these is the conservation plan element which is described as:

"A conservation plan element providing for the preservation, consideration and utilization of natural resources, including to the extent appropriate, open space, water, forests, soil marshes, wetlands, harbors, rivers and other waters, fisheries, wildlife and other natural resources."

This Master Plan takes cognizance of the environmentally sensitive areas of the Borough and the need to take into account environmental considerations when the Planning Board makes long-range and short-range planning decisions.

With respect to the remaining vacant lands in the Borough, Chapter IV. Vacant Land Analysis, page 22, contains a preliminary environmental evaluation of the various vacant tracts.

As development proposals are considered, it is the intent of the Planning Board to take into account the environmental characteristics of the site being reviewed. This will include flood plains, wetlands, steep slopes and soils. For major development proposals, the Planning Board will request the developer to supply an environmental impact statement.

The Environmental Commission has submitted a Policy Statement to be included as an addendum to this Master Plan along with four source documents to be consulted. The Policy Statement of the Environmental Commission and the source documents are included in Appendix II.