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**2003 MASTER PLAN REEXAMINATION REPORT
DEMAREST, NEW JERSEY**

JUNE 11, 2003

**PREPARED FOR:
THE BOROUGH OF DEMAREST, PLANNING BOARD**

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INTRODUCTION

The New Jersey *Municipal Land Use Law (M.L.U.L.)* grants substantial power to local planning boards to regulate land use and development. The foundation of this power is the ability to adopt a master plan, as is stated at *N.J.S.A. 40:55D-28*:

The planning board may prepare and, after public hearing, adopt or amend a master plan, or component parts thereof, to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare.

The master plan documents the current conditions of the municipality and addresses those issues that may have an impact on the community. According to the *M.L.U.L.*, the plan must include “a statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based.”

A master plan also must include land use and housing plan elements and may include a number of other plan elements as listed below.

1. A circulation plan
2. A utility service plan
3. A community facilities plan
4. A recreation plan
5. A conservation plan
6. An economic plan
7. A historic preservation plan
8. Appendices or separate reports containing the technical foundation for the master plan and its constituent elements
9. A recycling plan
10. A farmland preservation plan

These elements may be divided into sub plan elements and may be prepared and adopted in sequences. As this document is a Reexamination of the previous Land Use Element these

sections will not be addressed in this document. At the time when a Comprehensive Master Plan is prepared the Planning Board may choose to address these items listed above. It is important to note that these items are not mandatory.

Other required components of a master plan are policy statements indicating the master plan's relationship to the master plans of contiguous municipalities, to the county master plan, to the *State Development and Redevelopment Plan* and to the county's district solid waste management plan. This Reexamination Report does not address these items as they were prepared in the 1996 Land Use Element and there have been no significant changes with respect to these items.

The *M.L.U.L.* requires a master plan be revised periodically. *N.J.S.A.* § 40:55D-89 states that at least once every six years a general reexamination of a municipality's master plan and development regulations shall be prepared by the planning board. Demarest's most recent Master Plan was adopted in 1983, with a Land Use Element prepared in 1996 and a Housing Element adopted in 2001. The 2003 Demarest Master Plan Reexamination Report updates these documents and includes the following five sections in accordance with *N.J.S.A.* § 40:55D-89 a through e:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- 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 the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in the state, county, and municipal policies and objectives.

- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives and standards or whether a new plan or regulations should be prepared.
- e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c. 79 (C.40A:12A-1 et al.) 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.

The remainder of this report addresses these five elements. In addition this report updates certain demographic and other statistical changes that have occurred since the last Master Plan.

A. MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT AT THE TIME OF THE LAST MASTER PLAN

The Borough of Demarest most recent Master Plan Reexamination consisted of a Land Use Element Update adopted April 10, 1996. This Reexamination Report was based on the 1983 Master Plan. A Housing Element certified by COAH was also adopted in March 2001.

It was found that at the time of the 1996 Reexamination Report that there had been little change in the physical development or population trends since the 1983 Master Plan. This Master Plan Reexamination Report recognizes that the Borough still remains a predominantly single-family residential bedroom community with a concentrated mix of supporting commercial uses. It is recognized in this document that the Borough is no longer a developing community and is primarily a fully developed community and as a result the goals and objectives have been changed to address the Borough's existing and future needs. This section will review both of these documents in light of the existing conditions of the Borough and make recommendations for the future land use policies of Demarest.

The 1996 Land Use Element identified the following eleven goals and objectives relating to land use development.

1. Encourage the institution of planning standards that will protect the existing land use patterns within the Borough from development that could negatively affect adjoining parcels, areas, systems or neighbors.
2. Provide recreational facilities, open space and appropriate community facilities that are adequate in scope and location.
3. Assure stability of land use ordinances within the Borough that will contribute to the quality of life for the residents as now and in the future.
4. Confine business development to that type which will serve the resident population of the Borough with local day-to-day services. Assure that this development will be located in convenient and harmonious relationship with the residential areas, with adequate off-street parking.
5. Maintain a circulation system that is coordinated with the land use pattern and will provide for efficient movement of people and goods within the community, and to and from the community.
6. Promote the conservation of energy through the use of planning practices designed to reduce energy consumption and provide or maximum utilization of renewable energy sources.
7. Encourage formulation of a storm water management plan through active cooperation with those responsible to reduce flood damage, to minimize the increase of runoff from all land development or redevelopment, to induce water recharge into the ground, to lessen non-point pollution and to maintain the integrity of stream channels. Advise and request an assurance from the County for the safety of bridges and culverts within their jurisdiction.

8. Implement a Housing Element with respect to rules and regulations of the Council on Affordable Housing.
9. Support the continuing planning process of the State Development and Redevelopment Plan.
10. Continue the maximum practical recovery of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the state recycling plan goals and to complement municipal recycling programs.
11. Encourage sensitivity to the natural resources within the Borough by the review of development, redevelopment, additions, plot improvements, submitting to the authorizing agencies for their environmental consideration.

A number of these goals and objectives are no longer relevant as Demarest is a primarily fully developed community. Therefore, this plan will introduce a new set of goals and objectives that address the existing conditions in the Borough.

The overall objective of the 1996 Land Use Plan was the protection of the existing residential character of the community. This overall objective was consistent with the 1983 Master Plan.

There were a number of properties located adjacent to the Hardenburgh Downtown Commercial Area. These properties are identified as Lots 10, 11, 12, 13 & 14 located in Block 23. The 1983 Master Plan recommended that these properties be included in an office zone. The 1996 Land Use Element made a recommendation that these properties be reverted back to the Medium Density C Residential designation because no action was ever taken. This issue will be discussed further in a subsequent section of this report.

There were also a number of changes that were recommended to be made to the Land Use Plan in order to reflect the current ownership and existing land uses of certain properties within the Borough. These changes are summarized below:

1. It was recommended that Block 66, Lots 56 – 60, located on the south side of Northwood Avenue between Rodney Place and Lake Road be changed to reflect its public use.
2. Block 3, Lots 38, 39, 40 and 41 located on Knickerbocker Road are no longer publicly owned and it was recommended that they should be changed to reflect the Medium Density C Residential use which surrounds these properties.
3. Block 6, Lots 290, 291, 292, 293, 294 and 295 located on Prescott Street are also no longer publicly owned and should be changed to reflect the Medium Density C Residential use which surrounds these properties.
4. Block 25, Lots 1, 2, 3, 4 and 5 located on Hardenburgh Avenue are also no longer publicly owned and should be changed to reflect the Medium Density C Residential use which surrounds these properties.
5. It was also recommended that the Public Library Association, identified as Block 29.08, Lots 121, 122, 123, 124 and 125 be designated as a public use.
6. Another recommendation discussed vacating the following street right-of-ways:
 - Cypress Place (Holland Avenue to Cresskill border)
 - Madison Avenue (Achilles Street to Stelfox Street)
 - Meadow Street (east of Brook Way)
7. A recommendation was made that the unimproved portion of Orchard Road located in an area consisting of three Borough owned parcels, also known as the Peat Bog area, be vacated due to environmental constraints.
8. It was also recognized that the official map of the Borough had not been updated since 1992 and should be updated.
9. Another recommendation was made regarding the update of the 1992 Housing Element
10. It was recommended that a Critical Area Ordinance be prepared as a supplement to the Demarest Zoning Ordinance.
11. It also mentions that schools and government facilities were eliminated in the revision the Conditional Use Ordinance and that no new schools or government facilities were needed in Demarest in the foreseeable future.

The changes presented above will be described in greater detail in a subsequent section of this report.

CHANGES IN THE BOROUGH

The 1996 Land Use Element Update incorporated information from the 1990 Census. This section contains updated for certain key demographic statistics based on 2000 Census data as well as a general discussion of changes that have taken place in Demarest since 1996.

Statistical Changes

This section presents general demographic and housing information for the Borough of Demarest. It is important to understand demographic conditions and population trends in order to properly plan for the future needs of the Borough. The demographic component analyzes the changes that have occurred over time regarding selected population, housing and income characteristics in order to understand the impacts they have had on the Borough and to get a better understanding of how to properly plan for future needs and services of the Borough.

Population Characteristics

Population Trends

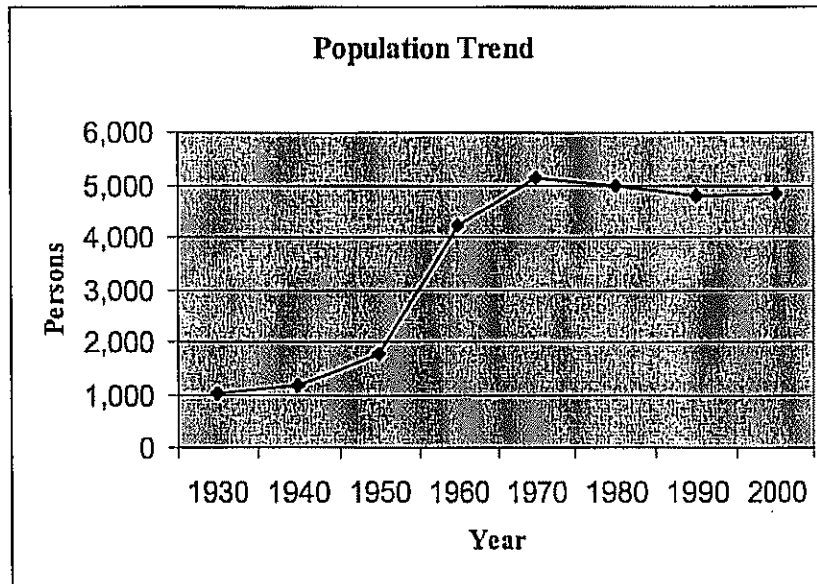
Since the 1996 Land Use Element Update Demarest has experienced a reversal in the trend of declining population growth that it experienced during the 1980's and 1990's. According to the 2000 Census Demarest had an increase of less one-percent of the total population. The following table documents the historical population growth pattern for Demarest from 1930 to 2000.

Table 1: Population Trend from 1930 to 2000

Year	Population	# Change	% Change
1930	1,013	---	---
1940	1,165	152	15.00
1950	1,786	621	53.30
1960	4,231	2,445	136.89
1970	5,133	902	21.32
1980	4,963	(-170)	(-3.31)
1990	4,800	(-163)	(-3.28)
2000	4,845	45	0.94

Source: U.S. Census Bureau, Population Estimates Branch

Chart 1: Population Trend from 1930 to 2000



Source: U.S. Census Bureau, Population Estimates Branch

As shown in the table and chart above Demarest saw its largest increase in population between 1950 and 1960. The dramatic increase in population coincides with the increase in the number of housing units during the same period. The increase in population from 1950 to 1960 is similar to that of other communities in the area and Bergen County. The following table shows the population trend for Bergen County from 1930 to 2000.

Table 2: Population Trend from 1930 to 2000

Year	Population	# Change	% Change
1930	364,977	---	---
1940	409,646	44,669	12.24
1950	539,139	129,493	31.61
1960	780,255	241,116	44.72
1970	897,148	116,893	14.98
1980	845,385	(-51,763)	(-5.77)
1990	825,380	(-20,005)	(-2.37)
2000	884,118	58,738	7.12

Source: U.S. Census Bureau, Population Estimates Branch

Population Composition by Age

The age of persons living in a community is an important component of the population because it enables planning for services that the Borough provides to its residents. The following table compares different age cohorts in Demarest for 1990 and 2000.

Table 3: Population and Age Characteristics, 1990 – 2000

Age Group	1990 Total	1990 %	2000 Total	2000 %	Number Change	% Change
Under 5 years	279	5.8	297	6.1	18	6.5
5 to 9 years	339	7.1	439	9.1	100	29.5
10 to 14 years	338	7.0	451	9.3	113	33.4
15 to 19 years	314	6.5	312	6.4	-2	-0.6
20 to 24 years	271	5.6	130	2.7	-141	-52.0
25 to 34 years	470	9.8	304	6.3	-166	-35.3
35 to 44 years	788	16.4	912	18.8	124	15.7
45 to 54 years	756	15.8	791	16.3	35	4.6
55 to 59 years	281	5.9	301	6.2	20	7.1
60 to 64 years	306	6.4	210	4.3	-96	-31.4
65 to 74 years	414	8.6	399	8.2	-15	-3.6
75 to 84 years	191	4.0	232	4.8	41	21.5
85 years and over	53	1.1	67	1.4	14	26.4
Total:	4,800	100.0	4,845	100.0		

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

The demographic composition of Demarest's 2000 population shows significant shifts from those of 1990. The table above indicates that there has been an increase in the number of persons under the age of 14, between the ages of 35 and 59, and over the age of 75. The largest increase in terms of a percentage of the total population was in the 10 to 14 age group. A significant increase also occurred in the 75 and over age group. There has been a decrease in the number of persons ages 15 to 34 and 60 to 74. There was a noticeable decrease in the 20 to 34 year age group of which the persons ages 20 to 24 had the greatest percent decrease.

Race and Gender

The Borough of Demarest is comprised primarily of persons of the white race. In 2000, 77.3% of the population was of the white race. This group is followed by Asian persons whom comprise 20.2% of the population. The following table indicates the racial composition of the Borough.

Table 4: Racial Composition, 2000

Race	Number	Percent
White	3,744	77.3
Black or African American	24	0.5
American Indian and Alaska Native	1	-
Asian	981	20.2
Native Hawaiian and Other Pacific Islander	1	-

Source: U.S. Census Bureau, 2000 U.S. Census Data

Income Characteristics

The Borough of Demarest can be generally characterized as a community that is comprised of primarily upper-middle to upper class families in terms of household income. In 1999, the median household income in Demarest was \$103,286. This represents an increase of \$35,135 or 51.6% in the median household income from 1989 to 1999. This is a significantly positive occurrence and is typical of most established suburban communities in Bergen County over the same time period. The following table shows the Borough's income distribution in 1999.

Table 5: Household Income Distribution

Income	Number of Households	Percent
Less than \$10,000	42	2.6
\$10,000 - \$14,999	18	1.1
\$15,000 - \$24,999	56	3.5
\$25,000 - \$34,999	71	4.4
\$35,000 - \$49,999	171	10.7
\$50,000 - \$74,999	202	12.6
\$75,000 - \$99,999	207	12.9
\$100,000 - \$149,999	349	21.8
\$150,000 - \$199,999	188	11.7
\$200,000 or more	299	18.7
Total:	1,603	100.0

Source: U.S. Census Bureau, 2000 U.S. Census Data

Housing Characteristics

This section documents the characteristics of the Borough's existing housing inventory. According to the 2000 U.S. Census data there were 1,634 housing units in the Borough of Demarest. This represents an increase of 24 housing units or 1.5% from the 1990 total of 1,610 housing units.

Household Type

In 2000, there were 1,601 total households in Demarest. The majority of those households were family households. A family household is defined by the U.S. Census Bureau as “one or more people living in the same household who are related to the householder by birth, marriage, or adoption.” In 2000, there were 1,387 family households in Demarest, which represented 86.6% of the total number of households as compared to 214 or 13.4% non-family households. The following table documents the type of households in Demarest.

Table 6: Household Type, 2000

Household by Type	Number	Percent
Total Households	1,601	100.0
Family Households	1,387	86.6
With Own Children under 18 years	728	45.5
Married-couple family	1,220	76.2
With Own Children under 18 years	653	40.8
Female householder, no husband present	128	8.0
With Own Children under 18 years	54	3.4
Non-family households	214	13.4
Householder living alone	186	11.6
Householder 65 years and over	116	7.2
Households with individuals under 18 years	752	47.0
Households with individuals 65 years and over	487	30.4

Source: U.S. Census Bureau, 2000 U.S. Census Data

In the Borough of Demarest, there are an overwhelming number of households with two discreet age groups. As indicated in the table above 77.4% of the households in the Borough include persons either under the age of 18 or 65 years and over. These figures are significant because the Borough will have to take into account the needs of the persons in these age groups. For example, the greater number of households with individuals under the age of 18 indicates that the Borough may have to plan for additional school and /or recreation services. Conversely, the greater the number of households with individuals ages 65 and over indicates the need for additional forms of housing such as assisted living or other types of senior housing.

Household Size

The Borough has experienced a steady decline in the median household since 1970, which is consistent with state and national trends. The average household size in 2000 in the Borough of Demarest was 3.02 down from 3.04 in 1990. It is interesting to note that over the same time period the average persons per household for Bergen County remained unchanged at 2.64 persons per household. The following table documents the average household sizes for Demarest and Bergen County from 1970 to 2000.

**Table 7: Average Household Size
1970-2000**

Year	Demarest	Bergen County
1970	3.44	3.19
1980	3.25	2.79
1990	3.04	2.64
2000	3.02	2.64

*Source: U.S. Census Bureau,
1990 & 2000 U.S. Census Data*

Housing Occupancy

The number of occupied housing units has increased in Demarest from 1990 to 2000. In 2000, it was found that out of the 1,634 total housing units 1,601 or 98% of those units were occupied and 33 or 2% were vacant. In 1990, it was found that out of the 1,610 housing units 1,571 or 97.6% were occupied and 39 or 2.4% were vacant. The following table documents the occupancy statistics for Demarest in the year 2000.

Table 8: Housing Occupancy, 2000

Housing Occupancy	Number	Percent
Total housing units	1,634	100.0
Occupied housing units	1,601	98.0
Vacant housing units	33	2.0
For seasonal, recreational or occasional use	-	-
Homeowner vacancy rate (%)		0.9
Rental vacancy rate (%)		2.0

Source: U.S. Census Bureau, 2000 U.S. Census Data

Housing Tenure

According to the most recent 2000 U.S. Census data, the majority of the housing units in the Borough are owner-occupied. Out of the 1,601 total occupied housing units, 1,470 or 91.8% of the units were owner occupied, while 131 or 8.2% of the units were renter-occupied. The number of owner-occupied housing units has increased by 41 units or 2.9 over the last decade, while renter-occupied units decreased by 11 units or 7.7 percent. The average household of owner-occupied units (3.01) was slightly less than the average household size for renter-occupied units (3.10).

Table 9: Housing Tenure, 2000

Housing Tenure	Number	Percent
Occupied housing units	1,601	100.0
Owner-occupied housing units	1,470	91.8
Renter-occupied housing units	131	8.2
Average household size of owner-occupied units	3.01	-
Average household size of renter-occupied units	3.10	-

Source: U.S. Census Bureau, 2000 U.S. Census Data

Housing Values

The Borough of Demarest has benefited from its low-density residential development pattern, its proximity to mass-transit and New York City and because of that it has been a very desirable place to reside. This is evidenced by the value of the housing units in the borough. The Borough of Demarest has seen an increase in residential home values similar to other communities in the surrounding area and Bergen County as a whole. In 2000, the median value of an owner-occupied housing unit located in the Borough of Demarest was \$360,300, an increase of \$37,500 or 11.6% from 1990 when the median home value was \$322,800. The majority of the homes in Demarest are valued between \$300,000 and \$499,999. Comparatively speaking, over the same time period the median value of homes in Bergen County increased from \$226,000 in 1990 to \$250,300 in 2000, an increase of \$24,300 or 10.8 percent. The following table shows the values of specified owner-occupied housing units located in Demarest in the year 2000.

Table 10: Specified Owner-Occupied Housing Units by Value

Value	Number	Percent
Less than \$50,000	13	0.9
\$50,000 - \$99,999	-	-
\$100,000 - \$149,999	7	0.5
\$150,000 - \$199,999	34	2.4
\$200,000 - \$299,999	448	31.4
\$300,000 - \$499,999	489	34.3
\$500,000 - \$999,999	306	21.5
\$1,000,000 or more	129	9.0
Total:	1,426	100.0

Source: U.S. Census Bureau, 2000 U.S. Census Data

Comparable to the increase in values of the housing units, there has also been an increase in the values of rental units in Demarest. The median rent in Demarest in 2000 was \$2,000+ as compared to a median rent of \$1,001 in 1990. This represents an increase in rent of \$999 or 99.8% or an increase of approximately 9.9% per year from 1990 to 2000.

Development Activity

This section documents development in the Borough since the last Master Plan Reexamination Report in 1996. Because the Demarest is a substantially fully developed community most of the development has been in the form of redevelopment of single-family homes. The table below indicates the number of building permits and demolitions that have been issued in the Borough since 1995.

Table 11: Building Permits and Demolitions

Year	Building Permits	New Construction	Demolitions	Net Increase (Decrease)
1995	10	4	-	4
1996	10	2	-	2
1997	4	-	-	0
1998	10	2	(1)	1
1999	10	4	-	4
2000	10	2	-	2
2001	10	-	-	0
2002	9	-	(1)	(1)
2003	2	-	-	0
Total:	75	14	(2)	12

Source: The Borough of Demarest

The table above shows the total number of building permits issued since 1995 and includes new construction, demolitions and redevelopment. The increase in the number shows the number of new units that have been built. The table above indicates that there has been a relatively small increase in the number of housing units since 1995. Most of the housing units that have been built are due to replacement older homes. There were a total of 75 permits issued from 1995 until March 2003 and an increase of 12 additional units to the housing stock.

The Borough's land use is primarily comprised of single-family residential dwellings. The majority of these homes were constructed in the 1940's and 1950's. Recently, however the development of new single-family homes has slowed. This is primarily because there is not a significant amount of vacant land remaining in the Borough to construct new residential development.

The majority of the existing housing stock in Demarest was built between 1940 and 1959. The following table provides information on the number of housing units built in Demarest and the year those units were completed.

Table 12: Year Structure Built

Year Built	Number	Percent
1990 to March 2000	108	6.6
1980 to 1989	105	6.4
1970 to 1979	179	11.0
1960 to 1969	278	17.0
1940 to 1959	666	40.8
1939 or earlier	298	18.2
	1,634	100.0

Source: U.S. Census Bureau, 2000 U.S. Census Data

Commercial development in the Borough of Demarest is concentrated along Hardenburgh Avenue to the west of the Northern Railroad (a.k.a. CSX Railway) and east of Wakelee Drive. This area contains a number of commercial uses that serve the residents of Demarest.

Quasi-Public development is generally defined as a use owned or operated by a non-profit or religious use providing educational, cultural, recreational, religious or similar programs. This

type of development consists of three churches that are located throughout the Borough. The Old Church Cultural Center and School of Art is another quasi-public use located along Piermont Road.

The Public facilities located in Demarest include the Municipal Building located at 118 Serpentine Road, which also houses the Police Station. The Fire Station is located next to the Municipal Building at Park Street and Serpentine Road. The Department of Public Works is located along Wakelee Drive. The Borough has indicated that there may be a need to expand or relocate the DPW. The Borough also has a Public Library located at 90 Hardenburgh Avenue. Finally, the Ambulance Corps Building is located opposite of the Public Works Facility. There is limited space available in the Municipal Building to serve the needs of both the municipal administrative services and the Police Department. Ideally the municipal administrative services and the Police Department should be located in separate buildings. The parking area is also limited for the Municipal Building and should be expanded.

There are four public schools located in the Borough of Demarest and two private schools. The public schools consist of the County Road School (K-1), Luther Lee Emerson School (2-4), Demarest Middle School (5-8) and the Northern Valley High School of Demarest (grades 9-12). In addition to the public schools there are two private schools located in Demarest. The Academy of the Holy Angels is a private school located at 315 Hillside Avenue and the St. Joseph's Parochial School is located along Piermont Road. There have been substantial improvements made to existing public schools since the time of the 1996 Land Use Update. These improvements generally consist of physical improvements to improve the quality of the facilities such as window replacements and resurfacing the athletic fields. Expansions, including additional classrooms and athletic facilities were also part of the improvements made to the schools. These improvements were a result of a study completed by the School Board in 2001. In 2001, the Demarest Board of Education prepared a Long Range Facilities Plan for school expansions and renovations and the Northern Valley Regional School District prepared a 5 Year Long Range Facility Management Plan. Both of these plans provided a framework for the expansion and renovation of the schools located in the Borough. The specific projects are described in detail in those reports.

The 1996 Land Use Element indicated that there were approximately 137 acres of lands designated as public parks and open space including 2 Green Acres parcels. Currently there are 166 acres designated as public parks and open space. The Demarest Nature Center is a part of this inventory and consists of 55 acres generally located north of Hardenburgh Avenue and west of the railroad. This active and passive recreation use consists of walking trails, a swim club, tennis courts and the Waklee Field and Field House. The open space areas are shown on the Land Use Plan Map. The Alpine Country Club is also located within the Borough of Demarest.

There is a property located in the northwest portion of the Borough along County Road that is encumbered by Green Acres Funds. This 14.62-acre property is identified in the Borough's tax records as Block 99, Lot 1. A small portion of this property is utilized for leaf composting pursuant to a permit from the New Jersey Department of Environmental Protection.

The following table lists properties that are identified on the Green Acres Recreation and Open Space Inventory:

Table 13: Green Acres Recreation and Open Space Inventory

Location	Name	Block	Lot	Acres
Columbus Road	Nature Center	87	3 & 3.01	24.50
Columbus Road	Nature Center	87	4.06 & 4.10	2.77
Columbus Road	Nature Center	87	1.02	2.03
County Road	Nature Center	98	1	19.44
Madison Avenue	Nature Center	47	1	2.82
Madison Avenue	Nature Center	48	1	2.47
Madison Avenue	Nature Center	49	787	1.14
Wakelee Drive	Wakelee Field	75	1, 2, 3.01 & 4	33.80
Wakelee Drive	Swim Club	75	3	20.94
County Road	Frederick W. McIntire Park	20	11	5.18
County Road	North Park	19	9 & 10	2.66
County Road	Fireman's Memorial Park	67	9	0.23
Anderson Ave.	Davies Arboretum	88	1	17.34
Alpine Court	Open Space	120	31	9.55
Isabella Way	Open Space	150	15 - 30	0.77
Carlotta Way	Open Space	151	20 - 49	1.87
Heritage Court	Open Space	97.02	5	3.03
Robin Road	Open Space	89	21	0.90
County road	Open space	99	1	14.62

Source: 1996 Land Use Element Update and Borough Tax Maps

B. EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SINCE 1996

There were a number of issues that were identified in the 1996 Reexamination Report. This section addresses the extent to which these issues have been reduced or increased since 1996.

The primary objective of the Borough in its 1996 Reexamination Report was the protection and preservation of the existing residential character of the community. The Borough was able to maintain this overall goal as Demarest is still a primarily residential community. This remains the overall goal of the Borough and this should be taken into consideration by any Board or agency with the authority to make decisions that could impact the land use in the Borough.

There is a well defined established commercial area in the Borough of Demarest. It is the area located along Hardenburgh Avenue to the west of the Northern Railroad and east of Wakelee Drive. There has been considerable debate over the years regarding the most appropriate use of certain lands located immediately adjacent to the Hardenburgh Downtown Commercial Area. A recommendation was made in the 1996 Plan that Lots 10, 11, 12, 13 and 14 located in Block 23 retain its Medium Density C Residential designation. The intent of this recommendation is to maintain the existing well defined commercial core area and to ensure that it does not encroach on the existing residential areas of the Borough and alter the existing residential character of the area. The properties mentioned above had been subject to a number of development applications for multiple-family and commercial uses over the last decade. This area remains problematic and the Borough should take action to solidify the use of the property.

There were a total of seven recommendations made regarding changes in land use designations to reflect existing uses or changes in uses of certain properties in the Borough. These recommendations and actions taken are presented below.

1. It was recommended that Block 66, Lots 56 – 60, located on the south side of Northwood Avenue between Rodney Place and Lake Road be changed to reflect its public use.

2. Block 3, Lots 38, 39, 40 and 41 located on Knickerbocker Road are no longer publicly owned and it was recommended that they should be changed to reflect the Medium Density C Residential use which surrounds these properties.
3. Block 6, Lots 290, 291, 292, 293, 294 and 295 located on Prescott Street are also no longer publicly owned and should be changed to reflect the Medium Density C Residential use which surrounds these properties.
4. Block 25, Lots 1, 2, 3, 4 and 5 located on Hardenburgh Avenue are also no longer publicly owned and should be changed to reflect the Medium Density C Residential use which surrounds these properties.
5. It was also recommended that the Public Library Association, identified as Block 29.08, Lots 121, 122, 123, 124 and 125 be designated as a public use.

All of the recommendations described above are in regard to changes made to the Land Use Plan Map in order to identify the current ownership of those properties. These changes were made to the 1996 Land Use Element and are included on the Land Use Plan Map attached to that document.

6. Another recommendation discussed vacating the following street right-of-ways:
 - Cypress Place (Holland Avenue to Cresskill border)
 - Madison Avenue (Achilles Street to Stelfox Street)
 - Meadow Street (east of Brook Way)

Only Meadow Street, east of Brook Way, was officially vacated by the Governing Body. No action was taken regarding the other two recommendations to vacate a portion of Cypress Place and Madison Avenue. There is no valid reason for these roads to be vacated and the Planning Board recommends that Cypress Place and Madison Avenue not be vacated.

7. A recommendation was made that the unimproved portion of Orchard Road located in an area consisting of three Borough owned parcels, also known as the Peat Bog area, be vacated due to environmental constraints.

There was no action taken on the above referenced recommendation to vacate the unimproved portion of Orchard Road. The 2001 Housing Element, which was created in response to litigation regarding the Borough's Affordable housing obligation, indicated that the Borough owned properties identified as site # 21 in the 2001 Housing Element that are adjacent to this portion of Orchard Road were undevelopable because these properties are a wooded conservation area located in a flood plain and because of the presence of environmental constraints in the form of wetlands and steep slopes. The court Appointed Master questioned the Borough's opinion that these properties were not suitable for development and concluded that 2.47 acres could be developed with 12 units of which 2 would be set aside for affordable housing units. Even though these properties were considered in calculating the Borough's Realistic Development Potential, they were not included as part of the Borough Fair Share Housing Plan. It is the Planning Boards desire to preserve these properties as a woodland conservation area because of its intrinsic value to the Borough as an Environmentally Sensitive open space area. Therefore, the Planning Board recommends that the portion of Orchard Road be vacated because of the unique environmental constraints located on these properties and the desire to preserve these properties in their natural state.

The 1996 Land Use Element Update made four other recommendations identified as numbers 8 through 11 in a previous section of this report and listed below:

8. It was also recognized that the official map had not been updated since 1992 and should be updated. There has been no update of the map to this date.
9. Another recommendation was made regarding the update of the 1992 Housing Element. The Housing Element has been updated most recently in 2001. The Land Use Plan Map will be updated to reflect the changes proposed by the 2001 Housing Element. The Borough should re-address the Housing Element at the time COAH releases new affordable housing numbers.
10. It was recommended that a Critical Area Ordinance be prepared as a supplement to the Demarest Zoning Ordinance. An ordinance entitled "Environmentally Sensitive Areas" has been prepared but no action has been taken on it by the governing body. The

ordinance regulates steep slopes, water courses and surface waters, wetlands and well-head protection areas. It is recommended that the Borough take action and adopt the proposed ordinance.

11. Schools and government facilities were eliminated as conditionally permitted uses in the revision of the Conditional Use Ordinance because at that time it was determined that no new schools or government facilities were needed in Demarest. As it turned out there was a need for the expansion and improvement of schools in the Borough and it appears that there is a need for the expansion of government facilities as the governmental administrative services share space with the Police Department and there is limited space for these essential governmental functions. Typically a zoning ordinance will make accommodations for both schools and government facilities as either permitted uses or conditional uses in certain zoning districts. It is recommended that the governing body adopt regulations that permit and regulate these uses.

C. EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES AND OBJECTIVES FORMING THE BASIS OF THE MASTER PLAN

The 1996 Reexamination Report identified eleven Goals and Objectives that were listed in the first section of this report. The Borough of Demarest now realizes that it is a substantially fully developed community and that it has different priorities in terms of land use than when it was a developing municipality. Therefore, the Goals and Objectives have been changed to recognize the existing conditions in the Borough. The revised set of Goals and Objectives are listed below.

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 area, restrict it to services that meet the needs of local residents primarily and maintain sufficient off-street parking. Assure that adjacent residential property owners are not adversely affected
3. Support the aims of the State Development and Redevelopment Plan.

4. Maintain a motor vehicle circulation system that is coordinated with the land use pattern and encourage a connected system of pedestrian and bike paths serving public areas.
5. 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. There is a pending update to the State Stormwater Management regulations since its initial adoption in 1983. The goal of these revised regulations is to improve the control of stormwater runoff in the State. Essentially the new regulations propose additional performance standards to the Stormwater Management Rules.
6. Provide recreational facilities, open space and community facilities that are adequate in scope and location.
7. Encourage increased collection of recyclable household and business solid waste as well as lawn and garden refuse.
8. Be sensitive to preservation of natural resources and historic elements in all planning considerations.

D. SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS

There are a few changes proposed to the Demarest Master Plan and Zoning Ordinance. Each of these modifications is described below.

1. It is recommended that the official map be updated in order to make it consistent with the Housing Plan and other changes that have occurred in the Borough since 1992.
2. It is recommended that the Borough Council take action on proposed ordinance identified as Chapter 92, entitled Environmentally Sensitive Areas. This will help to protect and preserve the environmental features in the Borough. It will also help to ensure that the

existing residential character of the Borough is preserved and protected. The intent of this ordinance is to ensure that neighboring properties are not adversely affected by stormwater runoff generated by new development.

3. It is recommended that the Planning Board and Borough Council determine whether changes in zoning of sizable undeveloped private and public parcels are appropriate. More specifically it is recommended that the Land Use Plan Map designate these areas as open space and recreation areas to reflect their current use as public open space or recreational use. This designation on the Land Use Plan Map will reinforce the recommended public open space and recreation use of the property as parks, playgrounds and open space may be permitted as conditional uses in all districts. This will help to protect and preserve these areas for open space and recreation use in the future. These open space and recreation areas are vital to the quality of life of the residents of the Borough as they provide a balanced mix of developed residential and non-residential uses and undeveloped open space and recreation lands.
4. It is recommended that the Demarest Historical Society and the Borough Council Ordinance and Real Estate Committee complete ongoing work on an ordinance to create a Borough Historic Preservation Commission and forward a draft to the Planning Board for consideration.
5. It is recommended that a Downtown Revitalization Plan be prepared for the purposes of beautification and renovation of the downtown commercial area and Downtown Park. A sign and façade ordinance should also be considered in the process.
6. It is recommended that Borough-owned property be made more accessible and usable for the residents of Demarest and where appropriate be improved both physically and aesthetically. This could be achieved by making the Public spaces more easily identifiable by signs clearly marking the entrances to such properties. Amenities such as benches and parking areas could also be added to make these areas more accessible.
7. It is recommended that the zoning ordinance be reviewed with regard to the regulation of houses of worship, government facilities and public and private schools. Currently houses of worship are allowed as a conditional use in the B, C and D Residential Districts. The Limiting Schedule for houses of worship should include a regulation for maximum lot coverage as there is no regulation currently. There is no accommodation

for government facilities, which should at least be recognized as a permitted or conditionally permitted use in certain zoning districts and possibly set forth some limitations or regulations for those government facilities. Additionally, there is no accommodation for schools in the zoning ordinance. The zoning ordinance should recognize and regulate schools. There should also be a distinction made between public and private schools. The zoning ordinance only permits day school and day-care for pre-school students as an accessory to a house of worship.

8. It is recommended that the property adjacent to the area known as the Hardenburgh Downtown Commercial Area be considered for acquisition by the Borough for public use. This recommendation is based upon the location of the property, which is adjacent to the existing Borough Administrative Building. It would be an ideal location for any future expansion for Borough Services or for passive park purposes.
9. It is also recommended that the zoning map be updated to reflect the Golf Course and the Affordable Housing Zones.
10. It is recommended that in the future the governing body **not** vacate any unimproved streets as shown on the Borough's Official Map with the exception that portion of Orchard Road, which is located on and surrounded by Borough owned property.

E. RECOMMENDATIONS CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS INTO THE MASTER PLAN AND DEVELOPMENT REGULATIONS

The *Local Redevelopment and Housing Law* was enacted in 1992 to provide municipalities with a mechanism to designate redevelopment areas, prepare and adopt redevelopment plans, and implement redevelopment projects.

It is our opinion that there are no areas of the Borough that should be designated as a redevelopment area at this time.

BOROUGH OF DEMAREST
PLANNING BOARD

OFFERED BY:

SECONDED BY:

IN THE MATTER OF THE RE-EXAMINATION
OF
MASTER PLAN

WHEREAS, THE Planning Board of the Borough of Demarest (hereinafter "BOARD") is empowered and obligated pursuant to N.J.S.A. 40:55d-28 AND 40:55d-89 to conduct a general reexamination of the Borough's MASTER PLAN and development regulations at least once every six years and;

WHEREAS, the BOARD endeavored to conduct its reexamination of the Borough's MASTER PLAN in satisfaction and furtherance of the above statutory objectives and in conformance with the Municipal Land Use Law of the State of New Jersey (hereinafter "M.L.U.L."); and

WHEREAS, the BOARD served notice in accordance with the M.L.U.L. for a public hearing to be held on June 11, 2003 at which time the reexamination of the Borough Master Plan would take place; and

WHEREAS, in furtherance of the objectives set forth above, the BOARD hired Kauker, Gregory & Kauker, L.L.C., expert professional planners and authorized them to review the prior adopted MASTER PLAN of 1983, LAND USE ELEMENT PLAN adopted in 1996 and HOUSING ELEMENT and FAIR SHARE PLAN adopted in 2001 along with the existing land use map and Development Regulations of the BOROUGH in order to update and unify these documents into one Master Plan Reexamination Report and prepare a Comprehensive Master Plan Map; and

WHEREAS, the expert planner worked closely with the Master Plan Subcommittee of the BOARD to more effectively conduct the reexamination, update of the above mentioned reports and map and to present his findings, conclusions and recommendations to the BOARD at the June 11, 2003 public hearing; and

WHEREAS, based upon the above stated process and the testimony, documents, questions and responses placed on the record at the public hearing which was held on June 11, 2003, the BOARD makes the following determinations:

1. The BOARD accepted the report of the expert planner entitled "2003 Master Plan Reexamination Report, Demarest, New Jersey" dated June 11, 2003 and directed certain specific amendments and changes thereto, particularly the following changes:

A. Page 17, Table 13, an additional seven properties were to be added to the location list in the Green Acres and Open Space Inventory;

B. Page 17, an additional paragraph to be added to the end of the first paragraph identifying the Leaf Composting Facility by Lot and Block lot acreage and permit issued by the N.J.D.E.P.; and

C. Page 23, paragraph no. 4, add the word "Ordinance" after the word "Council" in the first line of the first sentence, and redact the entire paragraph with the exception of the first sentence.

2. The BOARD further recommended two specific changes to the Comprehensive Master Plan Map prepared by the Planner which are as follows:

A. Change site designation of the property on which the Leaf Composting Facility is located from "Public Use" to "Open Space" use;

B. -Change the site designation for the pond northwest of and adjacent to the Holy Angels High School property from "Quasi-public" use to "Low Density Residential A" use.

BE IT RESOLVED on this _____ day of July, 2003, by the Planning Board of the Borough of Demarest that the 2003 Master Plan reexamination Report dated June 11, 2003 prepared by Kauker, Gregory & Kauker, L.L.C. and testified to by Michael D. Kauker, P.P. A.I.C.P. be and is hereby ADOPTED in conformance with N.J.S.A. 40:55d-89 as the periodic reexamination of the BOROUGH'S MASTER PLAN subject to the changes and amendments recognized in this resolution.

A copy of the above Reexamination Report, Map and this resolution shall be forwarded to the Bergen County Planning Board and the Board shall direct its secretary to provide the Clerk of each adjoining municipality notice of the adoption of the Report and Resolution adopting same.

ADOPTED:

ATTESTED:

SECRETARY

CHAIRMAN