

Borough of Oradell

Master Plan

Land Use Plan
November 1988



LAND USE PLAN
BOROUGH OF ORADELL
BERGEN COUNTY, NEW JERSEY

PREPARED FOR:
THE BOROUGH OF ORADELL PLANNING BOARD

NOVEMBER, 1988

malcolm kasler & associates, p.a.

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ORADELL BOROUGH LAND USE PLAN

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

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TABLE A-1
POPULATION CHARACTERISTICS BY RACE
BOROUGH OF ORADELL
1980

<u>RACE</u>	<u>NUMBER</u>
White	3,393
Japanese	35
Chinese	56
Filipino	74
Korean	37
Asian Indian	36
Black	12
Other	15
TOTAL	8,658

SOURCE: U.S. Census of Population, 1980.

TABLE A-2
 PERSONS 15 YEARS OF AGE AND
 OLDER, BY SEX AND MARITAL STATUS
 BOROUGH OF ORADELL
 1980

<u>MARITAL STATUS</u>	<u>MALE</u>	<u>FEMALE</u>	<u>TOTAL</u>	<u>PERCENT</u>
Single	950	369	1,319	26.0
Now Married, excluding Separated	2,248	2,260	4,508	64.5
Separated	26	41	67	1.1
Widowed	74	374	448	6.4
Divorced	47	95	142	2.0
TOTAL	3,345	3,639	6,984	100.0

SOURCE: U.S. Census of Population, 1980.

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INTRODUCTION

In 1986 the Borough of Oradell entered into an agreement with Malcolm Kasler and Associates, P.A., its planning consultants, to provide technical assistance in the preparation of a land use plan element for the Borough. This report represents the culmination of the Borough's efforts to establish a plan to guide the future development of Oradell.

This document consists of two sections. The first section is designed to provide data and information concerning Oradell and its environs. This background data base includes information on Oradell's regional location, land use, population, housing, environmental features, and a review of planning in adjoining communities.

The second section of this report represents the Land Use Plan Element. The land use plan is directed to the immediate needs of the community and is intended to serve as a basis for zoning controls for the next six year period, in accordance with the provisions of the Municipal Land Use Law.

The land use plan for the Borough is an official guide for future growth to be used by the Planning Board, Governing Body, Board of Adjustment and the citizens of the community. It is intended to be part of a continuing planning process which will be subject to periodic review and amendment.

REGIONAL LOCATION

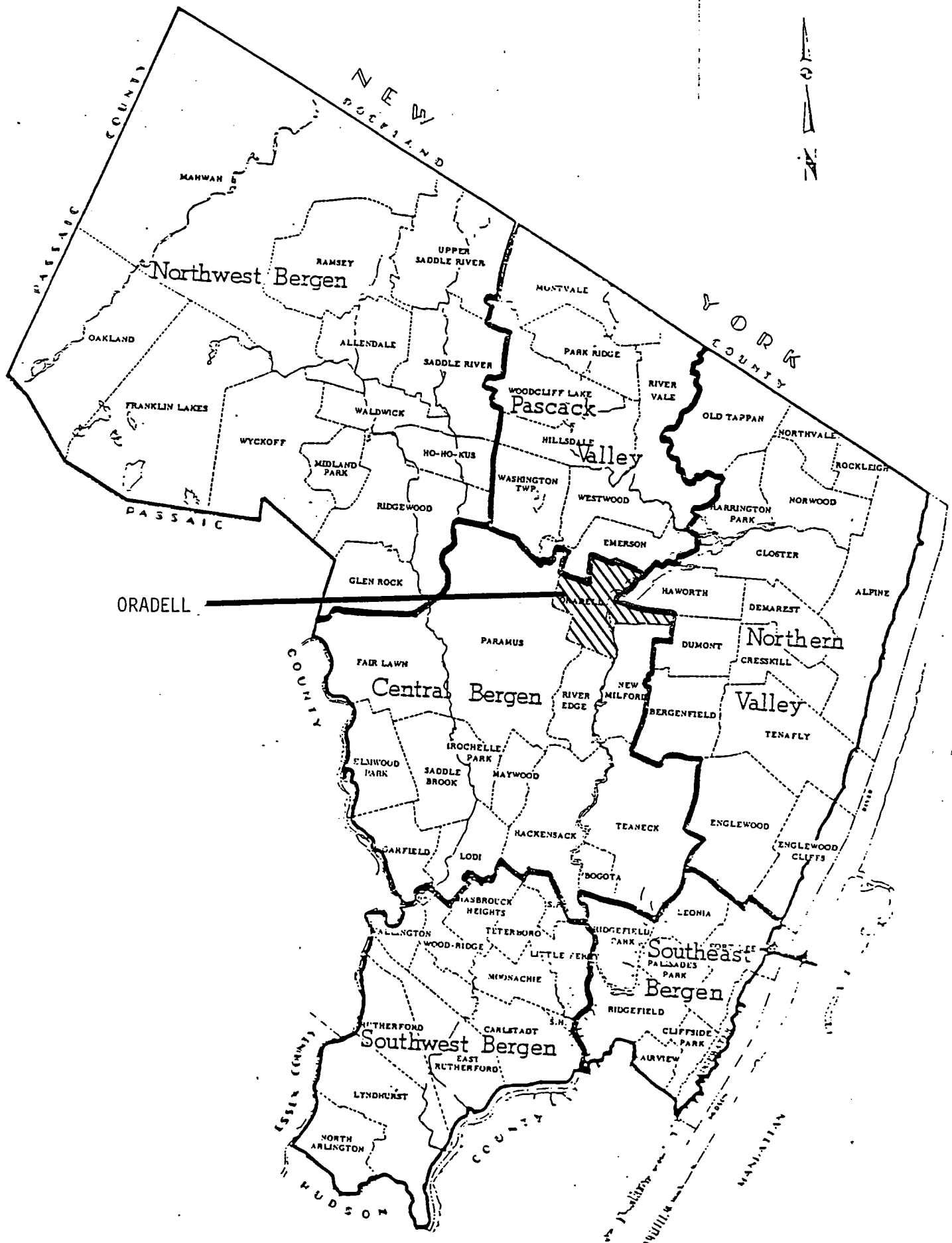
The Borough of Oradell is located in the central portion of Bergen County. The Borough adjoins six other municipalities including the Borough of Emerson to the north, Haworth and Dumont to the east, New Milford and River Edge to the southeast and south, and Paramus to the west.

Access to Oradell is provided from a number of State and County roads. Kinderkamack Road (CR 503) is a major north-south roadway extending through the central portion of the Borough. Oradell Avenue (CR 6) is an east-west roadway which also bisects the central portion of the community. Other County roads serving the community include Forest Avenue, Midland Avenue, Ridgewood Avenue and Soldier Hill Road.

State Highway Route 17 and the Garden State Parkway are located immediately to the west of Oradell. These regional highways provide north-south access linking the Oradell area with the region.

Oradell is part of the New York-New Jersey metropolitan region and is designated as such by the U. S. Bureau of the Census. The 1980 Census places the Borough in the Paterson-Clifton-Passaic Standard Metropolitan Statistical Area which includes Bergen and Passaic counties.

REGIONAL LOCATION MAP



EXISTING LAND USE

Introduction

The analysis of a municipality's present development pattern is one of the fundamental steps in formulating a future development plan for the community. The analysis of existing land use identifies both the extent of development in the community, the relationship of uses to one another, and the amount and location of vacant land remaining in the municipality. This data combined with an analysis of environmental factors can lead to the type and character of development in the community. This information can also serve as a basis for forecasting future land use, intensity of use, and provide information necessary for the formulation of the land use plan.

A lot line base map of Oradell was prepared to facilitate this inventory. Field surveys and tax office data were utilized to record this information.

Sixteen land use categories were used in this survey. They include four residential categories, two commercial categories, two public classifications, and separate categories for office, industrial, railroad, semi-public, roadways and vacant lands. The Oradell Reservoir lands and Hackensack River are also identified as separate categories. Each land use category is described in this section of the report.

An existing land use map was prepared to facilitate the land use inventory and has been separately submitted to the Planning Board.

Overview of the Borough of Oradell

The Borough of Oradell occupies an area of approximately 1,650 acres, which is equivalent to 2.58 square miles. It is a moderate sized community as compared to other municipalities in Bergen County. Thirty-six of the seventy communities in the County are smaller in area than Oradell.

As noted in Table 1, Oradell is predominantly developed, with approximately 98 percent of the total land area accommodated as either developed sites, outdoor recreation or comprised of water bodies and associated reservoir lands. The developed character of the community primarily consists of detached single-family dwellings. The Borough also contains an active central business district, reservoir and related lands, and three golf courses.

TABLE I
EXISTING LAND USE
BOROUGH OF ORADELL, NEW JERSEY
1987

<u>Land Use</u>	<u>Area (Acres)</u>	<u>Percent</u>
Residential	729.3	44.2
One-Family	(721.1)	(43.7)
Two-Family	(3.6)	(0.2)
Multi-Family	(4.2)	(0.3)
Townhouse	(0.4)	(*)
Commercial	10.9	0.7
Commercial Recreation	218.2	13.2
Office	45.4	2.7
Industry	24.0	1.5
Railroad	13.5	0.8
Semi-Public	18.4	1.1
Public	123.5	7.5
Public Facilities	(61.0)	(3.7)
Parks/Open Space	(62.5)	(3.8)
Roads	252.6	15.3
Oradell Reservoir	136.8	8.3
Water	(66.0)	(4.0)
Reservoir land adjoining water	(70.8)	(4.3)
Hackensack River	45.9	2.8
Riverbed	(15.3)	(0.9)
Associated adjoining land	(30.6)	(1.9)
Vacant	31.5	1.9
 TOTAL	 1,650	 100.0

*Calculated as less than 0.1 percent

SOURCE: Borough of Oradell Tax Maps and Records

FIELD SURVEY AND CALCULATIONS: Malcolm Kasler and Associates, P.A.

Residential Land Use

Oradell is essentially a suburban residential community. A total of 729 acres, representing 44 percent of the Borough's total land area, is devoted to residential use. Residential use accounts for 62 percent of the municipality exclusive of streets, reservoir and river area, and vacant land.

The Borough's residential development is characterized primarily by a rectilinear development pattern. Most of the community's street layout reflects a typical grid system with an east-west orientation. Typically, lot sizes range from 7,500 to 15,000 square feet.

Detached single-family residential use accounts for the vast majority of the residential development in Oradell. Nearly 99 percent of all residentially developed acreage is occupied by detached one-family dwellings. A total of 721 acres are devoted to this land use. Interestingly, of the 2,808 dwelling units in the community (as reported in the 1980 census), 2,540 are detached dwellings. This represents 91 percent of the total housing stock. The existing single-family residences are developed at a gross density of 3.5 units per acre.

Two-family, multi-family and townhouse residences account for a very small proportion of the Borough's acreage. Two-family dwellings encompass only 3.6 acres, or 0.2 percent of the municipality. These units are, for the most part, concentrated in two areas, including Meyerhoff Place and on Maple Avenue north of Ridgewood Avenue. Multi-family development accounts for a total of 4.2 acres. There also is one townhouse development, on Morcam Terrace, on a 0.4 acre lot.

The larger multi-family and townhouse developments in the community are identified in the accompanying table.

TABLE 2
MULTI-FAMILY AND TOWNHOUSE DEVELOPMENTS (5+ UNITS)
ORADELL, NEW JERSEY

<u>Location</u>	<u>No. Dwelling Units</u>	<u>Site Size (ac)</u>
461 New Milford Ave (Oradell Terrace)	27	1.16
346 Maple Ave (Hallmark Arms)	26	1.29
585 Center Street	24	0.74
456 Kinderkamack Road	24	0.70
360-366 Kinderkamack Road	13	0.29
644 Oradell Ave	8	0.22

SOURCE: Borough Clerk's Office and Tax Maps

Commercial and Office Land Use

Commercial and office land use comprises 56.3 acres, or slightly less than four percent of Oradell's land area. Commercial development is predominant along Kinderkamack Road and is characterized by two distinct features. Retail and service commercial uses are the predominant land use along this roadway in the area south of Oradell Avenue. Large office buildings characterize the development pattern north of Oradell Avenue, particularly in the area on the east side of Kinderkamack Road north of Soldier Hill Road.

Commercial Recreation

Commercial recreation facilities represent all recreation activities which are operated as a business and open to the public for a fee. There are a total of 218 acres in Oradell, representing 13 percent of the community, which are characterized as commercial recreation facilities. This acreage encompasses three golf courses, including White Beeches (52.6 acres), Emerson Golf Course (116.9 acres) and Hackensack Golf Club (41.5 acres). The Oradell Swim Club, on 7.2 acres, is also considered in this category.

Industrial Use

Industrial activity accounts for a very limited amount of the municipality's total land area. Twenty-four acres, representing 1.5 percent of the Borough, are occupied by industrial uses. The industrial development is concentrated in the southeast corner of the Borough. Most of this activity is located in the vicinity of New Milford Avenue and the railroad line.

Railroad

The rail line which extends in a north-south direction through the east-central portion of Oradell occupies 13.5 acres of land. This represents slightly less than one percent of all land in the municipality. The railroad historically has provided commuter service for Oradell residents seeking rail access to New York.

Public Land

Public Land uses are divided into two categories - public facilities and parks and open space areas. Together they comprise 123 acres or more than 7 percent of the total acreage of the municipality.

Public facilities account for 61 acres and includes the 38 acres of school property occupied by Oradell Elementary and River Dell High Schools. Other public facilities include the municipal complex, parking facilities and post office.

Parks and open space account for 62.5 acres. This includes both active and passive recreation facilities and open space lands acquired by the Borough of Oradell. Neither the State of New Jersey nor Bergen County own or maintain recreation or open space lands in Oradell. The distribution of open space and recreation lands are identified in the accompanying table.

TABLE 3
BOROUGH PARK, RECREATION AND OPEN SPACE ACREAGE
BOROUGH OF ORADELL, NEW JERSEY
1987

<u>Facility</u>	<u>Acres</u>
Memorial Field	27.90
Ridgewood Ave Recreation Area	24.20
Oradell Swim Club	7.20
Hoffman Field	2.69
Grant Field	1.90
Railroad Station Park	0.95
Schirra Park	0.75
Veterans Park	0.10
TOTAL	65.69

SOURCE: Borough Tax Maps and Field Survey by
Malcolm Kasler and Associates, P.A.

Streets and Roads

Streets and roads account for 253 acres of land, or 15 percent of the total land area of the municipality. Kinderkamack Road, which accounts for more of this acreage than any other street, has a right-of-way which fluctuates between 50 feet and 80 feet. Oradell Avenue has a 66 foot right-of-way. Most other roads in the Borough are characterized by a 50 foot right-of-way. Two streets, New Milford Avenue and Saw Mill Lane, are characterized by a right-of-way of less than 50 feet.

According to the Borough Engineer's office, there are a total of 34.5 miles of roads in Oradell including 28.5 miles of local roads (1.5 miles of which are unimproved roadway) and 6.03 miles of county roads.

Semi-Public

Semi-public uses include those uses of land occupied by private institutions such as churches, social clubs, etc. A total of 18.4 acres of land are devoted to this land use category, encompassing several places of worship, the Blauvelt Museum, and the Veterans of Foreign Wars.

Water Area and Reservoir Lands

There are a total of 183 acres of land devoted to the Oradell Reservoir and Hackensack River in Oradell. This represents eleven percent of the Borough. The Oradell Reservoir of the Hackensack Water Company encompasses 66 acres. The Water Company also occupies an additional 70.8 acres around the perimeter of the reservoir which serves as a protective watershed for environmental purposes which is required for water quality protection and system operations.

The Hackensack River and associated adjoining area accounts for a total of 46 acres, slightly less than three percent of the Borough's total land area.

Vacant Land

Slightly less than 31 acres of land in Oradell are vacant and undeveloped today. This vacant acreage includes land which is characterized primarily by small individual parcels in private ownership. There is only one vacant lot in excess of one acre which is in private ownership. This is a 5 acre lot on Kinderkamack Road which has previously been approved for development.

The Borough owns approximately 19 acres of vacant land. This includes a number of small parcels distributed throughout the community. Additionally, the municipality owns five parcels, each of which are minimally 1.5 acres in size. These are identified in the accompanying table.

TABLE 4
MUNICIPALLY OWNED VACANT LAND
BOROUGH OF ORADELL, N.J.
1987

<u>Location</u>	<u>Acres</u>
South of Soldier Hill Road at Iroquois Street	8.0 acres
East of Genther Avenue	2.3
Wanamaker Avenue	2.1
Woodland Avenue	1.5
Kinderkamack Road at Elizabeth Street	1.5
Other (7 lots)	2.9
TOTAL	18.8 acres

SOURCE: Tax Maps and Land Use Survey by Malcolm Kasler & Associates, P.A.

PHYSICAL FEATURES

An analysis of the natural and physical characteristics of the Borough of Oradell is important in determining the potential for development of the community's remaining vacant and undeveloped land. Among the physical features examined are topographic conditions, soils, flood hazard and wetland areas.

Topography

The Borough of Oradell is characterized by two distinct topographic conditions. Portions of the community consist of relatively level and flat areas. These areas are separated by moderate to steeply sloping areas which extend through the community in a north-south direction. Elevations range from 30 feet in the easterly portion of the Borough to 150 feet in the northwestern-most section of the community, on lands of the Hackensack Golf Club property. The embankment, situated in the area directly west of Kinderkamack Road accounts for most of the differential in elevation. This steep area represents a slope which ranges from six to 15 or more percent.

Topographic Slopes

The steepness of slopes is one of a number of significant factors comprising the Physical Features Study. The slope analysis identifies those areas where the percent of slope is fifteen percent or greater. This steepness, especially when combined with other factors, makes development much more difficult.

Approximately 57 acres of land, representing 3.5 percent of the Borough, consists of slopes of at least fifteen percent grade. This acreage is located, for the most part, in the north-central portion of the Borough west of Kinderkamack Road, and in the south-central portion of the Borough in the vicinity of Reis Avenue.

The analysis reveals that the steeply sloped areas of the Borough have predominantly been developed.

Soil Conditions

The U.S. Soil Conservation Service in conjunction with the New Jersey Department of Agriculture and Rutgers University have prepared a soil survey for several counties in New Jersey. The reports, issued in 1975 and 1976, provide a fairly specific basis for judging subsurface conditions without resorting to site specific investigation such as borings, and consequently enables preliminary conclusions to be drawn with respect to an areas' ability to accomodate certain types of development. The soil data prepared by the Soil Conservation Service was mapped based upon aerial surveys, soil and engineering tests.

It is noted that the soil data prepared by the Soil Conservation Service for Bergen County is still incomplete. It is significant, however, that the preliminary survey indicates there are nine types of soil comprised of nineteen separate soil classifications in Oradell. These are identified as follows:

- | | |
|---------|--|
| 1. Au | Alluvial Land; |
| 2. BoB | Boonton gravelly loam, 3 to 8% slopes; |
| 3. BoC | Boonton Gravelly loam, 8 to 15% slopes; |
| 4. BoD | Boonton gravelly loam, 15 to 25% slopes; |
| 5. BuB | Boonton-Urban land complex, undulating; |
| 6. BuC | Boonton-Urban land complex, gently rolling; |
| 7. BuD | Boonton-Urban land complex, steep; |
| 8. Dub | Dunellen loam, 3 to 8% slopes; |
| 9. PvA | Pompton Silt loam, 0 to 3% slopes; |
| 10. RaB | Riverhead Sandy loam, 3 to 8% slopes; |
| 11. RaC | Riverhead Sandy loam, 8 to 15% slopes; |
| 12. RdA | Dunellen-Urban land complex, level; |
| 13. RdB | Dunellen-Urban land complex, indulating; |
| 14. RdC | Dunellen-Urban land complex, gently rolling; |
| 15. RuD | Boonton-Urban land complex, steep; |
| 16. Ua | Udorthents, loamy (upland cut and fill); |
| 17. Ue | Udorthents, wet substratum; |
| 18. Uf | Udorthents, wet substratum-urban land complex; |
| 19. Ur | Urban land. |

The soil types are classified and delineated on the SCS Soils Map as follows:

Boonton Series - This classification consists of deep, moderately well drained and well drained soils on uplands. They form in glacial till. Typically these soils have a dark brown silt loam surface layer, 8 inches thick. The subsoil layers, from 8 to 30 inches, are dark yellowish-brown fine sandy loam, dark brown gravelly loam, and dark brown gravelly fine sandy loam. A very firm and brittle fragipan from 30 to 60 inches, is reddish brown gravelly sandy loam. Slopes range from 0 to 30 percent. This soil type has moderate - to severe limitations for development, depending upon the wetness and severity of the slope of the soil.

Dunellen Series - This series consists of deep, well drained soils on outwash plains and terraces. They form in water deposited material. Typically, these soils have a dark brown sandy loam surface layer, 8 inches thick. A subsurface layer, from 8 to 14 inches thick, is brown sandy loam. The subsoil layers vary from 14 to 32 inches in thickness and are sandy loam. From 42 to 70 inches the subsoil layer is loamy sand. Slopes range from 0 to 12 percent. This soil type poses slight-to-moderate limitations to development.

Pompton Series - Pompton soils are somewhat poorly drained, moderately coarse soils of the uplands and outwash plains. They form in intermediate positions in the landscape. Typically, these soils have a very fine sandy loam plow layer which is 7 inches thick. The subsoil, with a thickness of 7 to 34 inches consists of mottled fine sandy loam, sandy loam and gravelly sandy loam. The substratum is composed of gravelly loamy sand and varies from 34 to 72 inches in thickness. Slopes range from 0 to 8 percent. Flooding and wetness generates severe limitations for development on these soils.

Riverhead Series - This soil group consists of deep, well drained soils on outwash plains and valley floors. They formed in relatively gravel free deposits overlying stratified sand and gravel. Surface layers are generally 12 inches thick and are brown to dark brown sandy loam. The subsoil between 12 and 27 inches, is strong brown sandy loam. From 27 to 35 inches, the subsoil is yellowish brown loamy sand.

Below 32 inches, the subsoil is gravelly. The substratum of this series varies from 35 to 65 inches and is brown and very pale brown stratified sand containing thin gravel layers. Slopes range from 0 to 50 percent, and this serves to determine the extent of any use limitations.

Udorthents - Soils designated Ua, Ue, and Uf are a part of the Udorthents soils series. Ue soils contain wet substratum and represent a part of upland filled tidal marsh areas. Uf represents wet substratum as part of an urban land complex.

Urban Land - Urban land consists of areas that have been developed for residential, commercial or industrial use. During development, these areas were leveled or cut and filled to such an extent that 40 to 80 percent of the original soil has been altered.

The Soil Conservation Service usually provides an analysis of soil conditions relating to their suitability for various types of uses. This information and analysis has not been finalized for Bergen County. The Borough should keep alert for the completion of studies and should incorporate same into the land use plan element when they become available.

The principal use of the SCS soils data is to determine the environmental sensitivity of the soils for development. An evaluation of the available data with respect to the three existing golf courses in Oradell (which represent the largest areas with potential for future alternative use), has been undertaken which notes the following:

1. The Hackensack Golf Club, on Soldier Hill Road, is characterized primarily by soils classified as Boonton gravelly loam (BoB, BoC, BoD). The Boonton series has severe limitations with regard to septic facilities due to wetness and slow percolation. This soil classification suggests moderate to severe development limitations for construction of dwellings and small commercial buildings;
2. The Emerson Country Club east of Kinderkamack Road is dominated by Udorthents (Ue) and Riverhead (RaC, RaB) soils. These soils have severe limitations regarding septic facilities. Building development constraints are moderate to severe due to slope conditions;
3. The White Beeches Golf and Country Club is characterized primarily as Dunellen loam (DuB). Conditions for septic facilities are severe due to poor filter. Development constraints range from slight to severe depending on slope conditions.

Wetland Areas

The National Wetlands Inventory, prepared by the United States Department of the Interior, Fish and Wildlife Service, provides an inventory of all wetland areas for municipalities in the State of New Jersey. The Wetlands Inventory indicates that the data was prepared "primarily by stereoscopic analysis of high altitude aerial photographs ... and were identified on the photographs based upon vegetation, visible hydrology and geography in accordance with classification of wetlands and Deep-Water Habitats of the United States ..."

The Fish and Wildlife Service in the U.S. Department of the Interior has defined wetland areas as follows:

"In general terms, wetlands are lands where saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface. The single feature that most wetlands share is soil or substrate that is at least periodically saturated with or covered by water. The water creates severe physiological problems for all plants and animals except those that are adapted for life in water or in saturated soil.

WETLANDS are lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification wetlands must have one or more of the following attributes : (1) at least periodically, the land supports predominantly hydrophytes; (2) the substrate is nonsoil and is saturated with water at some time during the growing season of each year."

In general, there are three types of wetland soils in Oradell. These are classified as follows, and shown on the accompanying Wetlands Map:

1. PF01 Palustrine Emergent, Broad leaved Deciduous;
2. POW Palustrine Open Water, Unknown Bottom;
3. R10W Riverine Tidal Open Water, Unknown Bottom.

The Palustrine System is noted to include all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5%. It was developed to group the vegetated wetlands traditionally called by such names as marsh, swamp, bog, fen, and prairie. It also includes the small, shallow, permanent or intermittent water bodies often called ponds. Palustrine wetlands may be situated shoreward of lakes, river channels, or estuaries; on river floodplains; in isolated catchments; or on slopes. They may also occur as islands in lakes or rivers. The erosive forces of wind and water are of minor importance except during severe floods. Palustrine wetlands exist sporadically throughout the Borough.

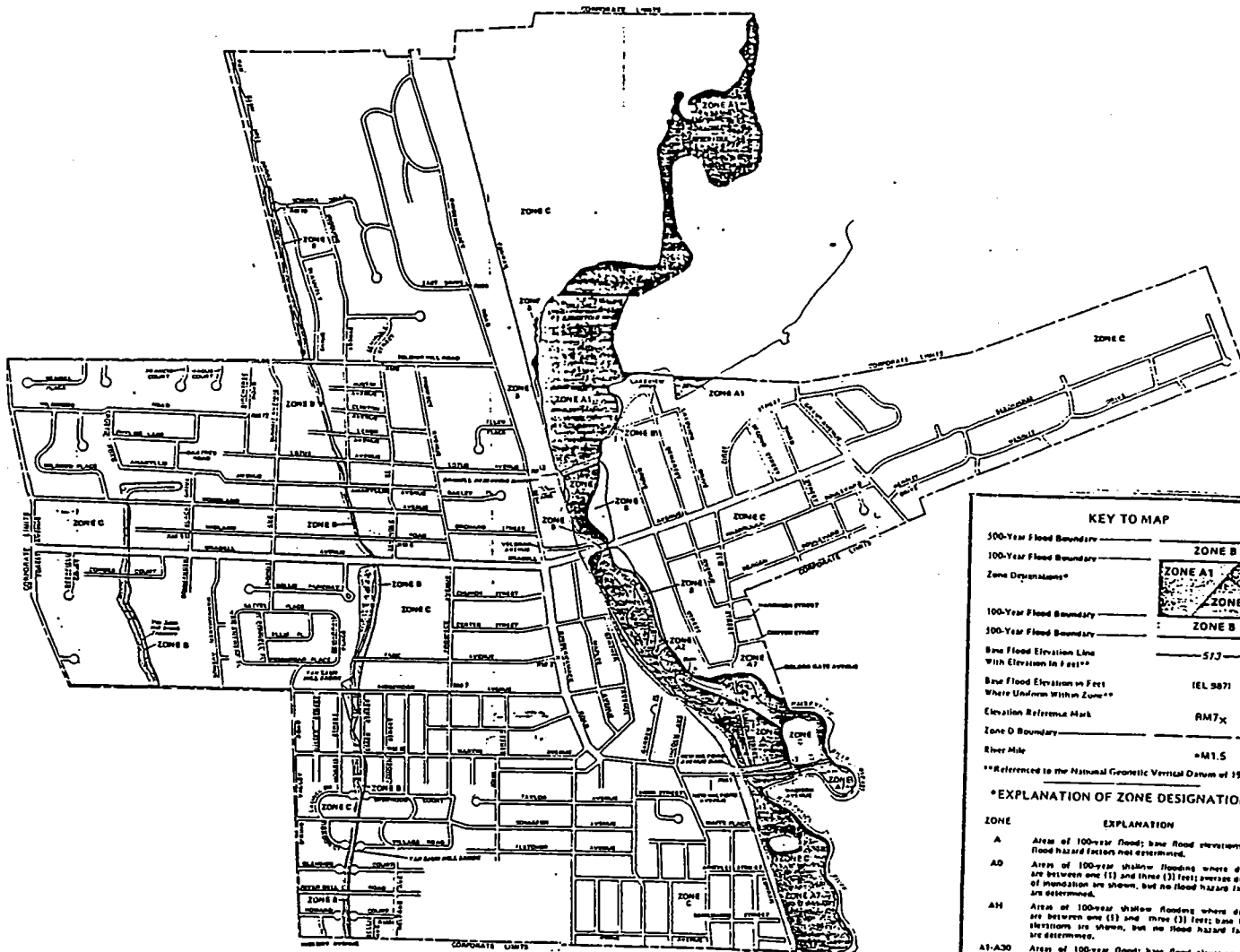
The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts in excess of 0.5%. Water is usually, but not always, flowing in the Riverine System. Upland islands or Palustrine wetlands may occur in the channel, but they are not included in the Riverine System. Riverine wetlands are situated in two locations in Oradell; the southeast section along the border of River Edge and adjacent to the southerly tip of the Oradell Reservoir.

Wetland areas encompass approximately 20 acres of land in Oradell.

Flood Hazard Areas

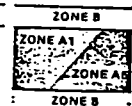
In June of 1973, the Federal Emergency Management Agency published the Flood Insurance Rate Map for the Borough of Oradell. This map was most recently revised April 15, 1986.

This map defines the flood hazard area in Oradell based on a 100 year flood. The map delineates 135 acres as flood hazard areas. Approximately 66 acres are occupied by the Oradell Reservoir. The flood hazard area encompasses an area in the easterly portion of the community. This is delineated on the accompanying map.



KEY TO MAP

- 500-Year Flood Boundary
- 100-Year Flood Boundary
- Zone Designations
- 100-Year Flood Boundary
- 500-Year Flood Boundary
- Base Flood Elevation Line With Elevation in Feet**
- Base Flood Elevation in Feet Where Unknown Within Zone**
- Elevation Reference Mark
- Zone D Boundary
- River Mile



**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

- ZONE**
- EXPLANATION**
- A** Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
- A0** Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; where depths of inundation are shown, but no flood hazard factors are determined.
- AH** Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
- A1-A30** Areas of 100-year flood; base flood elevations and flood hazard factors determined.
- A99** Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
- B** Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the sea flood. (Medium shading)
- C** Areas of medium flooding. (No shading)
- D** Areas of undetermined, but possible, flood hazards.
- V** Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
- V1-V30** Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas not in the special flood hazard area (zones A and V) may be protected by flood control structures.
This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all topographic features outside special flood hazard areas.

INITIAL IDENTIFICATION:
JUNE 15, 1973

FLOOD HAZARD BOUNDARY MAP REVISIONS:
NONE

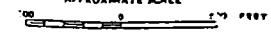
FLOOD INSURANCE RATE MAP EFFECTIVE:
MARCH 19, 1977

FLOOD INSURANCE RATE MAP REVISIONS:
February 1, 1980 - to change base flood elevations, zone designations, street names, and drainage
June 19, 1980 - to change base flood elevations and zone designations

To determine if flood insurance is available in this community, contact your insurance agent, or call the National Flood Insurance Program, at (800) 638-6670.



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

BOROUGH OF
ORADELL,
NEW JERSEY
BERGEN COUNTY

ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER
340060 0001 C

MAP REVISED:
APRIL 15, 1986



Federal Emergency Management Agency

ELEVATION REFERENCE MARKS

REFERENCE MARK	ELEVATION IN FT. (NGVD) ¹	DESCRIPTION OF LOCATION
RM 1	19.0	Top of road, intersection New Bedford Avenue and CORRAL
RM 2	52.20	Top of stone masonry, intersection of Park Avenue and Kingsborough Road
RM 3	38.36	Top of stone masonry, intersection of Lotus Avenue and Kingsborough Road
RM 4	37.96	Top of stone masonry, intersection of East Drive and Kingsborough Road
RM 5	67.37	Top of stone masonry, intersection of Delford Avenue and Marine Court
RM 6	76.16	Top of stone masonry, intersection of Camden Street and Marine Avenue
RM 7	81.29	Top of stone masonry, intersection of Ridgewood Avenue and Prospect Avenue
RM 8	90.92	Top of stone masonry, intersection of Marlboro Road and Barnstable Street
RM 9	107.63	Top of stone masonry, intersection of Selden Hill Road and Barnstable Street
RM 10	112.09	Top of stone masonry, intersection of Blount Drive and Selden Drive
RM 11	103.99	Top of stone masonry, intersection of Commercial Street Drive and Marlboro Road
RM 12	127.53	Top of stone masonry, intersection of Birchwood Road and Marlboro Road

¹National Geodetic Vertical Datum of 1929

POPULATION

Historic Trends

Oradell has grown from a sparsely developed community of less than 1,000 residents at the turn of the century to a community of more than 8,500 people in 1980. The Borough experienced a modest population increase in the early decades of this century, when its population increased by two-thirds to 2,360 residents in 1930. The local population increased by another one-third, to 3,665 residents, between 1930 and 1950.

Oradell's population experienced its largest increase during the 1950's. Between 1950 and 1960 the Borough's population increased by 51 percent to 7,487 people. An additional increase of 1,416 residents was recorded in 1970, increasing the Oradell population to 8,903 people.

The 1980 Census indicates there are 8,658 people residing in the Borough. This represents a modest 2.8 percent decline from the preceeding census year. The State Department of Labor estimates that the local population had declined to 8,469 by 1986, the last year for which figures are available.

The historic population trends of the Borough of Oradell are noted in the accompanying table.

TABLE 5
RATE OF POPULATION GROWTH
ORADELL, N.J.
1900 to 1980

<u>YEAR</u>	<u>POPULATION OF ORADELL</u>	<u>POPULATION CHANGE</u>	<u>PERCENT CHANGE</u>
1900	746	--	--
1910	1,005	259	25.8
1920	1,286	281	21.9
1930	2,360	1,074	45.5
1940	2,802	442	15.8
1950	3,665	863	23.5
1960	7,487	3,822	51.0
1970	8,903	1,416	15.9
1980	8,658	-245	-2.8
1986 Estimate*	8,469	-189	-2.2

* N. J. Department of Labor, Division of Planning and Research
Source: U.S. Census of Population

Births and Deaths

The number of births and deaths in a community is one component in determining the natural increase or decrease in the overall size of the community. The number of births is also an important element in planning for community facilities and services, particularly the school system.

As noted in Table 6 , the number of births in Oradell has fluctuated throughout the 1970-1983 period (the last year for which statistics are available). The number of births during this period fluctuated from highs of 80 births in 1982 and 70 births in 1983 to a low of 35 births in 1972. As noted in the accompanying table, in eight of the fourteen years of this period , the number of births ranged from 35 births to 59 births. In the other seven years, however, the number of resident births ranged from 60 to 80 births. During the fourteen year period, the Borough averaged 57 births per year.

The number of resident deaths in Oradell tends to fluctuate from year to year, ranging from a low of 55 in 1974 to 94 in 1980. During the fourteen year period, the Borough averaged nearly 71 deaths annually.

Component of Population Change

Change in community population is directly related to two components : natural increase (or decrease) and net migration into or out of the community.

Natural Increases - The number of births and deaths in a community contributes to the fluctuation of total population size in a municipality. The birth and death statistics for Oradell indicate that the Borough had a natural population decrease of 224 persons between 1970 and 1980. Thus, without any migration, the Borough's population would have declined by 224 people over the 1970 population level.

Migration - Net migration indicates the number of people moving into or out of a given area. Between 1970 and 1980, the Borough experienced a population decline of 245 persons while there was a net natural decrease of 224 people. This represents a net out-migration of 21 residents between 1970 and 1980. This out-migration is generally attributable to two factors - those former residents who grew into adulthood in the 1970's and subsequently left their parent's house to form households elsewhere, and secondly, the general aging of the population.

TABLE 6
NUMBER OF BIRTHS AND DEATHS
BOROUGH OF ORADELL
1970 - 1983

<u>YEAR</u>	<u>BIRTHS</u>	<u>DEATHS</u>	<u>CHANGE</u> <u>BIRTHS DEATHS</u>
1970	60	72	-12
1971	51	64	-13
1972	35	83	-48
1973	51	72	-21
1974	53	55	- 2
1975	45	61	-16
1976	44	76	-32
1977	59	74	-15
1978	65	69	- 4
1979	51	77	-26
1980	59	94	-35
1981	75	70	5
1982	80	70	10
1983	<u>70</u>	<u>58</u>	<u>12</u>
	798	995	-197

Source : State of New Jersey, Department of Health
New Jersey Health Statistics

Household Size

Average household size is determined by the overall population in the community divided by the number of housing units in the municipality. The average which is computed represents a generalization of the family size characteristics in the community.

Oradell's household size peaked in 1960 and has consistently declined over the past twenty year period, as shown in the accompanying table. In 1950 the Borough had an average household size of 3.47 persons. This increased to 3.58 in 1960 and decreased to 3.53 persons per household in 1970. By 1980, average household size had dropped to 3.13 persons per household.

The recent decline in household size, from 3.53 persons per household in 1970 to a current 3.13 is not unique to Oradell. Similar declines have been registered in most municipalities in Bergen County. The County, as a whole, decreased from 3.17 persons per household in 1970 to 2.76 in 1980, a decline of thirteen percent. Oradell's decline in that interval was eleven percent.

TABLE 7
AVERAGE HOUSEHOLD SIZE
BOROUGH OF ORADELL
1950 - 1980

<u>YEAR</u>	<u>POPULATION</u>	<u>NUMBER OF DWELLING UNITS</u>	<u>HOUSEHOLD SIZE</u>
1950	3,665	1,056	3.47
1960	7,487	2,088	3.58
1970	8,903	2,524	3.53
1980	8,658	2,769	3.13

Source : U.S. Census of Population and Housing

TABLE 8
HOUSEHOLD INCOME
BOROUGH OF ORADELL
1979

INCOME CATEGORY	HOUSEHOLDS	
	NUMBER	PERCENT
TOTAL	2,808	100.0
Less than \$ 2,500	29	1.0
\$ 2,500 to \$ 4,999	109	3.9
\$ 5,000 to \$ 7,499	88	3.1
\$ 7,500 to \$ 9,999	68	2.4
\$10,000 to \$12,499	76	2.7
\$12,500 to \$14,999	64	2.3
\$15,000 to \$17,499	134	4.8
\$17,500 to \$19,999	122	4.5
\$20,000 to \$22,499	142	5.1
\$22,500 to \$24,999	162	5.8
\$25,000 to \$27,499	152	5.4
\$27,500 to \$29,999	110	3.9
\$30,000 to \$34,999	272	9.7
\$35,000 to \$39,999	224	8.0
\$40,000 to \$49,999	373	13.3
\$50,000 to \$74,999	438	15.6
\$75,000 or more	237	8.5
Median	\$32,430	
Mean	\$39,413	

Source : U.S. Census of Population, 1980

TABLE 9
AGE AND SEX CHARACTERISTICS
BOROUGH OF ORADELL
1980

<u>AGE GROUP</u>	<u>MALE</u>	<u>FEMALE</u>	<u>TOTAL</u>
Under 5	179	184	363
5 - 9	270	262	532
10-14	427	352	779
15-20	434	419	853
20-24	323	297	620
25-29	183	193	376
30-34	232	285	517
35-44	493	591	1,084
45-54	665	684	1,349
55-59	329	352	681
60-64	259	235	494
65-74	278	332	610
75+	<u>149</u>	<u>251</u>	<u>400</u>
	4,221	4,437	8,658
Median Age	36.3	38.8	37.7

Source : U.S. Census of Population

Age and Sex Characteristics

Data concerning characteristics of the Borough's population by age and sex is presented in Table 9 . The data indicates that 52 percent of the community is female and 48 percent male. However, amongst persons sixty-five years of age and older, the proportion of females to males increases dramatically, with approximately 58 percent of the 1,010 residents sixty-five years of age and older being females.

The median age for men is 36.3 years. Women have a median age of 38.8. Overall, the Borough's residents have a median age of 37.7 which exceeds the County average median age of 35.5 years.

Approximately 30 percent of the Borough's population is 19 years of age or under. Those residents under 10 years of age account for slightly more than 10 percent of the population.

The largest age cohort in Oradell are those residents between the ages of 35 and 54. This group accounts for 28.1 percent of the population. Senior citizens, age 65 and older, comprise 11.6 percent of the overall population.

The Borough's age statistics indicate an aging population consistent with regional trends. These statistics are reflective of both the low birth rate incidence through the 1970's decade as well as the fact that people are living longer. This will have significant implications regarding the provisions of a variety of community facilities, including schools, recreation facilities and needs for senior citizens.

Family and Household Income

Table 8 provides data for family and household income by income category. The median household income reported in 1979 was \$32,430 and the median family income was \$35,384. Comparable data for Bergen County was \$24,056 and \$27,521 respectively.

Other Demographic Data

Other demographic data is presented in the appendix of this report.

HOUSING

Historic Background

The Borough's housing supply has grown considerably through the twentieth century. Between 1900 and 1950, when the Borough's population saw a four-fold increase, the number of housing units increased to 1,056 dwellings. Since then, the Borough's housing supply has increased by another sixty percent.

During the 1950's, 1,032 housing units were added to the Borough's housing stock, representing nearly fifty percent of all housing in the community. As available land decreased, the amount of new housing also slowed down. During the 1960's, the housing stock increased by an additional 436 dwelling units and during the 1970's, 245 additional units were noted. By 1980, Oradell had a total housing stock of 2,769 dwelling units.

Housing by Tenure

The United States Census statistics indicate that the majority of dwellings in Oradell are owner-occupied units. Of the 2,769 occupied residences, 2,485 units, or 90 percent of the total, were reported as owner-occupied units. A total of 284 rental housing units were reported.

TABLE 10
YEAR ROUND HOUSING UNITS
OCCUPANCY AND TENURE CHARACTERISTICS
BOROUGH OF ORADELL
1980

Total Number of Housing Units	2,808
Total Occupied Housing Units	2,769
Total Vacant Units	39
Vacant Rate, Percent	1.4
Vacant Housing Units :	
For Sale Only	5
For Rent	8
Other Vacant	26
Total Owner-Occupied	2,485
Total Renter-Occupied	284

Source : U.S. Census of Housing, 1980

TABLE 11
OCCUPIED HOUSING UNITS
BY TENURE
BOROUGH OF ORADELL
1980

<u>NUMBER OF PERSONS/ HOUSEHOLD</u>	<u>OWNER- OCCUPIED</u>	<u>RENTER- OCCUPIED</u>	<u>TOTAL</u>	<u>PERCENT</u>
1 Person	189	125	314	11.3
2 Persons	781	97	878	31.7
3 Persons	506	29	535	19.3
4 Persons	533	17	550	19.9
5 Persons	279	8	287	10.4
6 Persons or more	<u>197</u>	<u>8</u>	<u>205</u>	<u>7.4</u>
TOTAL	2,485	284	2,769	100.0

Source : U.S. Census of Housing, 1980

Housing Units by Structure

The Census indicates that the majority of all residences in Oradell consists of one-family dwellings. There are a total of 2,540 single-family residences in the Borough, representing 91 percent of the housing stock. A total of 154 units were reported as two-to four-family units, and an additional 114 units were in 5+ unit structures. This data is presented in the accompanying table.

TABLE 12
UNITS IN STRUCTURE
BOROUGH OF ORADELL

<u>UNITS IN STRUCTURE</u>	<u>NUMBER OF HOUSING UNITS</u>	<u>PERCENT OF TOTAL</u>
One	2,540	90.5
Two to four	154	5.5
Five to nine	20	0.7
Ten to forty-nine	94	3.3
Fifty or more	-	0.0
TOTAL	2,808	100.0

SOURCE: U.S. Census of Housing, 1980

Persons Per Household

The average household size in Oradell has declined during the past decade to 2.36 persons per dwelling. A total of 43 percent of all households in 1980 were comprised of one and two persons. Three person households totalled another 19 percent of all households in the community.

The majority of one and two-person households reside in owner-occupied dwellings. Approximately 90 percent of all households occupy their own dwellings, while only 284 units are renter-occupied. Small households (i.e. one and two-person households) residing in rental housing account for nearly 78 percent of all rental occupied housing.

Value of Housing

Housing values have increased sharply over the past decade. The 1980 Census data indicates that housing values in Bergen County have increased from \$31,900 in 1970 to \$76,000 in 1980. Median housing rents in the County have increased by 104 percent to \$281 per month. Housing values have continued to increase substantially through the 1980's.

The 1980 Census indicates that a total of 2,485 dwellings, 90 percent of the Borough's total housing stock, were owner-occupied units. A total of 2,315 of these units were owner-occupied non-condominium dwellings. The median value of these units was reported to be \$106,400. The range in value of these dwellings is identified in the accompanying table.

TABLE 13
VALUE OF NON-CONDOMINIUM OWNER-OCCUPIED HOUSING UNITS
BOROUGH OF ORADELL
1980

<u>SPECIFIED VALUE</u>	<u>NUMBER</u>	<u>PERCENT</u>
Less than \$10,000	0	*
\$10,000 to \$14,999	0	*
\$15,000 to \$19,999	0	*
\$20,000 to \$24,999	2	*
\$25,000 to \$29,999	1	*
\$30,000 to \$34,999	2	*
\$35,000 to \$39,999	6	0.3
\$40,000 to \$49,999	33	1.4
\$50,000 to \$79,999	458	19.8
\$80,000 to \$99,999	543	23.5
\$100,000 to \$149,999	879	37.9
\$150,000 to \$199,999	238	12.4
\$200,000 or more	103	4.4
TOTAL	2,315	100.0
MEDIAN VALUE	\$106,400	

* Less than 0.1 percent

Source: U.S. Census of Housing, 1980.

The median value of owner-occupied housing in Oradell was higher than in all other municipalities which adjoin the Borough with the exception of Haworth. The Borough's median value also exceeded the Statewide median (\$61,400), and the County median figure of \$76,600. The median value of houses in municipalities in the immediate vicinity of Oradell are noted in Table 14 .

TABLE 14
 VALUE OF OWNER OCCUPIED
 AND RENTER-OCCUPIED HOUSING
 ORADELL AND OTHER GOVERNMENTAL UNITS
 1980

<u>COMMUNITY/AREA</u>	<u>MEDIAN HOUSING VALUE</u>	
	<u>RENTER-OCCUPIED</u>	<u>OWNER OCCUPIED</u>
Oradell	\$349	\$105,400
<u>Other Communities</u>		
Emerson	\$299	\$ 79,800
New Milford	\$208	\$ 73,500
Dumont	\$289	\$ 65,900
River Edge	\$323	\$ 77,700
Paramus	\$366	\$ 85,000
Haworth	\$500+	\$110,300
Bergen County	\$281	\$ 76,500
New Jersey	\$228	\$ 61,400

Source: U.S. Census of Housing, 1980

Age of Housing

Table 15 indicates the relative age of housing in the Borough as reported in the U.S. Census of Housing. Similar to many other communities in central Bergen County, the majority of housing, approximately 75 percent, has been constructed since 1940. The greatest amount of housing was constructed during the 1950's.

Housing constructed prior to 1940 totals 694 dwelling units. The Census data suggests most of this housing is to be considered to provide safe and sanitary conditions.

TABLE 15
AGE OF HOUSING
BOROUGH OF ORADELL

<u>YEAR CONSTRUCTED</u>	<u>NUMBER</u>	<u>PERCENT OF TOTAL</u>
1975 - 1980*	141	5.0
1970 - 1974	170	6.1
1960 - 1969	534	19.0
1940 - 1959	1,269	45.2
1939 or earlier	694	24.7
TOTAL	2,808	100.0

* Through March 1980

SOURCE: U.S. Census of Housing, 1980.

HISTORIC SITES

There are three sites in Oradell that are currently recognized as historic sites and are identified on National and State Registers of Historic Places. The three sites are as follows:

- ... The Demarest House
268 Grove Street;
- ... Oradell Railroad Station
400 Maple Avenue;
- ... Van Buskirk/Oakley House
467 Kinderkamack Road.

Additionally, the Borough Hall has been nominated to be included on State and National Register of Historic Places.

The Bergen County Office of Cultural and Historic Affairs is in the process of preparing an inventory of historic structures for all municipalities in the county. They have completed an inventory of structures in Oradell, in a publication entitled Historic Sites Survey for the Borough of Oradell. The Cultural and Historic Affairs Office identifies sixteen sites in their report for inclusion in the State and National Registers. These sites have been selected on the basis of the following criteria:

- ... They are the best examples of a specific architectural style for a particular historical period; and,
- ... They are strongly related to the American National Character and experience.

Three of the sixteen sites recommended by the Office of Cultural and Historic Affairs have received historic site designations. The other thirteen recommended sites are enumerated as follows(included in this enumeration are the comments from the Office of Cultural and Historic Affairs) :

1. Von Buskirk Island in Hackensack River in Oradell and part of the Borough of New Milford ; Hackensack Water Company's New Milford Plant District. This district is probably eligible for State and National Register;
2. District including Oradell Railroad Station, park, building on southwest corner Oradell Ave. and Maple Ave., and houses at 355-c. 383 Maple Ave.; Oradell Railroad Station District. The Railroad

Station building is included in the thematic nomination of Operating Railroad Stations in New Jersey which is being nominated to the State and National Registers;

3. 699 and 705 Kinderkamack Road; Atwood-Blauvelt Mansion and Carriage House. These buildings are probably eligible for State and National Register;
4. 700 Soldier Hill Road; John J. Van Wagoner House;
5. 515-353 and 516-532 Oradell Ave., 319-361 and 344-380 Grove St.; Oradell Avenue-Grove Street District. This district is probably eligible for State and National Register;
6. 447 New Milford Avenue; Collignon Chair Factory building (Cooper-Demarest Inc. building);
7. 465 New Milford Ave., Jacob Van Buskirk House. The removal of the south wing probably makes this building ineligible for State and National Register;
8. 608-610 Brookside Avenue; Thunise Cooper House. Further investigation is needed to determine if this house is eligible for State and National Register;
9. 437 Grove St.; W. King House;
10. 355 Grant Ave.; Demarest-Cornwall-Blauvelt House. Further investigation is needed to determine if this house is eligible for State and National Registers;
11. 355 Kinderkamack Rd.; Oradell Public School (Oradell Town Hall) In courtyard at 555 Kinderkamack Rd; Gingko Tree;
12. 455 Seminole St.; Charles Livingston Bull House;
13. Behind 272 Genther Avenue; Voorhis Cemetery.

Detailed descriptions of all of these sites are provided in the Historic Sites Survey for the Borough of Oradell . This document is available at the Borough Library.

MASTER PLANS IN ADJOINING COMMUNITIES: COUNTY AND STATE LAND USE PLANS

Section 40:55D-28d. of the New Jersey Municipal Land Use Law requires that :

"The master plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality as developed in the master plan to (1) the master plans of contiguous municipalities, (2) the master plan of the county in which the municipality is located and (3) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act", sections 1 through 12 of P.L. 1985 c398 (C.52:18A-196 et seq)..."

There are six municipalities which are contiguous to the Borough of Oradell. These are the Boroughs of Dumont, Emerson, Haworth, New Milford, River Edge and Paramus. The Master Plan recommendations for these municipalities are further analyzed in the following sections :

Emerson

The Borough of Emerson prepared a Comprehensive Master Plan in 1978, and subsequently completed a Re-examination of the Master Plan in 1984. Both documents were prepared by Harvey Moskowitz, P.P.

The Borough's Land Use Plan includes a number of use classifications for lands adjoining Oradell. An open space designation encompasses the area in Emerson east of the railroad adjacent to the Emerson Golf Club. A Limited Business classification encompasses properties fronting Kinderkamack Road. The Hackensack Golf Course property is also identified for open space and recreation use. All other property adjoining Oradell is recommended for medium density residential use.

Haworth

The Haworth Land Use Plan was updated in 1984. The Plan recommends two residential designations to encompass the area adjoining the Borough of Oradell. A low density Residence A district is recommended for the area encompassing West View Terrace and the area to the east. A four unit per acre density is recommended for the other areas adjoining Oradell. The Plan specifically calls for the provision of some low and moderate income housing in this latter land use category.

Dumont

The draft Land Use Element of the Master Plan Update , revised to May 5, 1986, was prepared by Stanley John Lacz. The Land Use Element designates two land use categories in the area abutting Oradell.

Most of the area adjoining Oradell is recommended for one and two-family residential use. A moderate density classification is recommended for this area. One large parcel in Dumont is designated as a "P" zone for parks and recreation.

New Milford

The Borough's Master Plan Re-examination was completed by Harvey S. Moskowitz, P.P., December 21, 1982. The Land Use Plan Element indicates two types of residential development along the Oradell border. The area between Boulevard and the Dumont Municipal boundary is recommended for low density residential development. Medium density residential development is recommended for property located between Boulevard and the boundary of River Edge.

River Edge

In April 1984 the Master Plan for the Borough of River Edge was prepared by Barry M. Barovick, P.P. The Land Use element designates four categories for property adjoining Oradell. Property between the Hackenack River and the railroad is designated for Public Buildings, facilities and parking. Parcels located between the railroad and extending toward but not including sites on Kinderkamack Road are designated for Single Family Residential Use. Properties on Kinderkamack Road are planned for Commercial Land Use. From the westerly boundary of the commercial area to Summit Avenue is single-family residential. Summit Avenue to Fifth Avenue is Semi-Public. Magnolia Avenue to Laurel Avenue is single-family residential.

Paramus

Boorman and Dorram, Inc. prepared the Land Use Element of the 1979 Paramus Master Plan. The report contains a map entitled Land Use and Zoning Proposals which illustrates two residential land use designations on property abutting Oradell. These designations call for detached single-family residential uses on lots ranging from 7,500 square foot to 10,000 square feet.

The review of the master plans of the adjoining municipalities indicates they do not contain any land use recommendations which would be inconsistent with the Borough's present land use policy.

On July 28, 1988, the Paramus Planning Board adopted its 1988 Periodic Re-examination study of the Borough. The 11 page report prepared by the firm of The Chester Partnership does not make reference to planning in the surrounding communities. The report does indicate that the Borough of Paramus will complete its master plan once substantive certification is granted by the Council on Affordable Housing.

It should be noted that certification was granted in October of 1988.

Bergen County Plan

The Bergen County Planning Board does not have a current land use plan in effect for the County.

STATE DEVELOPMENT AND REDEVELOPMENT GUIDE PLAN

The New Jersey State Planning Commission is in the process of preparing a plan for the State of New Jersey termed the State Development and Redevelopment Plan. The document is described as "... a growth management manual for guiding State agencies, local planning officials, the development community and the public-at-large."

The preliminary State Plan establishes eight different categories or "tiers" of land use activity. Four of the tiers, identified as numbers 1-4 are considered growth area categories. Tiers 5, 6A, 6B and 7 are considered non-growth or limited growth categories.

The State Development and Redevelopment Plan is a preliminary report. The Commission is scheduled to release a final document that will be subject to review and potential modification through a cross-acceptance process between the community and Bergen County. Once the cross-acceptance process is completed, the State Planning Commission will review all of the changes proposed by the County. The Commission will ultimately adopt a Statewide Plan which likely will occur in the Fall of 1989.

Most of Oradell is proposed for a Tier 2 category. Tier 2 is termed stable cities and suburbs. The balance of the Borough is classified as Tier 7, environmentally sensitive areas. A copy of the SDRP map is enclosed herein. The following represents a general overview of the two tiers.

Tier 2 - Stable Cities and Suburbs

The SDRP describes Tier 2 as follows:

"The goal of the State Plan for municipalities included in this tier is to facilitate continued sustainable growth while preserving community character and the quality of life so often associated with these municipalities. These communities are likely to face heightened fiscal pressures and increased demands on public services and infrastructure. Moreover, stable cities and suburbs are expected to absorb a modicum of growth which will be diverted from the limited growth tiers. Infill development and redevelopment in this tier will need to be prudently balanced by the need to maximize the use of dwindling open space. In the future, the pursuit of tax ratables will need to be countered by important quality of life concerns that may no longer be easily equated with an expanded ratable base."

Some of the concerns expressed for Tier 2 areas include the following:

- Maintaining community character and quality of life;
- Meeting infrastructure demands;
- Assessing growing fiscal distress;
- Accommodating future growth.

Except for the Oradell Reservoir and certain lands immediately adjacent to the reservoir, all remaining lands in the Borough are classified as Tier 2.

Tier 7 - Environmentally Sensitive Areas

Tier 7 is the most restrictive category in the SDRP. The State Development and Redevelopment Plan states the following:

"Environmentally sensitive areas include pristine watersheds, reservoir watersheds, and habitats of endangered and threatened plants and animals in areas that have remained relatively undeveloped or rural in character. These broad areas not only have a special value as a natural resource, but also are vital to the health and welfare of the State. Many of these areas, however, are threatened by development."

"Environmentally sensitive areas are easily disturbed by development. The effects of such disturbance are significant. Due to this sensitivity, the dynamics and balances of ecological systems must be understood when considering the impact of development. Most public services in these areas are inadequate to support new growth. New development and redevelopment must respect the sensitivity of the resources and must be of an intensity, character, and design that is compatible with these dynamics and balances.

"To protect these resources, the State Plan limits the extent to which these lands are subjected to growth resulting from inappropriately scaled improvements in public facilities and services. The strategies, policies, and standards for environmentally sensitive areas maintain and enhance the integrity and function of these particular resources, while accommodating appropriate development and redevelopment.

"Environmentally sensitive areas should remain predominantly low density residential, low intensity recreational, or undeveloped. Development in this tier should be compatible with the sensitive natural and cultural resources characteristic of this area. It should support the economic and social viability of existing land development. Low densities of development provide for growth that is generally compatible with existing public facilities and services and maintain the existing rural land pattern. This pattern provides large contiguous land areas for the protection of sensitive natural resources. Higher intensities of development should be limited to neighboring suburban and rural towns (Tier 3) and in villages."

The delineation of Tier 7 area is based upon the following:

"The boundary of an environmentally sensitive area shall define an area which satisfies all of the criteria below:

1. The area includes resident populations, together with neighboring non-residential development, corresponding to an average residential population density of less than 1,000 persons per square mile; and
2. The area encompasses one or more of the following environmentally sensitive features:
 - a. Pristine waters designated by the New Jersey Department of Environmental Protection as Category I waters and their watersheds, defined by those waters of particular clarity, color, scenic setting or other characteristics of scenic value, exceptional ecological or recreational significance, exceptional water supply significance or exceptional fishery resource value, including trout production waters; or

b. Trout production and trout maintenance waters and their watersheds, as designated by the New Jersey Department of Environmental Protection; or

c. Watersheds of existing or planned public potable water supply reservoirs; or

d. Habitats of populations of endangered or threatened plant or animal species, as determined by the New Jersey Department of Environmental Protection."

The SDRP establishes planning standards as follows:

"New residential development should be concentrated at a gross density, excluding existing developed areas but including undevelopable areas, not greater than 1 dwelling unit per 5 acres within environmentally sensitive areas within the municipality, and subject to the following:

(a) Development in a public sewer service area (including development served by community septic systems and other on-site, small community wastewater treatment facilities) should be clustered on lots not larger than 1/2 acre per dwelling unit;

(b) Development served by individual on-site wastewater disposal systems should be clustered on lots not smaller than 1 acre per dwelling unit and not larger than 2 acres per dwelling unit to promote the efficient use of public facilities and services and to preserve contiguous open space land, provided that:

(1) the location and density of development is in conformance with site-specific standards for the siting, construction, and operation of individual on-site wastewater disposal systems; and

(2) the gross density of non-sewered development within the tier within the municipality does not exceed that to be determined by applying the nitrate dilution mode."

The discussion concerning capital facilities states the following:

"The quality and integrity of environmentally sensitive areas will be preserved by limiting the provision of public facilities and services to a level which provides for the public health, safety and welfare, but which does not induce inappropriate growth and development.

"Public facilities and services in environmentally sensitive areas should be limited to those projects which are necessary to ensure public health, safety and welfare; to serve concentrated development in corridor centers, in towns, or in villages; or to maintain or improve the quality of the existing natural and recreational resources in the area, but which would not induce additional growth.

"Public transportation opportunities should be provided to allow access to recreational sites and facilities and educational and medical centers in environmentally sensitive areas."

Concerning Natural Resource Conservation and Recreation the Plan states:

"Public plans, programs, and development regulations, and applications for development approval, should maintain and enhance the capability of water resources to support potable water supplies, trout habitats and associated fisheries, and habitats of endangered and threatened species."

Environmentally sensitive lands occupy that portion of the Oradell Reservoir in the Borough of Oradell and some limited lands adjacent to the water body. The 200 foot buffer minimally established by the Board of Public Utilities in which no development can take place, does not appear to be reflected in the State Plan.

EMERGING DEVELOPMENT CONSIDERATIONS

The previous analysis concerning land use, environmental factors, housing and population data and other related factors had identified a number of areas of planning concern. These are summarized as follows:

Protection of the Environment

The environmental assessment contained in this report referenced three critical environmental factors which merit attention. These include flood hazard areas, wetlands and steep slopes. Additionally, the need to protect the Borough watershed lands as an important regional source of potable water was recognized. The analysis revealed that, while some of the environmentally sensitive or critical areas within the Borough have been developed, a substantial portion of these areas remain vacant. The protection of environmentally sensitive lands and watershed areas represent significant planning issues which must be addressed. Historically, the Borough has been able to afford some protection to these areas. This policy must continue. In particular, the need to determine the extent of a protective buffer around the perimeter of the reservoir is appropriate at a time when the Hackensack Water Company is beginning to assess the development potential of its land holdings.

Development of Vacant Land

Oradell is essentially a developed community. A total of 32 acres, or two percent of the Borough is presently undeveloped. Most of this land is distributed throughout the municipality in small isolated lots. Due to this fact, the future character of this acreage will be influenced by the prevailing surrounding development pattern in which it is situated.

However, it is also noted that the Borough contains three existing golf courses, which collectively occupy 211 acres of land. These three sites represent the most significant potentially developable properties in the community. These include the White Beeches Golf and Country Club, the Hackensack Golf Club, and the Emerson Country Club. Each of these sites must be evaluated in terms of their respective location, size, physical characteristics as well as their development impacts.

Housing Alternatives

The predominant land use character in Oradell is one of residential use. Approximately 44 percent of the municipality's total acreage is devoted to residential use. Most of this development consists of detached single-family residences.

The proportion of attached residential to detached single-family dwellings has increased during the past decade. Since 1975, the Borough has authorized a total of 182 residential building permits including 40 multi-family dwellings and a significant number of attached residences. Additionally, the Borough has amended its zoning ordinance to expand the area in which multi-family dwellings are permitted, and established a two-family residence zone. The development of these areas for two-family residential use and townhouses, combined with the existing housing stock of single-family dwellings and garden apartments provides a variety of housing choice in the community.

In addition to the provisions of a variety of housing choice, the Borough also has a statutory obligation to address its low and moderate income housing needs. The Borough is preparing a separate Housing Plan Element concurrent with this land use plan. The two documents will contain complementary recommendations concerning this matter.

Demographic Characteristics

The character of the community is changing imperceptibly. The community is no longer the home of the "typical family-of-four" but rather has begun to mature. Evidence of these changes include a decline in household size, an increase in median age and a decline in public school enrollments.

With this change in demographic characteristics comes a changing need in housing lifestyles such as the need for smaller housing typified by townhouses. Other needs that have not been fully addressed include senior citizen housing.

Central Area Needs

The Oradell central business area is a functional commercial district which serves the day-to-day needs of the Borough's residents. From a land use prospective, the most significant concerns regarding the area's future vitality include the need to ensure a continued mix of uses, to guard against the potential for overdevelopment of office uses within the commercial center and to preserve the scale of development and to encourage the continued rehabilitation of existing facilities and conversion of obsolete uses to more contemporary functions.

Recreation and Open Space

Approximately four percent of Oradell's land area is devoted to parkland and open space areas. This amounts to approximately 7.7 acres of land for every 1,000 residents. The National Recreation Association generally recommends a standard of 10 acres of recreation and open space for every 1,000 residents. While the land use plan element does not evaluate recreation facilities and needs, it is noteworthy that the Borough does not meet this nationally recognized standard. At the present time, this is partially offset by the presence of three golf courses and certain watershed lands of the Hackensack Water Company. However these sites may be susceptible to development. The Borough should be alert to the feasibility of providing some continued recreation use on these sites.

Compatible Land Use

The desirability of any community is dependent upon compatible land usage. The success of Oradell as a residential and business community, in part, is due to the qualitative and harmonious land uses that exist in the Borough.

These conditions should be encouraged and where less compatible usage exists, a policy to upgrade the conditions should be advanced.

GOALS AND OBJECTIVES

The Borough of Oradell Master Plan, adopted in 1978, set forth a number of community goals and objectives which formed the basis for the land use plan's recommendations. This master plan essentially reaffirms the community goals set forth in the earlier plan. The plan additionally identifies a number of additional planning objectives which were utilized in developing the land use recommendations. These goals and objectives are as follows:

1. To encourage the proper relationship between land uses by promoting a spatial distribution of uses and establishing areas which have their own integrity and uniformity of purpose;
2. To encourage and provide buffer zones to separate incompatible land uses;
3. To preserve and enhance the primarily residential character of the existing community by restricting incompatible land uses from established residential areas and maintaining compatible residential densities in established neighborhoods;
4. To promote the continued maintenance and rehabilitation of the Borough's housing stock and supporting facilities and utilities;
5. To provide a variety of housing types and densities in appropriate locations to serve the Borough and region;
6. To preserve and enhance the Borough's commercial areas by defining their functional role in the Borough and enhancing the quality of life within the commercial center through an appropriate mixture of activities, in order to create a community focal point;
7. To promote and protect environmentally sensitive lands, waterways and reservoirs;
8. To recognize and protect the watershed lands in the Borough as an important regional source of potable water.



LAND USE PLAN

The Oradell Land Use Plan indicates the proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, business, recreational and other public and private purposes.

The Land Use Plan element contains two components. A statement of goals and policies sets forth a series of planning objectives designed to respond to the land use and related issues identified in the basic studies. The general planning goals form the basis for more specific land use recommendations identified in the Land Use Plan Map and report.

The land use recommendations set forth in the plan acknowledge and reaffirm the established and stable development pattern which characterize most parts of the Borough. The Plan also proposes some modifications in areas which are in the process of change or in circumstances where existing conditions warrant change.

Fifteen categories of land use are indicated in the plan, reflecting various types of residential, commercial, industrial, public and conservation activities. The proposed land uses are discussed in detail in the following section.

Residential Land Use

The Oradell Land Use Plan recommends seven categories of residential development. These categories are designed to reflect the prevailing development patterns in the community. Certain modifications have been proposed in areas where existing conditions or circumstances warrant such change.

The Plan specifically identifies several residential density categories to delineate the unique features which characterize various neighborhoods in the Borough. Additionally, the Plan identifies certain areas for two-family residential use, multiple-family housing and other affordable housing areas. Areas of Affordable Housing are specifically addressed in the Housing Plan Element of the Master Plan.

The seven residential categories are identified as follows:

- Low Density (2.3 units per acre)
- Low Density (2.3 - 3.6 units per acre)
- Moderate Density (3.6 - 4.8 units per acre)
- Moderate Density (4.8 - 5.8 units per acre)
- Medium Density (5.8 - 7.3 units per acre)
- Higher Density (6.0 - 12.0 units per acre)
- Affordable Housing (6.0 units per acre)

Low Density Residential Use - The Oradell Land Use Plan recommends two low density residential categories. One neighborhood is situated in the north-west corner of the Borough, encompassing a 155 acre area north of Soldier Hill Road and west of Kinderkamack Road. This area has developed at a density of 2.3 dwelling units per acre consistent with the present zoning which calls for 18,750 square foot lots. The Plan recommends the retention of this development pattern in this portion of Oradell.

It is specifically noted that this land use category encompasses a portion of the Kinderkamack Road street frontage. The plan takes special notice of the unique residential character of the westerly side of Kinderkamack Road in this area. A primary objective of the plan is to preserve and retain this prevailing residential character.

The second low density residential area calls for a housing density of approximately 2.3 to 3.6 dwelling units per acre. This designation encompasses two portions of the community. One residential area encompasses all property located east of Grant Avenue. The second area is located generally to the west of Seminole and Iroquois Streets, extending southward from Soldier Hill Road to Ridgewood Avenue.

These areas have developed in a relatively uniform residential pattern. Most of the area has developed with single-family homes on lots of approximately 12,000 square feet. A primary objective of the residential component of this plan is to preserve and retain this single-family residential character. It is recommended that future development in this portion of Oradell be in accordance with this established pattern and type of development.

Moderate Density Residential Use

Two moderate density residential categories are recommended for Oradell. Both are designed to reflect existing conditions in the Borough.

One moderate density designation provides for densities ranging from 3.6 to 4.8 dwelling units per acre. Moderate density areas include residential neighborhoods north and south of Oradell Avenue as well as an area near Prospect Avenue between Soldier Hill Road and Ridgewood Avenue.

This moderate density land use recommendation is designed to reflect an existing development pattern comprised principally of 9,000 square foot lots. Additionally, it is noted that the recommended delineations of this category reflects some modifications as compared to the Borough's current land use plan. These modifications are the result of a detailed lot size analysis of existing conditions. They are designed to reflect the extent of prevailing intensities-of-use and to limit the incursion of higher density development in the areas which are characterized by a less intense development pattern.

A second moderate density designation provides for a density of 4.8 to 5.8 dwelling units per acre. This land use designation encompasses those portions of the community which have historically developed with single-family homes on lots of no more than 7,500 square feet and encompasses the southerly residential portion of the Borough, south of Ridgewood Avenue. It also encompasses three small areas in the vicinity of Elm Street and Demarest Avenue, Elm and Center Avenue, and the Maple Avenue area. This plan recognizes that some properties in the area may exceed these density limits. However, the land use plan does not wish to permit additional small lot development which would be out of character with their surrounding neighborhood.

Medium Density

The medium density residential development category is designed to permit a density of up to 7.3 dwelling units per acre. This classification is specifically designed to acknowledge the two-family development pattern located on Meyerhoff Place south of Mackay Avenue. These two-family dwellings are situated on 12,000 square foot parcels, and this Plan recommends a land use classification consistent with this existing development pattern.

High Density Residential Use

This land use category is designed to permit a residential density of six to twelve dwelling units per acre for conventional development. High density residential uses are proposed for those existing garden apartment and townhouse developments located primarily in the southerly half of the community.

The designation also encompasses a vacant site on Kinderkamack Road at Elizabeth Street. This 1.63 acre parcel is recommended to be developed for approximately 43 senior citizen units. This greater intensity-of-use for this specific type of occupancy is a function of the specific needs of the elderly.

Affordable Housing

The affordable housing category is designed to address Oradell's lower income housing obligation which is consistent with the recent Municipal Land Use Law amendment requiring every municipality to accommodate, within the framework of its master plan, the community's low and moderate income housing needs.

A separate Housing Plan Element incorporates the data base and other features mandated by the statutory criteria. The Plan indicates that Oradell's precredited housing need is 174 units. The basic feature of the Housing Plan recommendations call for Oradell to address this lower income housing need with the construction of senior citizen housing and through the use of a builder's setaside. A builder's setaside is a procedure wherein a percentage of the total number of units in a development will be specifically set aside for occupancy by lower income households.

The Affordable Housing Plan calls for the development of three different sites utilizing a builder's setaside approach. In each instance, recommendation calls for a mixture of single-family homes and townhouses as a planned development. Two of the sites incorporate lands of the White Beeches Golf and Country Club and the Hackensack Golf Club. A total of approximately 435 housing units are anticipated for the two sites. In the alternative, if the two clubs do not elect to develop their property, the lands would remain in their present status, as country clubs recognized as open space. The third site, lands of the Hackensack Water Company, include the former filter plant. Since this site is no longer needed by the Company, the Oradell land use plan recommends the redevelopment of the building into a condominium type structure with approximately 150 dwellings of which 30 units would be reserved for persons of low and moderate income.

Commercial Land Uses

Commercial land uses are divided into three categories. These include shopping areas, business and professional office uses, and general business functions. These commercial areas have separate and distinct functions and are described in greater detail.

Retail and Service Commercial Use - The principal community shopping area in the Borough extends along both sides of Kinderkamack Road from Lake Avenue northward to Orchard Street. Additionally, secondary shopping facilities are also located on the east and west side of Kinderkamack Road at the municipal line.

These areas are recommended to function as the primary business district in the Borough and are intended to serve as the community's focal point. This central area should provide a variety of retail and service uses designed to serve the daily needs of the community and include office uses which are consistent with the prevailing scale of development in this area.

The continued development of the business area should encourage the following:

- The assemblage of small properties should be encouraged to foster an efficient and attractive area and ensure that individual sites can accommodate their particular parking needs;
- The rehabilitation of buildings and sites and their adaptive reuse to retain and reinforce the district's prevailing development character;
- The elimination of incompatible land uses to ensure a consistent land use arrangement;
- The provision of adequate off-street parking area;
- The provision of a suitable landscape and facade improvements, compatible signage, as well as the provision of street furniture and similar amenities to establish an attractive business district.

The Land Use Plan recognizes that certain land uses within this portion of the community are incompatible with the prospective commercial development character of the area. The redevelopment of such sites to a more compatible land use is to be encouraged in order to establish a consistent and uniform business district.

Business and Professional Office - Oradell serves as an important center of office development in central Bergen County. The Borough is the home of a number of important regional and national offices. This development pattern now exists along the east side of Kinderkamack Road north of Saw Mill Lane as well as the west side of the street in the area south of Soldier Hill Road.

The Land Use Plan seeks to encourage the continued development of this area for office-research and related activities.

General Business Use - The third commercial land use category encompasses general business development. This land use classification encompasses an area east of the railroad in the vicinity of New Milford Avenue, bordering the Hackensack River. The area has developed with a number of general business and industrial type uses.

It is recommended that any future development of this area be consistent with this prevailing development pattern. It is the objective of this Plan to establish an area which will accommodate general business, warehouse and office uses as a separate and distinct entity from the professional and executive office, retail and commercial areas which are proposed as part of this Plan.

Public Land Uses

Two public land use categories are delineated on the Land Use Plan. These are identified as a public recreation designation and a second classification which encompasses all other public facilities.

All existing park, recreation and open space uses are proposed to be continued as they presently exist. Additionally, the Borough's existing schools, the municipal building complex including the Borough Hall, the fire and police departments, the library, post office, public parking facilities and various department sites are also noted on the Plan.

The Plan strongly endorses the preservation of open spaces and lands of significant environmental sensitivity. This is particularly true of the lands of the Hackensack Water Company and adjacent reservoir lands and open space. The reference to these open spaces extend beyond the mandatory watershed lands established by the Board of Public Utilities to include other environmentally sensitive sites.



APPENDIX



TABLE A-3
YEAR ROUND HOUSING UNITS
PLUMBING FACILITIES CHARACTERISTICS
BOROUGH OF ORADELL
1980

	Year Round Units			Percent of Total
	Owner	Renter	Total	
Complete Plumbing Facilities for Exclusive Use of Occupants	2,524	281	2,805	99.9
Lacking Complete Plumbing Facilities for Exclusive Use of Occupants	0	3	3	0.1
TOTAL	2,524	284	2,808	100.0

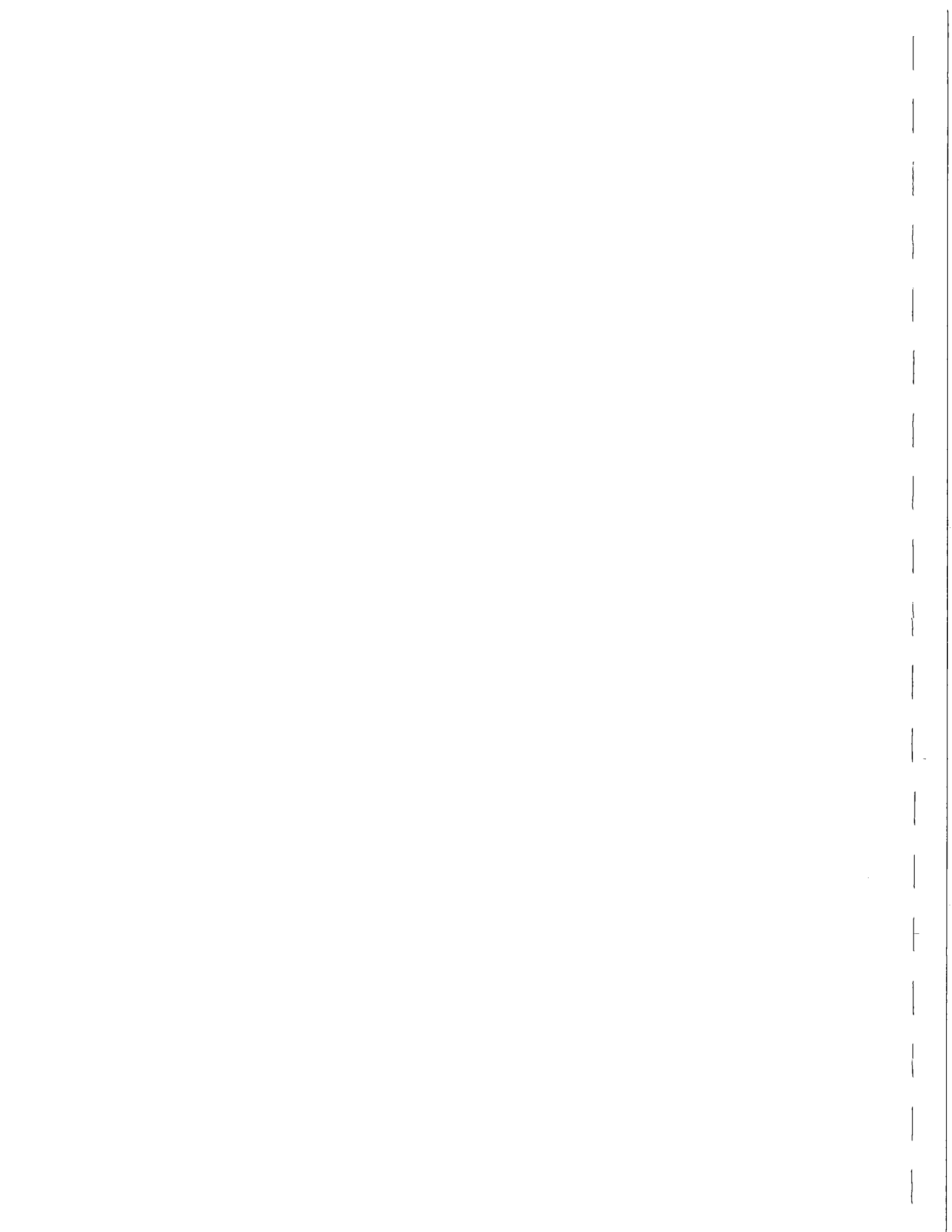
SOURCE: U.S. Census of Housing, 1980.

TABLE A-4
OCCUPIED HOUSING UNITS WITH ONE
OR MORE PERSONS 65 YEARS OF AGE
OR OLDER, BY TENURE AND AGE
OF HOUSEHOLDER
BOROUGH OF ORADELL
1980

<u>HOUSEHOLDER</u>	<u>OWNER-OCCUPIED</u>	<u>PERCENT</u>	<u>RENTER OCCUPIED</u>	<u>PERCENT</u>	<u>TOTAL</u>	
					<u>NUMBER</u>	<u>PERCENT</u>
Under 65 Years	150	23.1	6	7.4	156	21.3
65 Years and Over	500	76.9	75	92.6	575	78.7
TOTAL	650	100.0	81	100.0	731	100.0

SOURCE: U.S. Census of Housing, 1980

Borough of Oradell Housing Element, etc.
November 1988



1A

BOROUGH OF ORADELL
HOUSING ELEMENT AND
FAIR SHARE HOUSING PLAN

PREPARED FOR:
THE BOROUGH OF ORADELL PLANNING BOARD

NOVEMBER, 1988

malcolm kasler & associates, p.a.

Community Planning & Development Consultants • 29 Pangborn Place • Hackensack, N.J. 07601 • 201-487-1424

HOUSING ELEMENT AND
FAIR SHARE HOUSING PLAN
BOROUGH OF ORADELL
BERGEN COUNTY, NEW JERSEY

The original document was appropriately signed and sealed on
November 10, 1988, in accordance with Chapter 41 of
Title 13 of the State Board of Professional Planners.

Malcolm Kasler, AICP, P.P.
Professional Planner #835

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INTRODUCTION

In 1986, the Borough of Oradell entered into an agreement with Malcolm Kasler and Associates, P.A., its planning consultants, to provide technical assistance in the preparation of a Housing Plan Element for the Borough. This report represents the culmination of the Borough's efforts to establish a housing plan which addresses the Borough's low and moderate income housing needs as established by the New Jersey Council on Affordable Housing (COAH).

The Oradell Housing Element and Fair Share Plan has been prepared in accordance with the guidelines and criteria set forth by COAH. The format of the Plan is also consistent with COAH provisions. The first part of this document contains all of the background data required by COAH regulations. The second part of this report sets forth the Fair Share Plan in the prescribed format.

In brief, the Borough of Oradell has prepared a housing plan which calls for the municipality to accommodate its 174 unit lower income housing obligation through the provision of a builder's setaside and the construction of a senior citizens housing development. The adoption of this Plan would enable the Borough to seek substantive certification of the document from the Council on Affordable Housing if the Borough so elects.

1. COMMUNITY OVERVIEW

The Borough of Oradell is located in the central portion of Bergen County. The Borough adjoins six other municipalities including the Borough of Emerson to the north, Haworth and Dumont to the east, New Milford and River Edge to the southeast and south, and Paramus to the west. The Hackensack River extends along the community's easterly boundary line.

The Borough of Oradell occupies an area of approximately 1,650 acres, which is equivalent to 2.53 square miles. It is a moderate sized community as compared to other municipalities in Bergen County. Thirty-six of the seventy communities in the County are smaller in area than Oradell.

As noted in Table 1, Oradell is predominantly developed, with approximately 98 percent of the total land area accommodated as either developed sites, commercial outdoor recreation or comprised of water bodies and associated reservoir lands. The developed character of the community primarily consists of residential use. Approximately 44 percent of the Borough's total acreage is devoted to residential development, and nearly all of this is occupied by detached single-family residences. This detached residential development consists primarily of individual lots ranging in size from 7,500 square feet to 15,000 square feet. There also are some two-to-four unit structures as well as apartments and townhouses. A total of 268 multi-family units (2+ family units) are located in Oradell, representing nearly ten percent of the total housing stock.

Business uses, with few exceptions, are located on Kinderkamack Road. This shopping area in the center of town provides some of the day-to-day goods and services for residents of Oradell. Office development is also situated along this roadway. Commercial recreation activity consisting of three golf courses distributed at the perimeters of the Borough accounts for 212 acres of land.

Two physical features which merit attention is the Hackensack Water Company Reservoir and the adjoining Hackensack River. The Hackensack Water Company Oradell Reservoir encompasses 66 acres in Oradell. The Hackensack Water Company also occupies an additional 71 acres which has been determined to be necessary for water quality protection purposes and associated systems operations. The Hackensack River accounts for an additional 46 acres in the Borough of Oradell.

TABLE I
EXISTING LAND USE
BOROUGH OF ORADELL, NEW JERSEY
1987

<u>Land Use</u>	<u>Area (Acres)</u>	<u>Percent</u>
Residential	729.3	44.2
One-Family	(721.1)	(43.7)
Two-Family	(3.6)	(0.2)
Multi-Family	(4.2)	(0.3)
Townhouse	(0.4)	(*)
Commercial	10.9	0.7
Commercial Recreation	218.2	13.2
Office	45.4	2.7
Industry	24.0	1.5
Railroad	13.5	0.8
Semi-Public	18.4	1.1
Public	123.5	7.5
Public Facilities	(61.0)	(3.7)
Parks/Open Space	(62.5)	(3.8)
Roads	252.6	15.3
Oradell Reservoir	136.8	8.3
Water	(66.0)	(4.0)
Reservoir land adjoining water	(70.8)	(4.3)
Hackensack River	45.9	2.8
Riverbed	(15.3)	(0.9)
Associated adjoining land	(30.6)	(1.9)
Vacant	31.5	1.9
 TOTAL	 1,650	 100.0

*Calculated as less than 0.1 percent

SOURCE: Borough of Oradell Tax Maps and Records

FIELD SURVEY AND CALCULATIONS: Malcolm Kasler and Associates, P.A.

2. INVENTORY OF MUNICIPAL HOUSING STOCK

This section of the Housing Element of the Borough of Oradell provides an inventory of the community's housing stock including:

- a) Number of Year-Round and Seasonal Housing Units;
- b) Housing Age;
- c) Housing Condition;
- d) Purchase or Rental Value;
- e) Occupancy Characteristics and Type;
- f) Number of Units Affordable to Low and Moderate Income Households;
- g) Substandard Housing Units Capable of Being Rehabilitated.

2. a) Number of Housing Units

The United States Census of Housing in 1980 indicated there were a total of 2,808 housing units in the Borough. Of that none were considered a seasonal unit. All were determined to be year-round housing units. This data is presented in Table 2.

The 2,808 housing units contained a total of 39 vacant units at the time of the Census - a vacancy rate of 1.38 percent. The remaining occupied housing totalled 2,769 dwelling units. Of this number, 2,485 were owner-occupied and 284 were renter-occupied.

From 1980 to 1986, a total of 35 building permits were issued by the community. During the period from 1980 to 1986, demolition permits for four dwelling units were issued. It is therefore estimated there were a total of 2,839 year-round housing units in the beginning of the 1987 calendar year.

2. b) Housing Age

Table 3 provides an analysis of the age of housing in Oradell as reported in the 1980 Census. The data indicates that more than three-quarters of all housing in the community has been built since 1940. More than 40 percent of all housing was constructed between 1940 and 1960 and nearly 20 percent was constructed between 1960 and 1970. A total of 694 housing units, or 24.7 percent of the housing, was constructed before 1940 and currently is more than 48 years old.

TABLE 2
HOUSING CHARACTERISTICS
ORADELL, N.J.
1980

1. Total Housing Units.....	2,808
2. Total Year-Round Housing Units.....	2,808
3. Total Seasonal Housing Units.....	0
4. Total Occupied Housing Units.....	2,769
Owner-Occupied	2,485
Renter-Occupied	284
5. Total Year-Round Vacant Housing Units.....	39

Source: U.S. Census of Housing, 1980,
General Housing Characteristics

TABLE 3
YEAR STRUCTURE BUILT
ORADELL, N.J.

	<u>NUMBER</u>	<u>PERCENT OF TOTAL</u>
1975 - March 1980	141	5.0
1970 - 1974	170	6.1
1960 - 1969	534	19.0
1940 - 1959	1,269	45.2
1939 or Earlier	<u>694</u>	<u>24.7</u>
	2,808	100.0

Source: U.S. Census of Housing, 1980

2. c) Housing Conditions

The Council on Affordable Housing has determined that there were a total of 9 deficient housing units in the Borough that were occupied by low and moderate income housing.

The Oradell Housing Plan element accepts this statistic.

2. d) Purchase and Rental Values

The 1980 Census of Housing describes owner-occupied and renter-occupied housing values. Table 4 indicates the distribution of housing costs of owner-occupied units. The median value of such units was noted to be \$106,400 in 1979. Similarly, renter-occupied housing units are identified with a median rental value of \$362.

TABLE 4
SPECIFIED OWNER-OCCUPIED
NON-CONDOMINIUM HOUSING
UNITS BY VALUE
ORADELL, N.J.
1980

<u>VALUE</u>	<u>NUMBER</u>
Less than \$ 10,000	0
\$ 10,000 - 14,999	0
\$ 15,000 - 19,999	0
\$ 20,000 - 24,999	2
\$ 25,000 - 29,999	1
\$ 30,000 - 34,999	2
\$ 35,000 - 39,999	6
\$ 40,000 - 49,999	33
\$ 50,000 - 79,999	458
\$ 80,000 - 99,999	543
\$ 100,000 - 149,999	879
\$ 150,000 - 199,999	288
\$ 200,000 or More	<u>103</u>
TOTAL	2,315
MEDIAN VALUE	\$106,400

Source: U.S. Census of Housing, 1980

TABLE 5
SPECIFIED RENTER -
OCCUPIED HOUSING UNITS
ORADELL, N.J.
1980

	<u>NUMBER</u>
Less than \$ 50	2
\$ 50 to \$ 99	0
\$ 100 to \$ 119	0
\$ 120 to \$ 139	1
\$ 140 to \$ 149	0
\$ 150 to \$ 159	3
\$ 160 to \$ 169	0
\$ 170 to \$ 199	2
\$ 200 to \$ 249	15
\$ 250 to \$ 299	26
\$ 300 to \$ 399	132
\$ 400 to \$ 499	41
\$ 500 or more	40
No Cash Rent	19
 TOTAL	 281
 MEDIAN	 \$362

Source: U.S. Census of Housing, 1980

2. e) Occupancy Characteristics and Type

Tables 6 through 9 provide additional data concerning the housing stock in Oradell.

Table 6 provides an analysis of the number of housing units in structures in the community. The data indicates that the vast majority of the housing are located in single-family detached structures. A total of 2,540 units are located in such structures, representing 90.5 percent of all housing in the community.

Two-to-Four-Family dwellings account for 154 dwelling units or 5.5 percent of all housing in the Borough. Additionally, 20 units are located in five-to-nine family dwellings. Multiple-family units of 10 units or more account for 94 dwellings or 3.3 percent of the housing stock. There are no mobile homes or trailer housing in the community.

Table 7 identifies the number of bedrooms per dwelling unit in the community. In general, most residences provide an ample number of bedrooms per dwelling, a measure of significance in computing overcrowded conditions. The median number of bedrooms per dwelling is 2.64. Nearly 320 dwellings contain 2 bedrooms and 146 units contain one bedroom. A total of 20 dwellings were reported to contain no bedrooms.

Table 8 provides a variety of data concerning kitchen and bathroom facilities, and heating and air-conditioning facilities.

The data indicates a small portion of the housing stock is deficient as to kitchen and bathroom facilities. A total of 8 units lacked complete kitchen facilities and 6 units lack at least one complete bathroom facility. There is no indication from the Census if those units with deficient kitchen facilities also contained deficient bathroom facilities.

A total of 36 housing units, representing 1.3 percent of the housing units, contain some form of deficient heating facilities. More than three-quarters of all housing in the community is served by some form of air-conditioning facilities.

Table 9 analyzes some of the occupancy data relative to housing where at least one person is 65 years of age or older. The data indicates a total of 606 households or 21.5 percent of all housing in the community is occupied with households where at least one person is at least age 65. The data also indicates 6 deficiencies as to plumbing and 8 with respect to complete kitchen facilities. It does indicate 6 housing units with deficient heating. A total of 77 units - 12.7 percent of all senior-housing, do not have an automobile available.

TABLE 6
UNITS IN STRUCTURE
ORADELL, N.J.
1980

	<u>NUMBER</u>	<u>PERCENT OF TOTAL</u>
1 Family	2,540	90.5
2-4 Family	154	5.5
5-9 Units	20	0.7
10-49 Units	94	3.3
50 or More Units	-	0.0
Year Round Housing Units	2,808	100.0

Source: U.S. Census of Housing, 1980,
Detailed Housing Characteristics, Table 91

TABLE 7
NUMBER OF BEDROOMS
IN HOUSING UNITS
ORADELL, N.J.
1980

	<u>NUMBER</u>	<u>PERCENT OF TOTAL</u>
None	20	.71
One	146	5.2
Two	318	11.3
Three	1,436	51.1
Four	726	25.9
Five or More	162	5.8
	<hr/>	<hr/>
Year Round Housing Units	2,808	100.00
Median Number of Bedrooms	2.64	

Source: U.S. Census of Housing, 1980,
Detailed Housing Characteristics, Table 91

TABLE 8
EQUIPMENT AND PLUMBING FACILITIES
ORADELL, NEW JERSEY
1980

	<u>NUMBER</u>	<u>PERCENT OF TOTAL</u>
Kitchen Facilities Lacking Complete Facilities	3	0.3
Bathroom		
No bath or only half-bath	6	0.2
1 complete bathroom	561	20.0
1 complete and one half-bath	643	22.9
2 or more complete bathrooms	1,598	56.9
Air Conditioning		
None	496	17.7
Central or individual units	2,312	82.3
Heating Equipment		
Standard Heating Facilities*	2,772	98.7
Room Heater without Flue	-	
Other means or none	36	1.3
Year-Round Housing Units	2,808	

*Steam, Hot water, Central warm air, electric heat, other built-in units,
Floor, wall or pipeless furnace, Room heater with flue.

SOURCE: U.S. Census of Housing, 1980, Detailed Housing Characteristics,
Table 91.

TABLE 9
CHARACTERISTICS OF HOUSING UNITS
WITH HOUSEHOLDER OR SPOUSE 65 YEARS OR OLDER
ORADELL, NEW JERSEY
1980

	<u>NUMBER</u>	<u>PERCENT OF TOTAL</u>
Owner-Occupied Housing Units	529	18.8
Renter-Occupied Housing Units	77	2.7
Lacking Complete Plumbing for Exclusive Use	6	0.2
No Complete Kitchen Facilities	8	0.3
No Vehicle Available	77	
No Telephone	-	0.0
Lacking Central Heating System	6	2.7
Lacking Air Conditioning	161	5.7
	<hr/>	<hr/>
Year-Round Housing Units	2,808	100.0

* Source: U.S. Census of Housing, 1980,
Detailed Housing Characteristics

2. f) Number of Units Affordable to Low and Moderate Income Households

The U.S. Census of Housing in 1980 established a median family income of \$23,672 for the community's region. Based upon this standard, lower income housing would represent 80 percent or less of this number, or \$18,938. With the exception of adjustments for family size and utilizing a rule of thumb of two times income for sales housing and one-quarter yearly income for rental housing would produce a housing cost level of \$37,876 for sales housing and \$395 for rental housing.

The 1980 Census reported that 0.3 percent of sales housing or 8 housing units, complied with these limits. Additionally, 62 percent of rental housing or 174 housing units met the requirement for lower income housing in 1980.

2. g) Substandard Housing Units Capable of Being Rehabilitated

Substandard housing within Oradell that is capable of being rehabilitated and is income-qualified has been calculated as part of Appendix Table 1. The number of units is estimated to be 9 units. Previous rehabilitation efforts already exceed this number. Consequently, there are no additional substandard units in the Borough which are capable of being rehabilitated and creditable towards the Borough's housing obligation.

3. PROJECTION OF MUNICIPAL HOUSING STOCK

Projections of future housing in the community will be made based upon some but not necessarily limited to the following:

- a) Number of Housing Units Constructed or Construction Permits Issued During the Last Ten Years;
- b) Number of Low and Moderate Income Housing Units Constructed Previously;
- c) Number of Low and Moderate Income Housing Units Rehabilitated Previously;
- d) Projection of Community's Housing Stock for the Next Six Years;
- e) Number of Subdivisions and/or Site Plans Approved for Residential Purposes During the Last Six Years.

3. a) Housing Units Constructed During the Last Ten Years

Table 10 provides data concerning building permits issued during the past 10 years from 1975 to 1984. A total of 182 building permits were issued, 142 of which were for single-family residences, and 40 multi-family residential permits.

3. b) Number of Low and Moderate Income Housing Units Previously Constructed

The Borough does not contain any dwellings constructed specifically for low and moderate income households.

3. c) Number of Low and Moderate Income Housing Units Previously Rehabilitated

During the past six years there have been seven low and moderate income housing units rehabilitated in the community through participation in the County Housing Improvement Program. The crediting documentation is presented in the appendix in the form of correspondence from the Director of the County Community Development Program. The information is summarized in Table 11.

Three of these seven units exceed the minimum \$4,500 expenditure necessary for COAH to allow credit for the rehabilitation effort.

TABLE 10
NUMBER OF BUILDING PERMITS ISSUED
ORADELL, NEW JERSEY

<u>YEAR</u>	<u>RESIDENTIAL BUILDING PERMITS ISSUED</u>			
	<u>ONE- FAMILY</u>	<u>TWO-FOUR FAMILY</u>	<u>5 OR MORE FAMILY</u>	<u>TOTAL</u>
1975	2	-	-	2
1976	3	-	-	3
1977	49	-	-	49
1978	37	2	14	53
1979	30	4	14	48
1980	10	-	-	10
1981	6	-	-	6
1982	1	2	-	3
1983	-	4	-	4
1984	4	-	-	4
TOTAL	142	12	28	182

Source: New Jersey Residential Building Permits
New Jersey Department of Labor 1975-1984

TABLE 11
 UNITS REHABILITATED THROUGH
 AUSPECIS OF BERGEN COUNTY
 COMMUNITY DEVELOPMENT PROGRAM

<u>YEAR</u>	<u>NUMBER OF UNITS REHABILITATED</u>
1980	0
1981	1
1982	2
1983	1
1984	0
1985	1
1986	2
	<hr/>
TOTAL	7

3. d) Projection of Community's Housing Stock for the Next Six Years

During the period from 1980 to 1984, Oradell averaged nearly six building permits issued per year. This nominal development activity is reflective of the limited availability of land for development. Assuming a similar pattern of development for the next six years, it is estimated that an additional 35 to 40 dwellings may be constructed in the community. It is noted that the Bergen County Planning Board has issued housing stock projections which suggest that Oradell's housing stock is estimated to increase by 37 units by 1990 and an additional 25 units by 1995.

3. e) Number of Subdivisions and/or Site Plans Approved for Residential Purposes During the Past Six Years

During the past seven years a total of 18 new residential lots have been created in Oradell. This is shown on the accompanying Table 12.

TABLE 12
NUMBER OF RESIDENTIAL LOTS CREATED
MAJOR AND MINOR SUBDIVISIONS APPROVED BY THE
BOROUGH PLANNING BOARD
BOROUGH OF ORADELL
1980 - 1986

<u>YEAR</u>	<u>NUMBER OF RESIDENTIAL LOTS CREATED</u>
1980	6
1981	2
1982	0
1983	0
1984	6
1985	4
1986	0
	<hr/>
TOTAL	18

SOURCE: Bergen County Planning Board
Planner's Data Book, Technical Report 01-87, 1987.

4. POPULATION ANALYSIS

An analysis of the community's socio-economic characteristics will be provided including:

- a. Population Size;
- b. Rate of Population Growth;
- c. Age and Sex Characteristics;
- d. Income Levels;
- e. Household Size.

4. a) Population Size

In 1980, Oradell's population stood at 8,658 persons. In 1984, the New Jersey Department of Labor estimated the municipality's population to be 8,524 persons. In 1986 this estimate was reduced to 8,469 persons.

4. b) Rate of Population Growth

Table 13 presents the rate of growth for Oradell from 1940 through 1980. In 1940 Oradell's population stood at 2,802 persons. In 1950 the Borough's population increased to 3,665 persons. From 1950 to 1970 the community's population substantially expanded by 6,101 persons - a 68 percent increase in population - similar to the suburbanization movement experienced in northwestern New Jersey. From 1970 to 1980, the community's population declined by 245 persons, or a rate of decline of 2.8 percent.

4. c) Age and Sex Characteristics

Data concerning characteristics of the Borough's population by age and sex is presented in Table 14. The data indicates that 51 percent of the community is female and 49 percent male. However, amongst those sixty-five years of age and older, the proportion of females to males increases dramatically, with nearly sixty percent of the 1,010 residents sixty-five years of age and older being females.

The median age for men is 36.3 years. Women have a median age of 38.8. Overall, the Borough's residents have a median age of 37.7 which exceeds the County average median age of 35.5 years.

The data presented in Table 14 also indicates declining child-centered families and an increasing number of elderly persons. For example, pre-school children, generally under the age of 5 years, totalled 4.2 percent of the population, while early school-aged children between the years of 5 to 9 totalled 6.1 percent of the community's population. Children aged 10 to 14 years account for 9 percent of the overall population. Since the age group intervals are identical for the three categories the lower percentage of children in the earlier years reflect the changing age structure in the community.

Similarly, the number of older residents in the community has been increasing. In 1980, the number of persons 60 years and older totalled 1,504 or 17.4 percent of the total population.

TABLE 13
RATE OF POPULATION GROWTH
ORADELL, N.J.
1940 - 1980

<u>YEAR</u>	<u>POPULATION OF ORADELL</u>	<u>POPULATION CHANGE</u>	<u>PERCENT CHANGE</u>
1940	2,802	--	--
1950	3,665	863	23.5
1960	7,487	3,822	51.0
1970	8,903	1,416	15.9
1980	8,658	-245	-2.8

Source: U.S. Census of Population

TABLE 14
AGE AND SEX CHARACTERISTICS
ORADELL, N.J.
1980

<u>AGE GROUP</u>	<u>MALE</u>	<u>FEMALE</u>	<u>TOTAL</u>	<u>PERCENT OF TOTAL</u>
Under 5	179	184	363	4.2
5 - 9	270	262	532	6.1
10 - 14	427	352	779	9.0
15 - 19	434	419	853	9.9
20 - 24	323	297	620	7.2
25 - 29	183	193	376	4.3
30 - 34	232	285	517	6.0
35 - 44	493	591	1,084	12.5
45 - 54	665	684	1,349	15.6
55 - 59	329	352	681	7.9
60 - 64	259	235	494	5.7
65 - 74	278	332	610	7.0
75+	149	251	400	4.6
TOTAL	4,221	4,437	8,658	100.0
MEDIAN AGE	36.3	38.8	37.7	

Source: U.S. Census of Population

4. d) Income Levels

Table 15 depicts household income levels for Oradell. The data indicates a median household income in 1979 of \$32,430. with 10.4 percent of the population had incomes of less than \$10,000.

4. e) Household Size

The Borough recorded a household size of 3.12 persons per household, according to the 1980 Census. This represents a decline from the 1970 Census, which indicated a 3.52 household size. In 1960 the Census revealed a household size of 3.57 persons per household.

The decline in household size, from 3.52 to 3.12 persons between 1970 and 1980, is not unique to Oradell. Similar declines have been registered in most municipalities in Bergen County. The County, as a whole, decreased from 3.17 persons per household in 1970 to 2.76 in 1980, a decline of thirteen percent. Oradell's decline in that interval was eleven percent.

TABLE 15
HOUSEHOLD INCOME
ORADELL, N.J.
1979

<u>INCOME CATEGORY</u>	<u>HOUSEHOLDS</u>	
	<u>NUMBER</u>	<u>PERCENT</u>
Less than \$ 5,000	138	4.9
\$ 5,000 - \$ 7,499	88	3.1
\$ 7,500 - \$ 9,999	68	2.4
\$10,000 - \$14,900	140	5.0
\$15,000 - \$19,999	256	9.1
\$20,000 - \$24,999	304	10.9
\$25,000 - \$34,000	534	19.1
\$35,000 - \$49,999	597	21.3
\$50,000 or more	675	24.2
TOTAL	2,800	100.0
MEDIAN	\$32,430	
MEAN	\$39,413	

5. EMPLOYMENT CHARACTERISTICS AND TRENDS

An analysis of the existing and probable future employment characteristics of the community is provided including:

- a) Current Employment in the Municipality and Historic Trends from 1972 to 1986.
- b) Employment Characteristics and Occupational patterns of Residents of the Community;
- c) Number of Subdivisions and/or Site Plans Approved for Non-Residential Types of Development Potentially Impacting upon the Community;
- d) Other Community or Regional Factors Which May Impact Upon Municipal Employment;
- e) Probable Future Employment Characteristics in the Community.

5. a) Historic Employment Trends

The accompanying table depicts employment trends from 1972 to 1986. During this period the number of jobs in Oradell increased from 2,799 to 3,411 jobs in 1986.

5. b) Employment Characteristics and Occupational Patterns of the Community's Residents

Table 17 depicts employment characteristics by industry. The data reveals that 20 percent of Oradell's employed residents are in manufacturing and 22 percent in wholesale and retail trade. Another 26 percent are in professional and related services.

Employment characteristics by occupation are detailed in Table 18. A total of 34 percent of the residents are employed in technical, sales, and administrative and related support occupations.

TABLE 16
COVERED EMPLOYMENT
ORADELL, N.J.
1972 - 1986

<u>YEAR</u>	<u>NUMBER OF JOBS</u>
1972	2,799
1973	2,867
1974	3,255
1975	3,123
1976	3,150
1977	2,825
1978	3,141
1979	3,113
1980	3,001
1981	3,768
1982	3,628
1983	3,483
1984	3,104
1985	3,599
1986	3,411

SOURCE: State of New Jersey, Department of Labor,
Office of Demographic and Economic Analysis,
New Jersey Covered Employment Trends (1972 - 1986):
"Private Sector Covered Jobs, 3rd Quarter", by
municipality.

TABLE 17
EMPLOYED PERSONS 16 AND OVER
BY INDUSTRY
BOROUGH OF ORADELL
1979

	<u>NUMBER</u>	<u>PERCENT</u>
Agriculture, Forestry, Fisheries, Mining	11	0.3
Construction	180	4.4
Manufacturing		
Nondurable Goods	383	9.5
Durable Goods	407	10.1
Transportation, Communication and Other	286	7.1
Public Utilities		
Wholesale Trade	247	6.1
Retail Trade	647	16.0
Finance, Insurance, and Real Estate	401	9.9
Business and Repair Services	221	5.5
Personal, Entertainment and Recreation Services	110	2.7
Professional and Related Services		
Health Services, Hospitals	314	7.7
Educational Services	454	11.2
Other Professional and Related Services	272	6.7
Public Administration	114	2.8
	<hr/>	<hr/>
TOTAL	4,047	100.0

SOURCE: General Social & Economic Characteristics,
1980 U.S. Census

TABLE 18
EMPLOYED PERSONS 16 AND OVER
BY OCCUPATION
ORADELL, N.J.
1979

	<u>NUMBER</u>	<u>PERCENT</u>
Managerial and Professional Speciality	904	22.3
Executive, Administrative, Managerial	922	22.8
Professional Specialty		
Technical, Sales, Administrative Support	69	1.7
Technicians and Related Support	690	17.0
Sales	611	15.1
Administrative Support Including Clerical		
Service	--	--
Private Household	55	1.4
Protective Service	232	5.7
Service, Except Protective and Household	20	0.5
Farming, Forestry, and Fishing	356	8.8
Precision Production, Craft, and Repair		
Operators, Fabricators, and Laborers	89	2.2
Machine Operators, Assemblers, Inspectors	39	1.0
Transportation and Material Moving	60	1.5
Handlers, Equipment Cleaners, Helpers, Laborers		
TOTAL	4,047	100.00

Source: General Social & Economic Characteristics,
1980 U.S. Census

5. c) Number of Non-Residential Site Plans or Subdivisions
Approved Impacting Upon the Community

There have been a limited number of non-residential development applications, as shown in the accompanying table, which have not altered the Borough's land use pattern. These applications are concentrated along the Kinderkamack Road business corridor and are consequently within the established pattern of development. Similarly the small number of subdivisions approved by the Borough represent a nominal impact upon the community.

5. d) Other Regional or Community Factors Impacting Upon
Municipal Employment

There are no unique or exceptional regional or community factors impacting upon municipal employment.

5. e) Probable Future Employment Characteristics

Oradell's employment has increased at a rate of approximately 41 jobs per year during the 1972-1986 period. Assuming this pattern continues would result in an approximate employment level of 3,698 jobs by 1993. No significant change in industry or occupation characteristics is anticipated.

TABLE 19
NON-RESIDENTIAL DEVELOPMENT
BOROUGH OF ORADELL
1980 - 1986

	SITE PLAN APPROVAL (000'S SQUARE FEET)			
	COMMERCIAL AND HOTEL FLOOR AREA	OFFICE	INDUSTRIAL UTILITY AND WAREHOUSE *	TOTAL
1980	0.7	18.5	0	19.2
1981	0.0	4.0	0	4.0
1982	0.0	2.4	0	2.4
1983	0.0	0.0	0	0.0
1984	0.0	1.9	0	1.9
1985	1.5	0.0	0	1.5
1986	<u>0.0</u>	<u>18.3</u>	<u>0</u>	<u>18.3</u>
TOTAL	2.2	45.1	0	47.3

*Includes office/warehouse combinations.

Sources: Bregen County Planning Board, Planner's Data Book, 1987.

6. DETERMINATION OF COMMUNITY'S FAIR SHARE HOUSING NEED

The determination of Fair Share Housing need in Oradell is outlined in Table 20 which follows. Detailed statistical data utilizing the procedure as established by the Council on Affordable Housing is presented in the Appendix of this report.

The results of the Fair Share Housing Study indicates a total need for lower income housing without municipal adjustment to be 174 units.

The community has also evaluated various credits and adjustments as provided in the COAH regulations. The Borough is not entitled to credits due to the community's limited indigenous need and the existence of a greater number of spontaneously rehabilitated units, as identified by the COAH methodology. However, two adjustments are noted. One regards environmental factors. The second adjustment the Borough seeks regards the reallocation methodology as it particularly impacts Bergen County communities. These adjustments are detailed in the accompanying section.

TABLE 20
SUMMARY CALCULATIONS
HOUSING NEED FOR
ORADELL, N.J.

A. Indigenous Housing Need	8
B. Reallocated Existing Housing Need	146
C. Prospective Housing Need	<u>45</u>
SUB-TOTAL	199
D. Municipal Modifications	
1. Demolitions	0
2. Filtering	8
3. Residential Conversions	4
4. Spontaneous Rehabilitation	<u>13</u>
SUB-TOTAL	25
E. Municipal Pre-Credited Need	174
F. Municipal Credits	0
G. 20 Percent Cap (Where Applicable)	NA
H. Housing Need Without Municipal Adjustments	174
I. Municipal Adjustments	
1. Number of Reallocated Present and Prospective Housing Units	NA
2. Amount of Vacant and Undeveloped Land	31.5*
3. Historic and Architecturally Important Sites;	NA
4. Agricultural Lands	NA
5. Environmentally Sensitive Lands:	

* 13.6 acres of 31.5 vacant acres are in individual lots, each no more than one acre in area. A vacant 5 acre private parcel has been recently approved for development.

TABLE 20 CONTINUED

i. Pinelands Commission, Division of Coastal Resources, Hackensack Meadowlands Development Commission;	NA
ii. Inland Wetlands, Flood Hazard Areas and Slope in Excess of 15 Percent	--**
6. Adequate Recreation, Conservation and Open Space	NA
i. Active Municipal Recreation	
ii. County Designated Recreation	
iii. Elimination of Additional Sites	
J. Determination of Vacant and Developable Sites	
K. Areas Lacking Adequate Public Facilities and Infrastructure	NA
L. Areas of Prohibitive Costs of Public Facilities and Infrastructure	NA

** Wetlands and flood hazard areas encompass 20 acres and 135 acres, respectively, of the municipality. Most of the wetlands acreage has been developed, although a portion of it is situated on golf course property. Similarly, a significant portion of the flood hazard area is on golf course property.

7. FAIR SHARE HOUSING PLAN AND REQUESTED ADJUSTMENTS

Housing Plan

The Borough of Oradell's pre-credited housing need is 174 units. The Borough plans to address this need inclusive of a proposed senior housing development and the provision of a builder's setaside.

The Borough proposes to meet a portion of its housing obligation through the construction of a senior citizens housing development. The proposal calls for the construction of up to forty-three dwelling units on a 1.63 acre parcel. The site is situated on the westerly side of Kinderkamack Road at Elizabeth Street. The Borough is to proceed with an assessment of the costs associated with this project and submit application for funding to the appropriate county, state and/or federal agencies.

It is noted that the COAH regulations require, of those municipalities whose housing obligation is 125 or more, to provide a rental housing component in their housing plan. This component becomes operational for those communities whose housing obligation is 125 or more after crediting, after adjustments and after subtracting indigenous need. the COAH regulations call for 20 percent of the units calculated pursuant to the above to be rental units. In Oradell's case this COAH regulation mandates that 33 units of lower income housing be rental units. The COAH provisions also stipulate that, in order to encourage rental units, the minimum gross density be increased to 7.8 units per acre.

The proposed senior housing development at 26 units per acre exceeds the minimum density requirements for the rental component. It is recommended that all 43 senior units be set aside as rentals in an effort to comply with this provision of COAH. It is also noted that COAH offers a one third unit credit for each rental unit which is constructed and occupied in the municipality. Consequently the senior housing project would contain a total of 43 rental units, and the municipality would receive credit for an additional 14 units or a total of 57 units.

The Housing Plan also designates three other sites to accommodate the remaining 117 units of low and moderate income housing. These sites include the so-called "Filter House" property owned by the Hackensack Water Company, the 52.6 acre White Beeches Country Club property and the 41.5 acre Hackensack Golf Club Property.

The Hackensack Water Company Property

The Hackensack Water Company currently owns a 13.15 acre tract of land situated on the north side of New Milford Avenue. An existing four story brick building is located on the property known as the "Filter House". The Water Company has plans to eliminate the need for this structure.

The Oradell Housing Plan recommends this site be considered for conversion of the structure into builder setaside housing. Preliminary estimates suggest a total of 150 apartment dwellings with a mandatory setaside of 30 dwellings for low and moderate income housing.

Hackensack Golf Club

The Hackensack Golf Club occupies 41.5 acres of land in Oradell. The site is proposed to contain 38 units of low and moderate income housing. With a 20 percent setaside and a density of 6 dwelling units per acre, a total of 190 dwelling units occupying 31.7 acres would be required. The remaining 9.8 acres should contain provisions for single-family residential development consistent with surrounding residential development patterns.

White Beeches Country Club

The White Beeches Country Club owns 52.6 acres of land in Oradell. This property is scheduled to accommodate 49 units of low and moderate income housing. With a total builders setaside of 245 housing units at a density of 6 units per acre, a total of 40.8 acres would be required. The remaining 11.8 acres should be developed with comparable single-family residential uses as exists in the immediate neighborhood.

TABLE 21
ORADELL FAIR SHARE
HOUSING PLAN

Provision for Senior Citizen Housing	43
Rental Credit for Senior Housing	14
Builder's Setaside for certain Hackensack Water Company Lands	30
Builder's Setaside for Hackensack Golf Club	38
Builder's Setaside for White Beeches Country Club	<u>49</u>
TOTAL FAIR SHARE HOUSING PLAN	174

8. INFRASTRUCTURE AND DOCUMENTATION

a) Existing Water and Sewer Facilities

Public water and sewer facilities are available throughout the Borough.

b) Adopted Master Plan

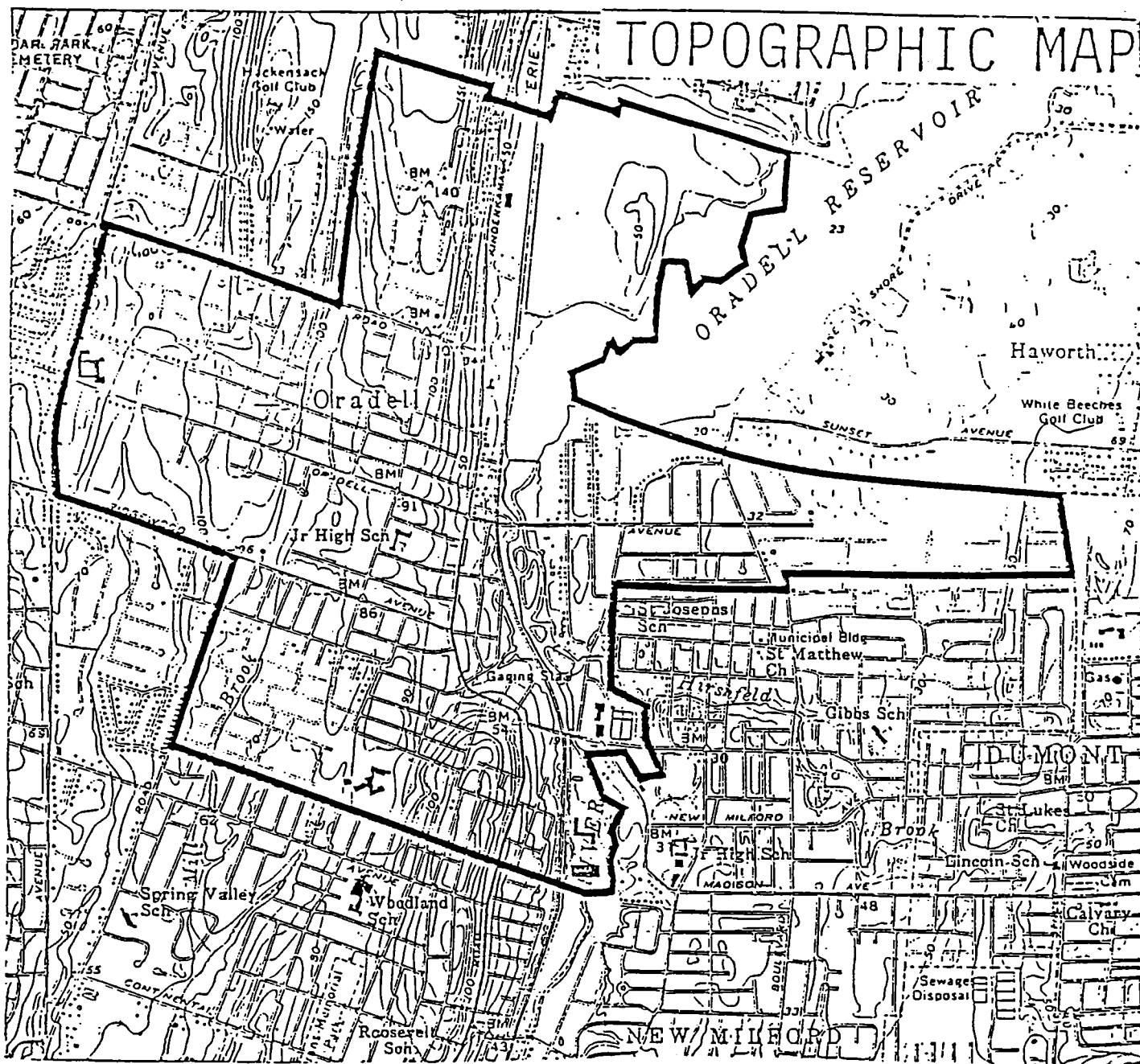
The Borough of Oradell master plan was adopted in 1978. The Borough is currently preparing its land use element of the master plan concurrent with this Housing Plan.

c) National Wetland Inventory Maps

Copies of appropriate National Wetlands Inventory maps provided by U.S. Fish and Wildlife Service for designated sites are represented on the accompanying page.

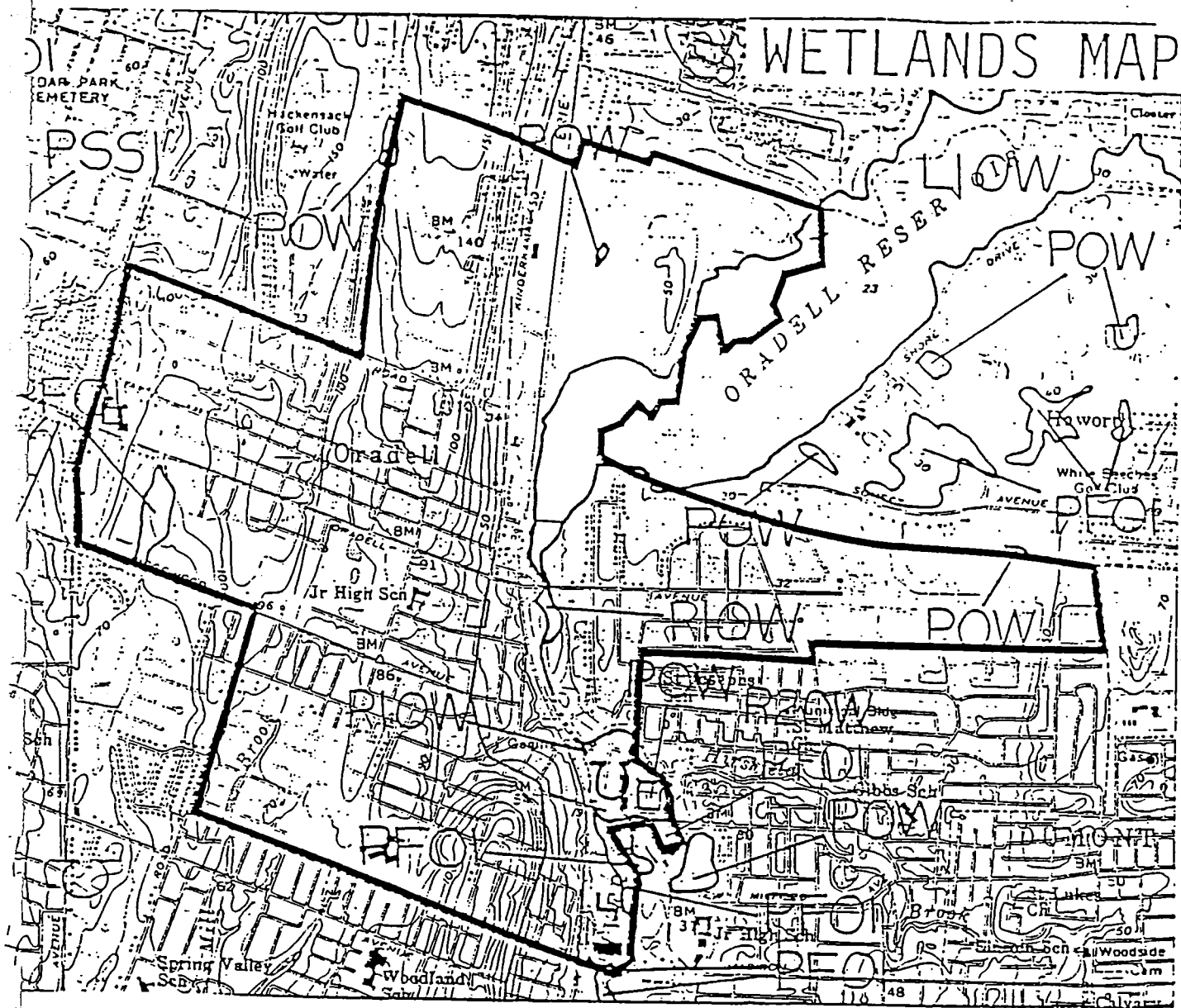
d) U.S.G.S. Topographic Maps

Copies of appropriate U.S.G.S. Topographic Quadrangle Maps for designated sites are represented on the accompanying page.



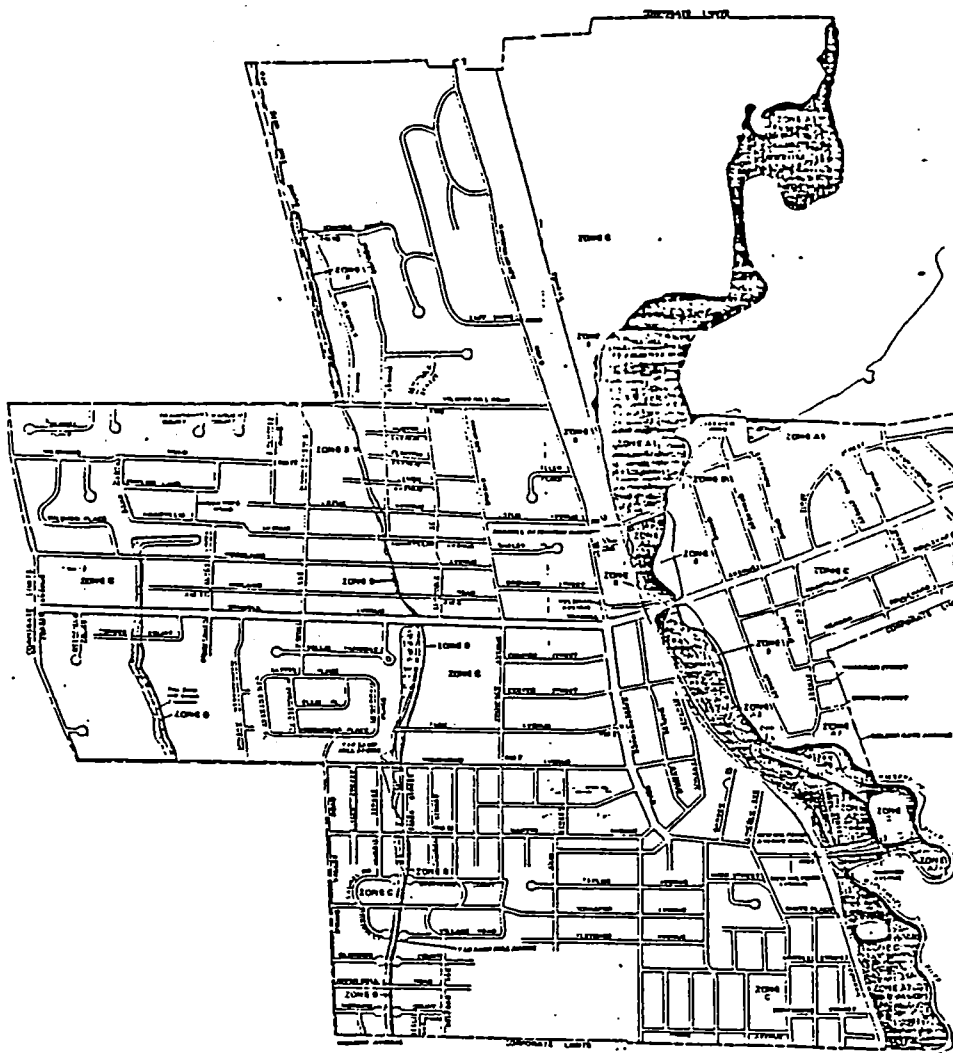
Scale: 1"=2,000'

Source: U.S. Geological Service



Scale: 1"=2,000'

Source: U.S. Department of the Interior, National Wetlands Inventory.



9. PRIORITIZATION OF SITES

N.A.

10. DRASTIC ALTERATION IN ESTABLISHED PATTERN OF DEVELOPMENT

This section of the COAH regulations is not applicable to Oradell. This section of the regulation states :

"... where a municipality's present and prospective fair share need exceeds 20 percent of its occupied housing stock as estimated as of July 1, 1987, the municipality may adjust its fair share to 20 percent of its estimated 1987 housing stock."

The municipality's fair share obligation represents less than 20 percent of the estimated 2,800+ units to be occupied in 1987.

11. PHASING OF PRESENT AND PROSPECTIVE NEEDS, WHERE APPLICABLE

N.A.

12. REGIONAL CONTRIBUTION AGREEMENTS, WHERE APPLICABLE

Not applicable at this time.

13. AFFORDABILITY CONTROLS

See the following section.

14. OTHER COMMUNITY REGULATIONS AND CONTROLS APPLICABLE TO THE HOUSING ELEMENT

The Borough shall be obligated to prepare and adopt the necessary zoning provisions designed to implement these housing plan recommendations. A new comprehensive zoning ordinance is to be prepared following the adoption of the land use plan and housing plan.

13. AFFORDABILITY CONTROLS

AFFORDABILITY STANDARDS

The following represents suggested affordability standards designed to regulate the provision of low and moderate income housing in the Borough of Oradell.

- A. For the purpose of this Ordinance, a "low income household" shall be a household earning 50% or less of the area median income, adjusted by household size, and a "moderate income household" shall be a household earning between 50% and 80% of the area median income adjusted for household size. The area median income shall be the most recent median income figures promulgated by the United States Department of Housing and Urban Development for its regional PMSA, unless said figures are superseded by a ruling of a court of competent jurisdiction, or the New Jersey Council on Affordable Housing.

A maximum of fifty (50) percent of low and moderate income housing units shall be designed for and occupied by low-income households. The remaining fifty (50) percent of the housing units shall be designed for and occupied by moderate-income households.

- B. Within any development which is subject to these standards, units shall be priced as follows:
1. The average price of low and moderate income units shall be, as best as practicable, affordable to households at 57.5 percent of median income as contained in N.J.A.C. 5:92-12.4.
 2. In devising a range of affordability for purchased housing, the administrative agency shall provide, as best as practicable, for the following distribution of prices for every 20 low and moderate income units:

PROPOSED PRICING STRATIFICATION (% OF MEDIAN INCOME)

Low	1 unit at 40.0 through 42.5 percent
	3 units at 42.6 through 47.5 percent
	6 units at 47.5 through 50.0 percent
Moderate	1 unit at 50.1 through 57.5 percent
	1 unit at 57.6 through 64.5 percent
	1 unit at 64.6 through 68.5 percent
	1 unit at 68.6 through 72.5 percent
	2 units at 72.6 through 77.5 percent
	4 units at 77.6 through 80.0 percent

For initial occupancy, priority shall be given to households within a particular income category with flexibility based on NJ Housing and Mortgage Finance Agency affordability controls criteria.

- C. The distribution of units by bedroom mix shall be approximately similar within each of the price categories set forth herein.
- D. Each unit offered for sale shall be affordable to a household at the appropriate income level as set forth herein, spending not more than 28 percent of the eligible gross household income for the sum of the following:
1. Principal and interest on a mortgage, based on a 10 percent down payment and realistically available mortgage interest rates;
 2. Property taxes at the rate currently levied in the Borough, based upon the assessed value of the unit which shall be the affordable housing unit selling price multiplied by the current equalization ratio;
 3. Insurance;
 4. Homeowner's Association fees, if any.

The proposed prices of low and moderate income units, and the calculations by which those prices have been established, shall be submitted to the administering agency (see Section F7 herein) as a part of the application for preliminary site plan approval. Nothing contained herein shall prevent any applicant from qualifying purchasers on the basis of a mortgage interest rate established through use of New Jersey Housing and Mortgage Finance Agency financing, or through use of mortgage buydowns or adjustable rate mortgages, provided that any such buy-down or mortgage provides for an annual rate or increase in mortgage interest rate of no more than one half of one percent.

- E. If low or moderate income units are to be offered for rent, they shall be rented for no more than 30 percent of the eligible gross household income of a household at each income level as set forth herein. Said rental is to be inclusive of all services, maintenance and utilities. In the event that any utility or other charges are paid directly by the tenant, the maximum rental of 30 percent shall represent the sum of the contract rent and all such utility or other charges. Rents shall be set individually for each tenant, on the basis of individually verified household income.

In establishing affordability of a unit of a given number of bedrooms, such units shall be priced to be affordable as set forth above to household sizes as follows:

Efficiency Unit	1 person household
1 Bedroom Unit	2 person household
2 Bedroom Unit	3 person household
3 Bedroom Unit	5 person household

F. Standards Governing Resale and Re-Rental of Low and Moderate Income Units

1. Any application submitted under the provisions of this Ordinance shall be required to provide a plan for controlling resale or re-rental of the units in order to ensure that the units remain affordable to low and moderate income households for no less than twenty (20) years from the date of initial occupancy which shall be subject to review and approval by the administering agency. Such plan shall contain all of the elements set forth in this section, as well as conform to any regulations or guidelines consistent with this section adopted by the Borough of Oradell.
2. Any plan for controlling the resale of low and moderate income units shall permit the owner of each unit, upon resale, to sell such unit for a price determined as follows:
 - a. The initial price paid for the unit, plus the initial price of the percentage increase in the median income for the housing region as determined from the uncapped Section 8 income limits, published by HUD between the date of initial purchase and the date the owner notified the agency responsible for administering these controls of intent to sell the unit;
 - b. Reimbursement for documented monetary outlays made for reasonable property improvements, the determination of reasonableness to be at the discretion of the administering agency;
 - c. Reasonable cost incurred in selling the unit.
3. The plan shall provide that the low income units upon resale may be sold to low income buyers, and the moderate income units to either low or moderate income buyers; provided however, that the administering agency may establish reasonable provisions for waivers of this condition on a case by case basis in the event it finds that a particular unit may not feasibly be sold subject to this condition. In the event that the administering agency grants such a waiver, it shall provide that the unit be sold at the formula price and that the resale controls remain in effect for any subsequent sale of the unit.
4. Resale controls shall be embodied in a deed restriction on the property that shall be submitted by the developer at the time of preliminary site plan approval, and shall be subject to approval by the municipal attorney and by the administering agency. All deed restrictions shall be consistent with all of the provisions of this section, and with any regulations adopted by the administering agency.

5. Any low or moderate income unit offered as a rental unit shall continue to be offered as a rental unit for at least twenty (20) years. After twenty (20) years, they may be converted to condominium or cooperative occupancy, but must be sold at prices affordable to low or to moderate income households, and subject to resale controls consistent with this Section to ensure that the units will remain affordable to low and moderate income households for a ten (10) year period thereafter.
6. Rehabilitated owner-occupied single-family housing units that are improved to code standards shall be subject to affordability controls for at least six years and rehabilitated renter-occupied housing units meeting code standards shall be subject to affordability controls for at least 10 years.
7. The Borough of Oradell shall designate, by resolution of the governing body, the Bergen County Housing Authority (BCHA) as the administering agency responsible for administering the provisions of this Section. If the BCHA is not able or available to serve in this capacity, the governing body may designate as the administrative agency the municipality or any division, board or agency thereof; any other public or private non-profit agency; or the developer acting under the direct supervision and control of an agency of the municipality. The Borough shall not require the developer to administer these controls as a condition of approval nor any resale controls to be administered merely through the existence of a deed restriction on the property.
8. If the use of median income data adopted by the Council on Affordable Housing to indicate cost of housing renders a unit unaffordable to a low or moderate income household at the time of resale, a municipality shall not lose credit for the housing unit, provided that adequate controls on affordability remain in place, but the Borough, if it so elects may subsidize the housing unit to maintain its affordability.
9. The administering agency shall adopt such regulations and guidelines not inconsistent with the provisions of this section as may be necessary to carry out the provisions of this Section; provided, however, that such regulations, if promulgated by other than an agency of the Borough, shall not be effective until approved by resolution of the governing body of the Borough of Oradell.
10. Property owners of single-family, owner-occupied housing may apply to administrative agency for permission to increase the maximum price for eligible capital improvements. Eligible capital improvements shall be those that render the unit suitable for a larger household. In no event shall the maximum price of an improved housing unit exceed the limits of affordability for the larger household. Property owners shall apply to the municipal entity if an increase in the maximum sales price is sought.

11. An action of foreclosure by a financial institution regulated by state and/or federal law shall extinguish control on affordable housing units. Notice of foreclosure shall allow the Borough to purchase the affordable housing unit at the maximum permitted sale price. Failure of the Borough to purchase the affordable housing unit shall result in the Council on Affordable Housing adding that unit to the municipal present and prospective fair share obligation.

In the event of a foreclosure sale, the owner of the affordable housing unit shall be personally obligated to pay to the Borough any surplus funds, but only to the extent that such surplus funds exceed the difference between the maximum price permitted at the time of foreclosure and the amount necessary to redeem the debt to the financial institution including cost of foreclosure.

G. Bedroom Distribution

All inclusionary developments shall provide the following bedroom distribution for low and moderate income housing:

<u>Percent Distribution of Dwelling Units</u>	
<u>Number of Bedrooms</u>	<u>Percent of Low and Moderate Income Dwellings</u>
Efficiency and One Bedroom	50%
Two-Bedroom	35%
Three Bedroom	<u>15%</u>
TOTAL	100%

H. Affirmative Marketing Within Inclusionary Developments

1. For all low and moderate income housing units provided in inclusionary developments, the administrative agency shall establish occupancy such that initially no more than 50 percent of the units are made available to income-eligible households that reside in the Borough or work in the Borough and reside elsewhere.
2. The administrative agency shall have primary responsibility for developing and implementing an Affirmative Marketing Program that addresses the occupancy preference requirements in N.J.A.C. 5:92-15.1. The Agency shall either require developers and/or sponsors of low and moderate income housing to market, screen, offer occupancy and select income-eligible households, accordingly; perform this responsibility themselves; establish an agency to perform on their behalf and/or enter into agreement with outside agents.

3. The administrative agency shall provide an Affirmative Marketing Program that addresses occupancy preference required in N.J.A.C. 5:92-15.1. This Affirmative Marketing Program shall identify representative groups operating in the municipality and its respective housing region. The developer and/or sponsor of low and moderate income housing shall actively market these units to appropriate representative groups, as specified in the Affirmative Marketing Program.
4. The Affirmative Marketing Program shall commence at least 90 days before issuance of either temporary or permanent certificates of occupancy, and shall continue until all low and moderate income housing units are under contract of sale and/or lease.
5. For initial occupancy priority, households shall be screened for occupancy preference as required in N.J.A.C. 5:92-15.1. These households shall be offered contracts of sale and/or lease first and before other income eligible households. When 50 percent of the housing units have been purchased or leased, according to N.J.A.C. 5:92-15.1 the remaining income eligible applicants, not yet under contract, shall be pooled and offered contracts.
6. Within all rounds of applicant selection, random selection of eligible applicants prevail.
7. The administrative agency shall prepare progress reports on an 18 month cycle from the date of initial occupancy. These reports shall be made available to the public. These reports shall provide an analysis of the actual characteristics of households occupying low and moderate income units compared to the occupancy preference in N.J.A.C. 5:92-15.1.
8. Three and six years from initial occupancy the Agency shall prepare summary reports of their affirmative marketing programs. These reports shall expand upon previous progress reports by assessing the aggregate and up-to-date effectiveness of the programs. If applicable, the Agency shall recommend improvements to redress their record of occupancy preference to reflect requirements as in N.J.A.C. 5:92-15.1.
9. Where the affirmative marketing regulations of the U.S. Department of Housing and Urban Development, the N.J. Department of Community Affairs and/or the N.J. Housing & Mortgage Finance Agency are applicable, the affirmative marketing regulations of these agencies shall be applicable.



0000 APPENDIX TABLES AND
TECHNICAL DOCUMENTATION



17. APPENDIX TABLES AND TECHNICAL DOCUMENTATION

APPENDIX - I HOUSING NEED - COAH FORMULA CALCULATIONS

COMMUNITY BOROUGH OF ORADELL
COUNTY BERGEN
MUNICIPAL AREA 2.58 SQUARE MILES

		COMMUNITY	
		<input checked="" type="checkbox"/> GROWTH AREA	<input type="checkbox"/> NON-GROWTH AREA
A.	<u>INDIGENOUS HOUSING NEED</u>		
1.	Determination of Region	# 1	
2.	Municipal Single-Index Need (Col. 2)	25	
3.	Subregional Single-Index Need (Col. 3)	2,334	
4.	Municipal Share of Census Subregional Total of Deficient Housing Units (A2/A3)	0.0107	
5.	Subregional Multiple Index Need (Col. 1)	821	
6.	Municipal Indigenous Housing Need (A4 X A5)	3.79	
7.	1987 Regional Housing Deficiency (Col. A, pg. 30)	0.075	
8.	Alternate Indigenous Housing Need (Col. 4 x A7)	211.275	
9.	Municipal Indigenous Housing Need = Smaller Number of A6 or A8	8.79	
10.	Municipal Indigenous Need Determined by Survey of Municipal Housing Stock	Not Applicable	

APPENDIX I HOUSING NEED

COMMUNITY BOROUGH OF ORADELL
COUNTY BERGEN
MUNICIPAL AREA 2.58 SQUARE MILES

COMMUNITY		
<input checked="" type="checkbox"/>	GROWTH AREA	<input type="checkbox"/> NON-GROWTH AREA

B. REALLOCATED EXISTING HOUSING NEED

1. Regional Growth Area (Acres) (Appendix C)	180,278
2. Municipal Land Area (Acres)	1,650
3. Municipal Land Area Not in Growth Area (Acres)	0
4. Municipal Land in Growth Area (Acres)	1,650
5. Municipal Percent of Growth Area (Acres)	0.91
6. Regional 1984 Covered Employment (Appendix C)	530,670
7. Municipal 1984 Covered Employment	3,104
8. Municipal Percent of Covered Employment	0.585
9. Regional Aggregate Per Capita Income	\$15,200,259,200
10. Municipal Aggregate Per Capita Income	\$148,965,424
11. Municipal Percent of Aggregate Per Capita Income	0.98
12. Present Need Reallocation Factor (B5 + B8 + B11 \div 3)	0.825
13. Reallocated Present Housing Need in Region (Col. B, pg. 34)	17,767
14. Reallocated Present Housing Need Assigned to Oradell (B13 X B12)	146.58
15. Total Present Housing Need (A9 + B14)	155.37

APPENDIX I

COMMUNITY COUNTY MUNICIPAL AREA BOROUGH OF ORADELL BERGEN 2.5.8 SQUARE MILES

COMMUNITY	
<input checked="" type="checkbox"/> GROWTH AREA	<input type="checkbox"/> NON-GROWTH AREA

C. PROSPECTIVE NEED

1. Regional Growth Area (Acres)(Appendix C)	180,273
2. Municipal Land Area (Acres)	1,650
3. Municipal Land Area Not in Growth Area (Acres)	0
4. Municipal Land In Growth Area (Acres)	1,650
5. Municipal Percent of Growth Area (Acres)	0.915
6. Regional 1984 Covered Employment (Appendix C)	530,670
7. Municipal 1984 Covered Employment	3,104
8. Municipal Percent of Covered Employment	0.585
9. Regional Aggregate Per Capita Income(Appendix C)	\$15,200,259,200
10. Municipal Aggregate Per Capita Income	\$143,965,424
11. Municipal Percent of Aggregate Per Capita Income	0.98
12. Regional Covered Employment Change (1977-1984)(App.C)	9,248
13. Municipal Covered Employment Change (1977-1984)	83.96
14. Municipal Percent of Covered Employment Change	0.9083
15. Prospective Need Factor (C5 + C8 + C11 + C14 \div 4)	.846
16. 1993 Regional Prospective Need (Col. C, pg. 36)	5,509
17. Municipal 1993 Prospective Housing Need (C15 X C16)	46.61
18. Total Municipal Housing Need Present & Prospective Need (B15 + C17)	201.98



APPENDIX I HOUSING NEED

COMMUNITY
COUNTY
MUNICIPAL AREA

BOROUGH OF ORADELL
BERGEN
2.58 SQUARE MILES

COMMUNITY



GROWTH
AREA



NON-GROWTH
AREA

4. Spontaneous Rehabilitation

- | | |
|--|-------------------|
| a) Municipal Estimate 1983 Per Capita Income
(1986 N.J. Legislative District Data Book) | \$ 17,476 |
| b) 1984 Municipal Population Estimate
(1984 Population Estimates of New Jersey) | 8,524 |
| c) Municipal 1983/1984 Aggregate Per Capita Income
D4(a) X D4(b) | \$148,965,424 |
| d) Regional 1983/1984 Aggregate Per Capita Income
(Col. 1, pg. 44) | \$ 21,112,820,558 |
| e) Municipal Share of Aggregate Per Capita Income
D4 (c)/D4 (d) | 0.706 |
| f) Regional Spontaneous Rehabilitation Projections
(Col. H, pg. 44) | 1,884 |
| g) Municipal Spontaneous Rehabilitation
D4(e) x D4(f) | 13.30 |

APPENDIX I HOUSING NEED

COMMUNITY
COUNTY
MUNICIPAL AREA

COMMUNITY	
<input type="checkbox"/> GROWTH AREA	<input type="checkbox"/> NON-GROWTH AREA

E. MUNICIPAL PRE-CREDITED NEED

1. Total Pre-Credited Need = Total Need + Demolitions - (Filtering, Residential Conversion & Spontaneous Rehabilitation)
C18 + D1(e) - D2(e) - D3(e) - D4(g)

174

F. CREDITS

1. Number of Housing Units Rehabilitated or Created for Low and Moderate Income Housing After April 1, 1980

3

G. 20 PERCENT CAP

1. 20 Percent of Estimated July 1, 1987 Occupied Housing for Low and Moderate Income Housing

Not Applicable

H. HOUSING NEED WITHOUT MUNICIPAL ADJUSTMENTS

171

TABLE A-2
REGRESSED ANNUAL
COVERED EMPLOYMENT CHANGES

YEAR	Y JOBS	$Y - \bar{Y}$	X	$(X - \bar{X})$	$(X - \bar{X})(Y - \bar{Y})$	$(X - \bar{X})^2$
1977	2,825	-433	1	-3.5	1,515.5	12.25
1978	3,141	-117	2	-2.5	292.5	6.25
1979	3,113	-145	3	-1.5	217.5	2.25
1980	3,001	-257	4	-0.5	128.5	0.25
1981	3,768	510	5	0.5	255	0.25
1982	3,628	370	6	1.5	555	2.25
1983	3,483	225	7	2.5	562.5	6.25
1984	3,104	-154	8	3.5	- 539	12.25

$$\text{MEAN} = \frac{26,063}{8} = 3,258 \qquad \frac{3,526.5}{42} = 83.96$$

Y = Number of Covered Jobs in Oradell

X = Year in progression

SOURCE: State of New Jersey, Department of Labor, Office of Demographic and Economic Analysis, New Jersey Covered Employment Trends (1977 - 1984): "Private Sector Covered Jobs, 3rd Quarter:, by municipality.

CALCULATIONS: Malcolm Kasler and Associates, P.A.

EDITING DOCUMENTATION OWNER-OCCUPIED REHABILITATION:

MUNICIPALITY: ORADELL

COUNTY: BERGEN

<u>ADDRESS OF UNIT</u>	<u># UNITS</u>	<u>COST OF REHAB</u>	<u>DATE OF FINAL INSPECTION</u>
465 New Milford Ave.	1	\$ 4,000.00	3/10/81
229 Atlantic Street	1	4,000.00	1/28/82
615 Brookside Avenue	1	2,865.00	3/12/83
327 Merritt Drive	1	7,438.00	12/2/82
197 Elizabeth Street	1	7,500.00	9/16/85
999 Oradell Avenue	1	1,440.00	1/24/86
525 Winne Avenue	1	10,000.00	Active

B. Brief description of six year affordability control:
(Kindly attach sample lien)

Lien is for life of house. If house is sold, original loan plus 3% interest is paid back to the program.


C. Statement that all of the above units were below code standard and raised to code standard after rehabilitation.

All Code violations were abated and each unit was brought up to code standard.

D. Statement that all of the above owners met either low or moderate income eligibility criteria at time of rehabilitation.

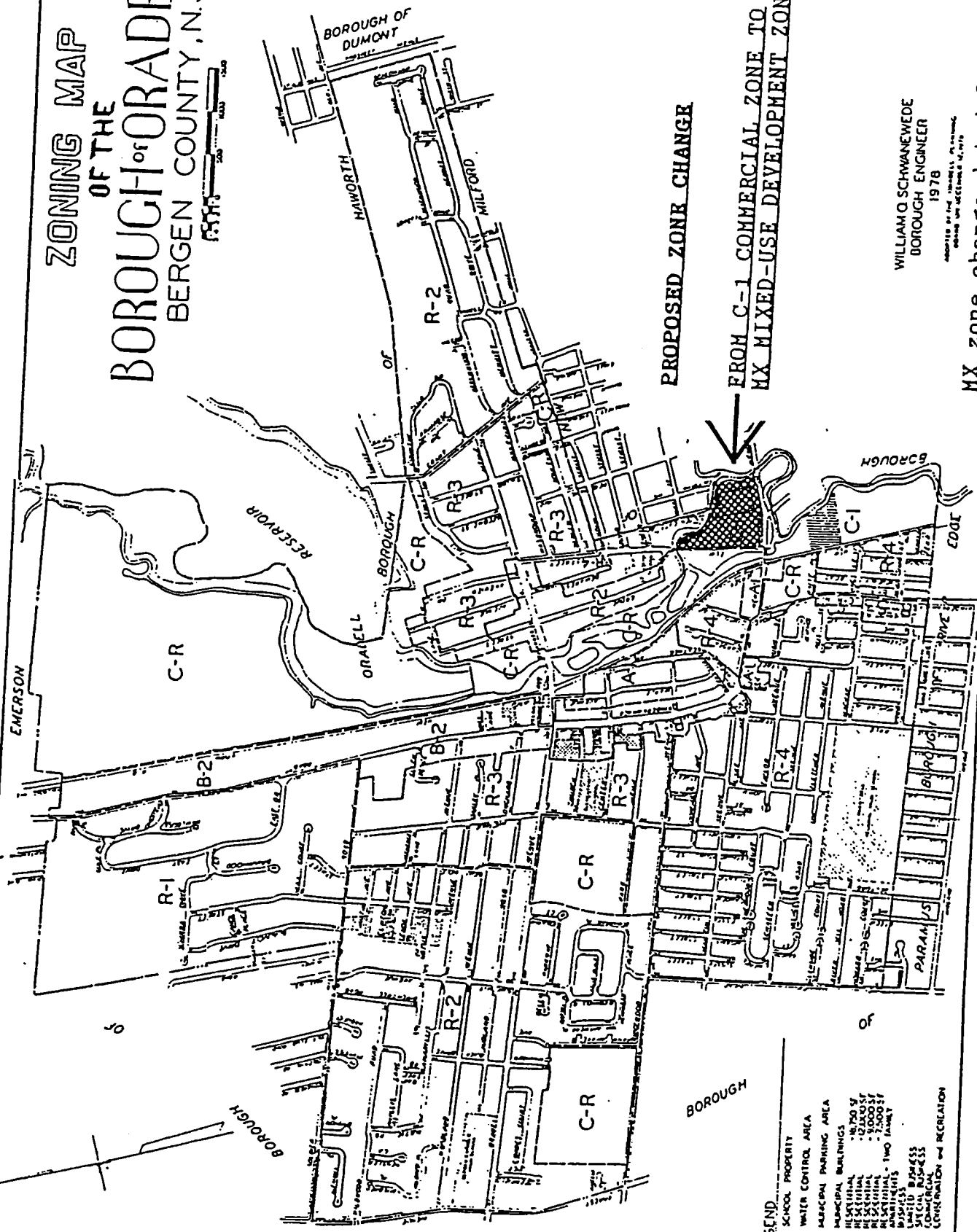
All homeowners met HUD Section 8 low income limits.

Attested to by:


Rehabilitation Program Administrator
Mary Ann Maiorana, Director
Community Development Program

ZONING MAP OF THE BOROUGH OF ORADELL BERGEN COUNTY, N.J.

1" = 100'



PROPOSED ZONE CHANGE

FROM C-1 COMMERCIAL ZONE TO
MX MIXED-USE DEVELOPMENT ZONE

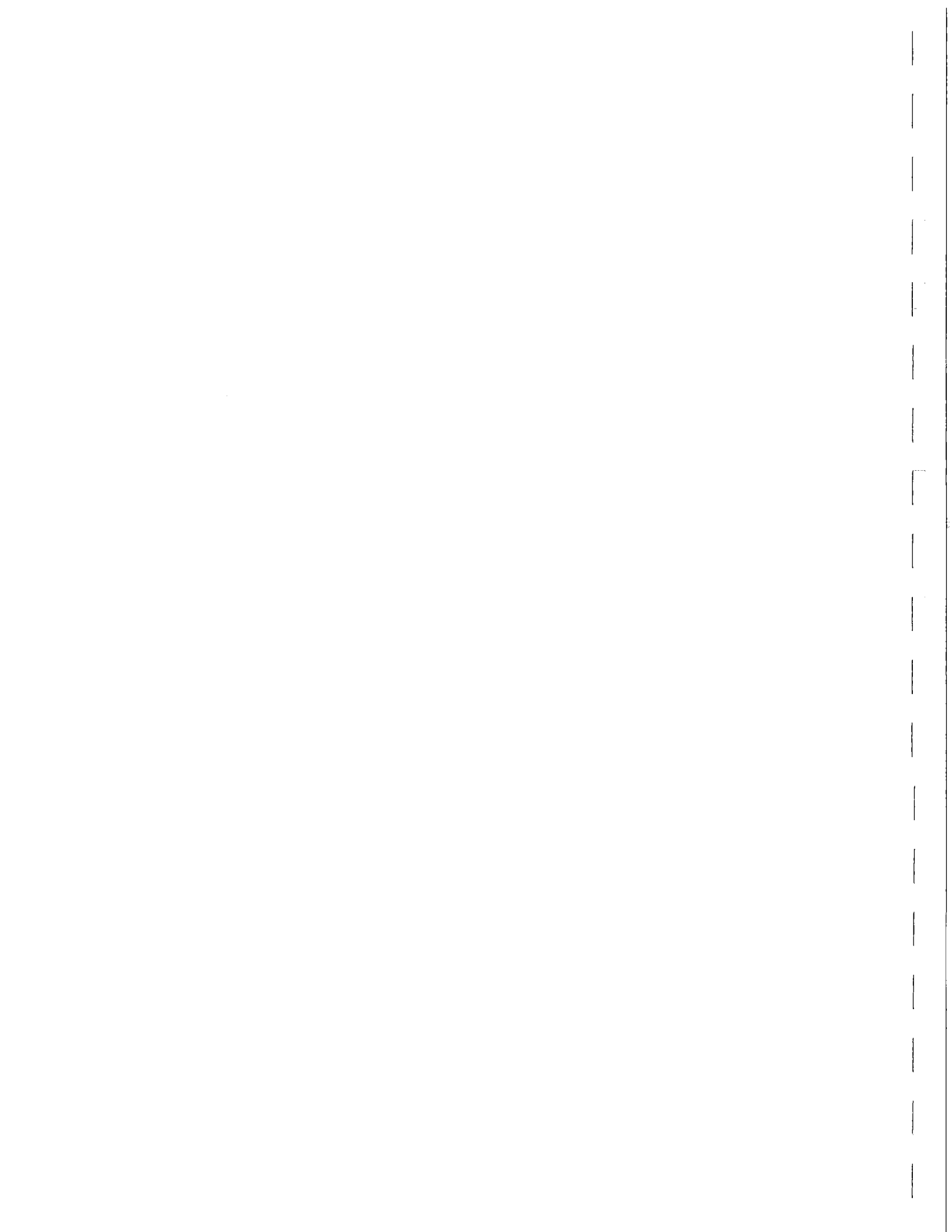
WILLIAM Q. SCHWANEWEDE
BOROUGH ENGINEER
1978
APPROVED BY THE BOARD OF PLANNING
JANUARY 10, 1979

MX zone change dated 8-10-93

- LEGEND**
- [Symbol] SCHOOL PROPERTY
 - [Symbol] WATER CONTROL AREA
 - [Symbol] MUNICIPAL PARKING AREA
 - [Symbol] MUNICIPAL BUILDINGS
 - [Symbol] RESIDENTIAL - 18,750 SF
 - [Symbol] RESIDENTIAL - 15,000 SF
 - [Symbol] RESIDENTIAL - 12,500 SF
 - [Symbol] RESIDENTIAL - TWO FAMILY
 - [Symbol] BUSINESS
 - [Symbol] MIXED USE
 - [Symbol] COMMERCIAL
 - [Symbol] CONVENTION AND RECREATION



**Planning Memorandum – Revaluation of Certain Areas
Recommended Changes/Oradell Land Use Plan
December 1990**



PLANNING MEMORANDUM
REEVALUATION OF CERTAIN
RESIDENTIAL AREAS OF ORADELL
RECOMMENDED CHANGES IN THE
ORADELL LAND USE PLAN ELEMENT

PREPARED FOR :
THE ORADELL PLANNING BOARD

DECEMBER, 1990

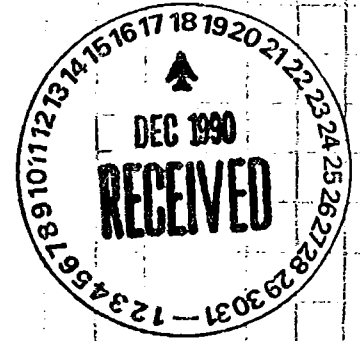
malcolm kasler & associates, p.a.

Community Planning & Development Consultants • 29 Pangborn Place • Hackensack, N.J. 07601 • 201-487-1424

FD MEMBERS - MUST HAVE

malcolm kasler & associates, p.a.

Community Planning & Development Consultants • 29 Pangborn Place • Hackensack, N.J. 07601 • 201-487-1424



December 17, 1990

Mr. Paul McNulty, Chairperson
Oradell Planning Board
Borough Hall
Oradell, New Jersey

Re : Reevaluation of Certain
Residential Areas of Oradell
Recommended Changes in the
Oradell Land Use Plan Element

Dear Mr. McNulty :

Enclosed herewith please find fifteen (15) copies of our planning report with reference to the above captioned matter for review and consideration.

If I may be of further assistance to you, please do not hesitate to contact my office.

Very truly yours,

Malcolm Kasler, ACIP, P.P.

MMK:cht
Encl.

INTRODUCTION

Some concern has been expressed about the viability of portions of the residential component of the Land Use Plan Element of the Oradell Master Plan. Accordingly, a re-evaluation has been undertaken of the following areas :

- The Grove Street area, both north and south of Oradell Avenue;
- The Iroquois - Seminole Street area, south of Soldier Hill Road, and
- The area south of Soldier Hill Road, east of Prospect Avenue.

In order to prepare this study, the following documents were utilized :

- ooo The Borough of Oradell Tax Maps;
- ooo The Existing Land Use Survey prepared for the Master Plan;
- ooo The Borough of Oradell Land Use Plan Element adopted on December 13, 1988;
- ooo The Borough of Oradell Zoning Ordinance and Map.

RECOMMENDED CHANGES IN THE
ORADELL LAND USE PLAN ELEMENT

GROVE STREET - NORTH OF ORADELL AVENUE

There are a total of 24 residential properties located on Grove Street, north of Oradell Avenue. As noted in Table 1, lot sizes vary from 7,500 square feet to a maximum of 22,500 square feet.

The median lot size is 11,250 square feet and the average lot size is 12,850 square feet. This area maintains a distinct pattern where lots 6-13 in block 1106 and lots 7-12 in block 1105 contain parcels that are smaller in area than the remaining properties within the area. The analysis indicates the following :

<u>BLOCK</u>	<u>LOTS</u>	<u>MEDIAN LOT SIZE</u> <u>(SQ.FT.)</u>	<u>AVERAGE LOT SIZE</u> <u>(SQ. FT.)</u>
1106	6-13	11,250	10,131
1105	7-12	11,250	11,562
1106	1-5	15,000	14,025
1105	2-6	18,750	18,750

According to the zoning map of the Borough of Oradell, dated 1978, the northerly portion of Grove Street was zoned R-3, requiring a minimum lot size of 9,000 square feet. The southerly portion of the street, north of Oradell Avenue was zoned R-2, requiring a minimum lot size of 12,000 square feet.

The Land Use Plan element portion of the Oradell Master Plan placed the entire street in a Moderate Density (3.6 - 4.8 units per acre) category. This was translated into an R-3 zone designation.

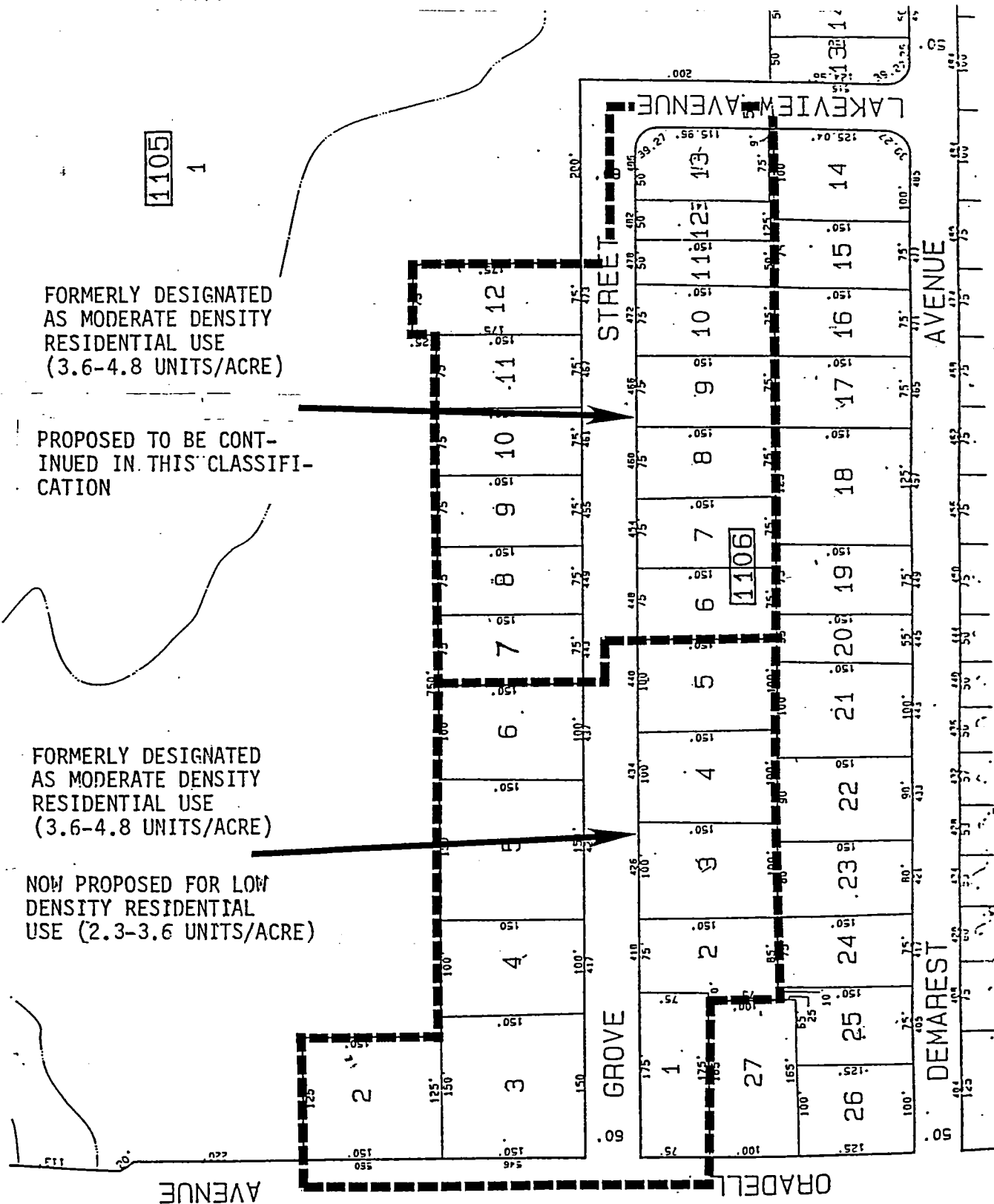
The present study indicates that the 1978 zoning pattern more closely approaches the actual development that had taken place in the area.

The Land Use Plan Element is amended to reflect this change in residential land use classification and proposes to redesignate the southerly portion of the street in the low density (2.3 - 3.6) dwelling units per acre category.

GROVE STREET - SOUTH OF ORADELL AVENUE

There are a total of 27 residential properties located on Grove Street, south of Oradell Avenue including one parcel on Oradell Avenue. As noted in Table 2, lot sizes vary from 10,875 square feet to 1.47 acres.

AMENDMENT TO THE ORADELL LAND USE PLAN ELEMENT



SCALE: 1" = 160'

TABLE 1
LOT AREAS
GROVE STREET
NORTH OF ORADELL AVENUE

<u>BLOCK</u>	<u>LOT</u>	<u>LOT WIDTH</u>	<u>LOT DEPTH</u>	<u>LOT AREA</u>
1106	*1	175	75	13,125
	*2 irreg.	75	150	12,000
	*3	100	150	15,000
	*4	100	150	15,000
	*5	100	150	15,000
	6	75	150	11,250
	7	75	150	11,250
	8	75	150	11,250
	9	75	150	11,250
	10	75	150	11,250
	11	50	150	7,500
	12	50	150	7,500
	13 irreg.	75	141	9,800
1105	*2	150	125	18,750
	*3	150	150	22,500
	*4	100	150	15,000
	*5	150	150	22,500
	*6	100	150	15,000
	7	75	150	11,250
	8	75	150	11,250
	9	75	150	11,250
	10	75	150	11,250
	11	75	150	11,250
	12	75	175	13,125

TOTAL NUMBER OF PROPERTIES 24 314,300

MEAN LOT SIZE 13,096
MEDIAN LOT SIZE 11,250

*TOTAL NUMBER OF PROPERTIES 10 163,875

MEAN LOT SIZE 16,387
MEDIAN LOT SIZE 15,000

IRREG. - IRREGULARLY SHAPED LOTS.

SOURCE : Borough of Oradell Tax Maps
CALCULATIONS : Malcolm Kasler and Associates, P.A.

AMENDMENT TO THE ORADELL LAND USE PLAN ELEMENT

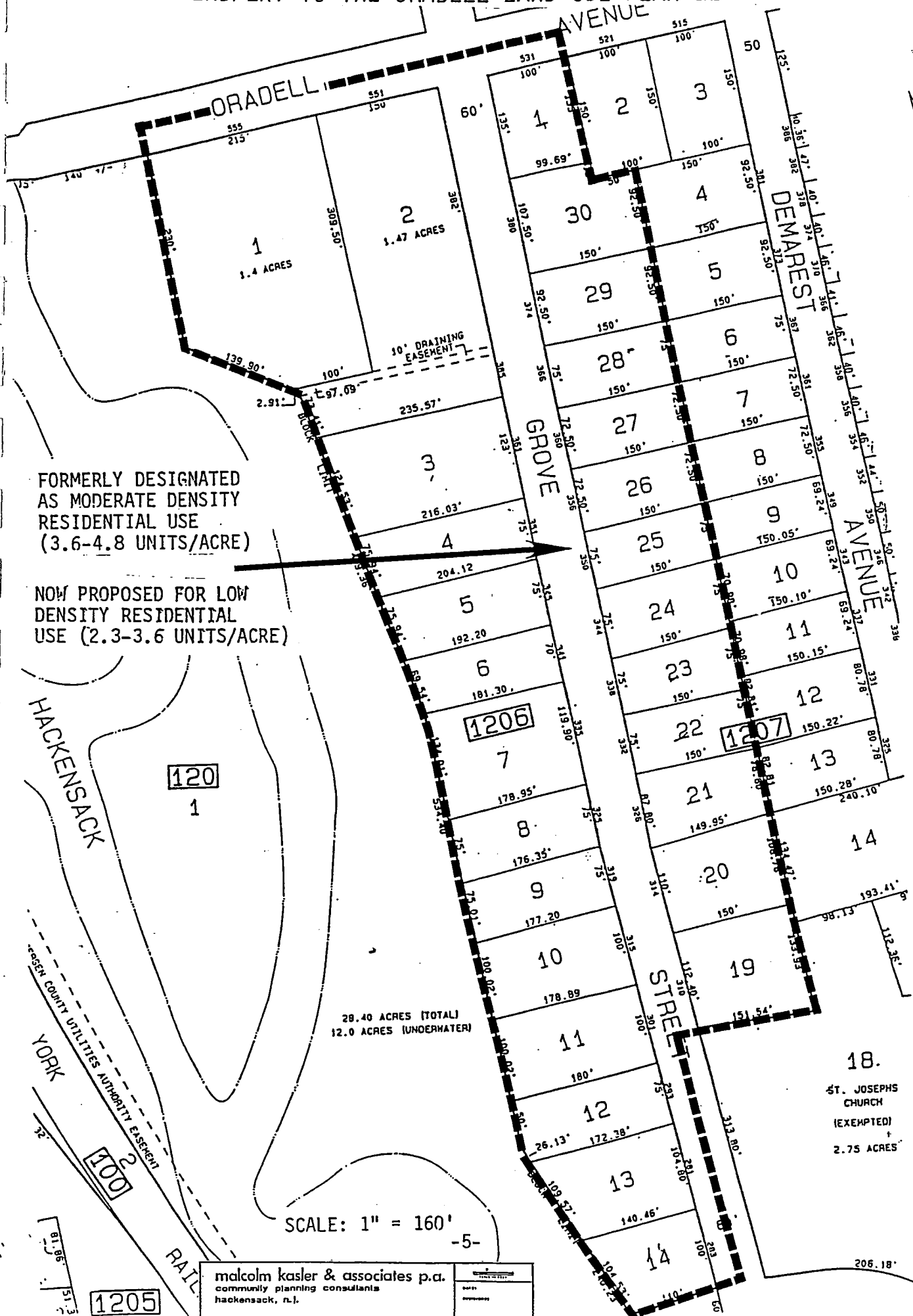


TABLE 2
LOT AREAS
GROVE STREET
SOUTH OF ORADELL AVENUE

<u>BLOCK</u>	<u>LOT</u>	<u>LOT WIDTH</u>	<u>LOT DEPTH</u>	<u>LOT AREA</u>
1206	1	---	---	1.4 ac.=60,984
	2	---	---	1.47 ac.=64,033
	3	123.72	225.80	27,936
	4	75.47	210.07	15,854
	5	75.47	198.15	14,954
	6	69.77	186.75	13,030
	7	124.95	180.12	26,928
	8	75.00	177.15	13,286
	9	75.00	176.77	13,258
	10	100.01	179.73	17,975
	11	100.01	179.44	17,946
	12	75.00	176.19	13,214
	13	107.18	156.42	16,765
	14	102.73	125.23	12,865
1207	1	99.85	135.00	13,480
	30 irreg.	107.50	150.00	15,275
	29	92.50	150.00	13,875
	28	75.00	150.00	11,250
	27	72.50	150.00	10,875
	26	72.50	150.00	10,875
	25	75.00	150.00	11,250
	24	75.00	150.00	11,250
	23	75.00	150.00	11,250
	22	75.00	150.00	11,250
	21	83.20	149.97	12,477
	20	109.38	149.97	16,404
	19	123.16	150.77	18,688
TOTAL NUMBER OF PROPERTIES 27				497,227
MEAN LOT SIZE				18,416
MEDIAN LOT SIZE				13,480

IRREG. - IRREGULARLY SHAPED LOTS.

SOURCE : Borough of Oradell Tax Maps
CALCULATIONS : Malcolm Kasler and Associates, P.A.

The median lot size for property in the area is 13,480 square feet and the average lot size is 18,416 square feet. Of the 27 lots, 20 contain lot areas minimally of 12,000 square feet or larger. Therefore, 74 percent of all of the property meets the minimum lot area requirements of the R-2 zone.

The 1978 zoning map designated the entire areas as an R-2 residential zone with a minimum lot size of 12,000 square feet.

The Land Use Plan element of the master plan had designated the entire street in a Moderate Density (3.6 - 4.8 units per acre) category. This land use designation was translated into an R-3 zone designation.

Since the overwhelming majority of property in the area meets the requirements of the R-2 zone as to lot area and both the median and average lot sizes are substantially in excess of 12,000 square feet, the master plan recommends that the southerly portion of Grove Street be designated for low density (2.3 - 3.6 units per acre) residential use.

IROQUOIS STREET - SOUTH OF SOLDIER HILL ROAD

This area of Oradell lies along both sides of Iroquois Street south of Soldier Hill Road to Amaryllis Avenue. The area also includes the side streets, Austin, Clinton, Lenox, Lotus and Amaryllis Avenues until their intersection with Seminole Street.

The area contains a total of 41 single-family parcels. Table 3 indicates lot size vary, with one exception, from 5,500 square feet to approximately 25,680 square feet. The median lot size is 10,000 square feet and the average lot size is 11,976 square feet.

The 1978 zoning map placed the entire area within the R-2 residential zone with a minimum lot size of 12,000 square feet.

The Land Use Plan element of the Master Plan placed the majority of the area in a moderate density (3.6 - 4.8 units per acre) category. With the exception of 3 lots fronting along the north side of Lotus Avenue and 6 parcels located in the block bounded by Lotus and Amaryllis Avenues and Iroquois and Seminole Streets, the area was designated as a moderate density use equivalent to the R-3 residential district. The other 9 parcels so noted were designated in the land use category equivalent to the R-2 zone.

Table 3 indicates that only 12 properties of the 41 in the area that were analyzed contained 12,000 square feet or more of land. This represents only 29 percent of all lots.

Lots 5-7 in block 705 and lots 1-6 in block 710 were placed within the low density residential zone and the balance of the 32 parcels were placed within the moderate density classification.

AMENDMENT TO THE ORADELL LAND USE PLAN ELEMENT

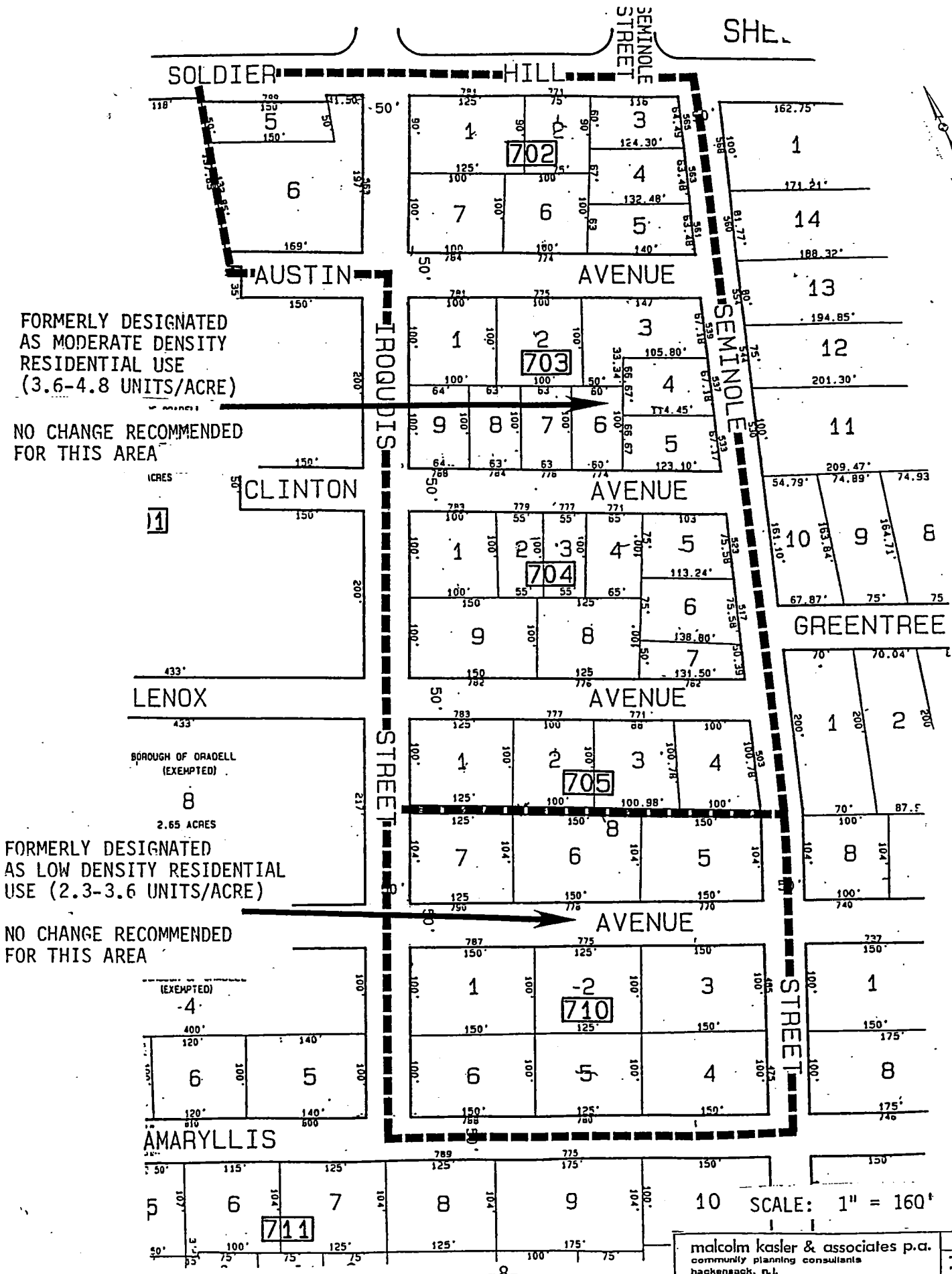


TABLE 3
 IROQUOIS STREET
 SOUTH OF SOLDIER HILL ROAD
 AND NORTH OF AMARYLLIS AVENUE
 WEST OF SEMINOLE STREET
 AND EAST OF BOROUGH OWNED PROPERTY

<u>BLOCK</u>	<u>LOT</u>	<u>LOT WIDTH</u>	<u>LOT DEPTH</u>	<u>LOT AREA</u>
701	5	50	150	7,500
	6 irr.	irregular	irregular	25,680
702	1	125	90	11,250
	2	75	90	6,750
	3	62.25	120.15	7,479
	4	65.24	128.39	8,376
	5	63.24	136.24	8,616
	6	100	100	10,000
	7	100	100	10,000
703	1	100	100	10,000
	2	100	100	10,000
	3 irr.	67.18	147	11,542
	4	66.93	110.12	7,370
	5	66.92	117.77	7,881
	6	60	100	6,000
	7	63	100	6,300
	8	63	100	6,300
	9	64	100	6,400
704	1	100	100	10,000
	2	55	100	5,500
	3	55	100	5,500
	4	65	100	6,500
	5	75.29	108.12	8,140
	6	75.29	126.02	9,488
	7	50.19	135.15	6,783
	8	125	100	12,500
	9	150	100	15,000
705	1	100	125	12,500
	2	100	100	10,000
	3	94.49	100.39	9,486
	4	100	100.78	10,078
	5	150	104	15,600
	6	150	104	15,600
	7	104	125	13,000
	8	6	426	2,556
710	1	100	150	15,000
	2	125	100	12,500
	3	100	150	15,000
	4	100	150	15,000
	5	125	100	12,500
	6	100	150	15,000

Total Number of Properties 41

490,675

Mean Lot Size
 Median Lot Size

11,967
 10,000

irr. - irregularly shaped lots

SOURCE: Borough of Oradell Tax Maps

CALCULATIONS: Malcolm Kasler and Associates, P.A.

Given the character of the area and the substantial number of properties that do not meet the requirements of the low density residential use, the master plan recommends that the area be continued as it is presently proposed in the master plan. No changes are recommended for this area.

AREA SOUTH OF SOLDIER HILL ROAD BETWEEN SEMINOLE STREET AND PROSPECT AVENUE

This area contains a total of 50 parcels of land. Table 4 indicates that lot sizes vary from 7,500 square feet to more than 27,000 square feet. The median lot size is 13,062 square feet and the average lot size is 13,581 square feet.

According to the 1978 zoning map, the area was located in the R-3 residential district which required a minimum lot size of 9,000 square feet. The land use plan element continued to designate the entire area as a moderate density (3.6 - 4.8 units per acre) area.

Table 4, however, indicates that 32 of the 50 properties currently exceed a minimum lot size of 12,000 square feet.

As will be noted in the discussion of the area east of Prospect Avenue, a substantial portion of this section of the Borough contains residential lots which are more compatible with a low density (2.3 - 3.6) residential classification.

The master plan recommends that blocks 706, 707, 713 and the north side of 714 be redesignated for low density (2.3 - 3.6) housing units per acre and lots 5 - 9 in block 714 and block 715 continue to be designated for moderate density (3.6 - 4.8 units per acre) residential use.

This proposal will result in 25 out of 34 lots exceeding 12,000 square feet in area. The remaining 16 lots along Woodland Avenue and Midland Road would contain only 7 lots exceeding 12,000 square feet.

AMENDMENT TO THE ORADELL LAND USE PLAN ELEMENT

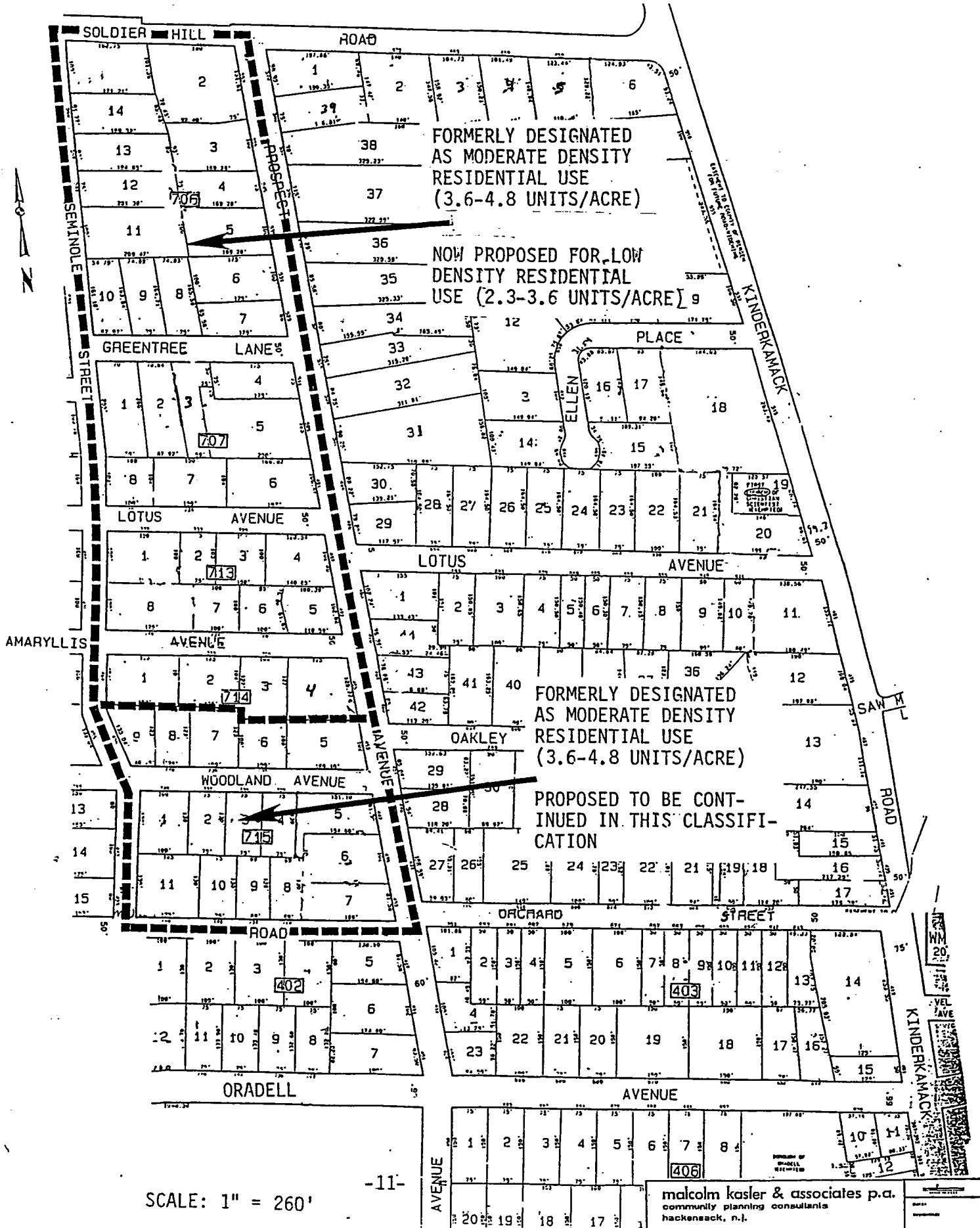


TABLE 4
IROQUOIS STREET
SOUTH OF SOLDIER HILL ROAD
AND NORTH OF MIDLAND ROAD
BETWEEN SEMINOLE STREET AND PROSPECT AVENUE

<u>BLOCK</u>	<u>LOT</u>	<u>LOT WIDTH</u>	<u>LOT DEPTH</u>	<u>LOT AREA</u>
706	1	100.70	163.18	16,432
	2 Av.	156	175	27,300
	3	100	168.34	16,834
	4	75	169.28	12,696
	5	100	169.28	16,928
	6	100	175	17,500
	7	66.29	175	11,601
	8	74.97	165.14	12,381
	9	74.94	164.27	12,310
	10	61.33	162.47	9,964
	11	100	205.39	20,539
	12	75	198.87	14,855
	13	80	191.58	15,326
	14	83.60	179.76	15,028
707	1	70	200	14,000
	2	78.98	200	15,796
	3 Irreg.	84	150	10,100
	4	75	175	13,125
	5 Irreg.	125	200	25,625
	6	104.23	176.91	18,439
	7	150	104	15,600
	8	100	104	10,400
713	1	100	150	15,000
	2	75	100	7,500
	3	100	100	10,000
	4	130.59	101.20	13,216
	5 Av.	108	102	11,000
	6 Av.	95	100	9,500
	7	100	100	10,000
	8	100	175	17,500
714	1	150	104	15,600
	2	125	104	13,000
	3	100	127	12,700
	4 Av.	135.52	128.39	17,399
	5 Av.	156.07	101	15,763
	6	100	100	10,000
	7	100	123	12,300
	8	75	123	9,225
	9	73.38	126.52	9,284

TABLE 4
 IROQUOIS STREET
 SOUTH OF SOLDIER HILL ROAD
 AND NORTH OF
 BETWEEN SEMINOLE STREET AND PROSPECT AVENUE

(CONTINUED)

<u>BLOCK</u>	<u>LOT</u>	<u>LOT WIDTH</u>	<u>LOT DEPTH</u>	<u>LOT AREA</u>
715	1	100	130	13,000
	2	75	130	9,750
	3	75	130	9,750
	4	75	130	9,750
	5 Irreg.	159.05	81.58	12,975
	6 Av.	101	152	15,352
	7 Av.	158.4	80.79	12,797
	8	69	130	8,970
	9	69	130	8,970
	10	75	130	9,750
	11	125	130	16,250

TOTAL NUMBER OF PROPERTIES 50

679,080

MEAN LOT SIZE 13,581
 MEDIAN LOT SIZE 13,062

Av. - AVERAGE
 Irreg. - IRREGULARLY SHAPED LOTS

SOURCE : Borough of Oradell tax Maps

CALCULATIONS : Malcolm Kasler and Associates, P.A.

AREA SOUTH OF SOLDIER HILL ROAD, EAST OF PROSPECT AVENUE AND
NORTH OF ORCHARD STREET

This area represents the residential ridgeline located to the west of Kinderkamack Road and the non-residential development along the County thoroughfare. There are a total of 69 residential parcels in the area. Table 5 indicates that lot sizes vary from 7,518 square feet to 38,470 square feet.

The average lot size for the area is 15,380 square feet and the median lot size of almost 14,500 square feet. Table 5 indicates that 50 out of 69 residential properties, or 72.5 percent of the lots currently exceed a minimum lot size of 12,000 square feet. A total of 30 out of 33 residential parcels in block 708 minimally contain 12,000 square feet.

The development in block 716 represents a more scattered land use pattern. A total of 20 out of 36 residential parcels contain lot sizes of 12,000 square feet or more representing 55.6 percent of all the lots.

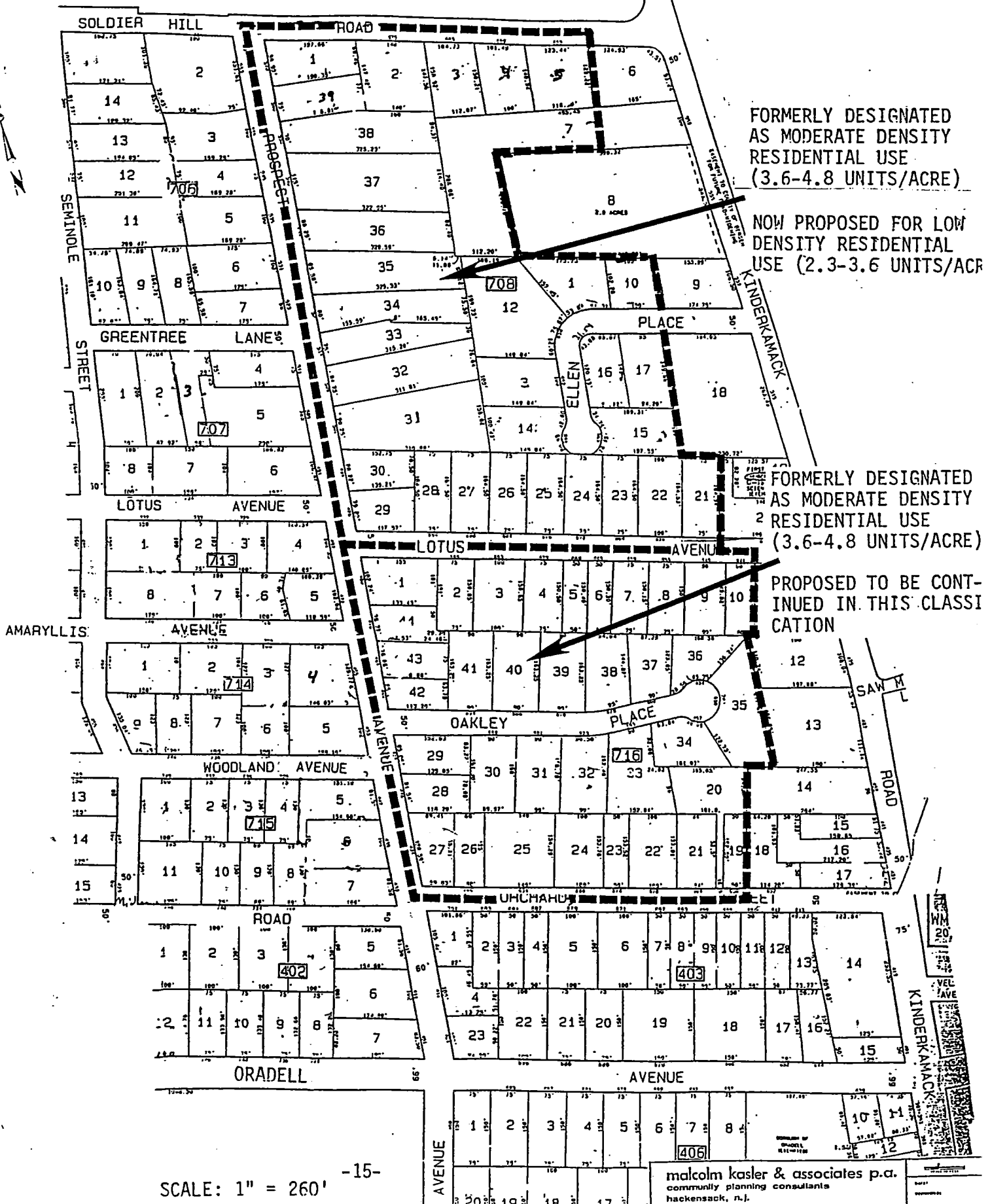
The 1978 zoning map places the subject area in the R-3 residential zone which requires a minimum lot size of 9,000 square feet. The 1988 master plan called for moderate density (3.6 - 4.8 units per acre).

This amendment to the master plan recommends that the area located north of Lotus Avenue be reclassified as a low density residential area (2.3 - 3.6 units per acre) and the area south of Lotus Avenue to Orchard Street be continued as a moderate density residential area (3.6 - 4.8 units per acre).

Although the area south of Lotus Avenue contains a majority of lots in excess of 12,000 square feet, there are a considerable number of lots that would be made non-conforming. Moreover, the distribution of these smaller lots are scattered throughout and the area does not lend itself to rezoning a portion of the properties so affected.

AMENDMENT TO THE ORADELL LAND USE PLAN ELEMENT

SHEET 8



SCALE: 1" = 260'

TABLE 5
AREA SOUTH OF SOLDIER HILL ROAD AND
NORTH OF ORCHARD STREET BETWEEN
KINDERKAMACK ROAD AND PROSPECT AVENUE

<u>BLOCK</u>	<u>LOT</u>	<u>LOT WIDTH</u>	<u>LOT DEPTH</u>	<u>LOT AREA</u>
708	1 Av.	84.18	194.01	16,332
	2 Av.	140	153.24	21,454
	3 Av.	108.4	154.57	16,755
	4 Av.	100.75	150.21	15,134
	5 Av.	155.84	122.11	19,030
	7 Irreg.	---	---	22,400
	10	100	102.20	10,220
	11 Av.	140.34	129.83	18,220
	12 Irreg.	---	---	15,000
	13	100	149.84	14,984
	14 Av.	112.11	149.84	16,799
	15 Av.	106.81	193.43	20,660
	16 Av.	91.26	145.82	13,308
	17 Av.	94.6	149.81	14,172
	21 Av.	75	164.74	12,356
	22 Av.	100	164.52	16,452
	23 Av.	75	164.50	12,338
	24	75	164.50	12,338
	25	75	164.50	12,338
	26	75	164.50	12,338
	27	75	164.50	12,338
	28	75	164.50	12,338
	29 Av.	86.60	126.39	10,945
	30 Av.	79.36	143.98	11,426
	31 Av.	123.54	311.40	38,470
	32 Av.	80.80	313.51	25,332
	33 Av.	52.50	318.10	16,700
	34 Av.	77.75	323.17	25,126
	35 Av.	76.92	322.95	24,841
	36 Av.	81.35	321.31	26,139
	37 Av.	114.80	323.64	37,154
	38 Av.	82.19	326.02	26,796
	39 Av.	76.48	178.58	13,658

TABLE 5
AREA SOUTH OF SOLDIER HILL ROAD AND
NORTH OF ORCHARD STREET BETWEEN
KINDERKAMACK ROAD AND PROSPECT AVENUE
(CONTINUED)

<u>BLOCK</u>	<u>LOT</u>	<u>LOT WIDTH</u>	<u>LOT DEPTH</u>	<u>LOT AREA</u>
716	1 Av.	101.62	144.22	14,656
	2 Av.	75	150.93	11,320
	3 Av.	100	160.75	16,075
	4 Av.	75	150.57	11,293
	5 Av.	50	150.45	7,523
	6 Av.	50	150.35	7,518
	7 Av.	75	150.22	11,267
	8 Av.	75	150.07	11,255
	9 Av.	90	149.91	13,492
	10 Av.	60	149.76	8,986
	19 Av.	50	152.37	7,619
	20 Irreg.	163.04	92.19	15,520
	21 Av.	84	152.80	12,835
	22 Av.	100	153.27	15,327
	23 Av.	50	153.65	7,683
	24 Av.	100	154.04	15,404
	25 Av.	140	154.65	21,651
	26 Av.	60	155.15	9,309
	27 Av.	156.95	74.52	11,853
	28 Av.	79.81	126.63	10,106
	29 Av.	84.14	143.84	12,103
	30 Av.	89.99	160.65	14,457
	31 Av.	90	159.35	14,342
	32 Av.	90.25	161.09	14,538
	33 Irreg	121.42	175.78	21,343
	34 Av.	136.08	107.41	14,616
	35 Irreg	---	---	20,000
	36 Av.	130.05	131.25	17,069
	37 Av.	88.65	134.36	11,911
	38 Av.	89.82	154.06	13,838
	39	90	163.25	14,693
	40	90	163.25	14,693
	41	90	163.25	14,693
	42	64.5	119.94	7,736
	43	75.83	134.61	10,207
	44	75.41	137.98	10,405
TOTAL NUMBER OF PROPERTIES		69		1,061,227

MEAN LOT SIZE 15,380
MEDIAN LOT SIZE 14,457

Av. - AVERAGE

Irr. - IRREGULARLY SHAPED LOTS.

SOURCE : Borough of Oradell Tax Maps

CALCULATIONS : Malcolm Kasler and Associates, P.A.

SUMMARY PROPOSAL

This report serves as an amendment to the Oradell master plan that was adopted on December 13, 1988. This Plan would upgrade certain residential portions of the community where there has been a preponderance of residential development that meets the more restrictive standards of the Borough.

The Oradell Land Use Plan map, prepared by Malcolm Kasler and Associates, P.A. incorporates the proposed changes that have been identified in greater detail in this report.

A public hearing concerning these matters will be established by the Planning Board when all residents and interested parties will be given the opportunity to discuss this matter.

Amendment to Land Use Plan
September 1993





STEWART/BURGIS Professional Planners
Landscape Architects
Associated with the STEWART GROUP Landscape Architects, Inc.

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**AMENDMENT TO LAND USE PLAN
BOROUGH OF ORADELL
BERGEN COUNTY, NEW JERSEY**

PREPARED FOR: THE BOROUGH OF ORADELL PLANNING BOARD

The original document was appropriately signed and sealed on September 7, 1993 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

Joseph H. Burgis, AICP, P.P.
Professional Planner #2450





INTRODUCTION

In 1993 the Borough of Oradell retained Stewart/Burgis, its planning consultant, to provide technical assistance in the preparation of amendments to the 1988 Borough Land Use Plan Element of the Oradell Master Plan. This report represents the culmination of the Borough's efforts to amend its Land use Plan and provide appropriate guidance for the future development of Oradell.

This document consists of three sections. The first section is designed to amend the 1988 Plan's land use recommendations regarding a thirteen \pm acre parcel situated at the northeast corner of Elm Street and New Milford Avenue. This parcel, commonly referenced as the Hackensack Water Company (HWC) pump station/filter house site, was designated in the 1988 Plan as one of three lower income housing sites in the Borough. The amending land use recommendation set forth herein calls for a mixed-use land use designation on this site, permitting residential, office, recreation/open space, and related activities within the framework of a comprehensive and coordinated approach to land development.

The second section of this report addresses the land use designation encompassing a 1.63 acre parcel situated at Kinderkamack Road and Elizabeth Street. This amending land use recommendation refines the site's present designation for multi-family residential senior housing development on this site.

This report's third section addresses refinements to the Borough's approach to accommodating its lower income housing obligation as prescribed by the New Jersey Council On Affordable Housing (COAH).

These land use recommendations are designed to modify and refine the Borough's 1988 Land Use Plan Element. As noted in that document, the land use plan is intended to serve as the basis for zoning controls, as prescribed by the New Jersey Municipal Land Use Law. It is intended to be part of a continuing planning process which is subject to periodic review and amendment.



HWC SITE

Property Description

The subject site is located in the southeasterly portion of the Borough of Oradell, at the intersection of New Milford Avenue and Elm Street. The Hackensack Water Company owns a total of 46.8 acres in that area, including 45.9 acres in Oradell and the rest in adjoining New Milford. The Oradell acreage encompasses 13.3 acres at the northeast corner of the intersection (the Filter House site), 28.4 acres on the west side of Elm Street extending northward along the Hackensack River, and 4.2 acres on the south side of New Milford Avenue.

The primary focus of this report is the acreage occupied by the Filter House at the northeast corner of the intersection. This property occupies an area of 13.31 acres and is irregular in shape. Its dimensions include 815 feet of frontage on New Milford Avenue and 892 feet on Elm Street. The tract also has 935 feet of frontage along the Hackensack River. A total of 1.5 acres, or 11 percent of the 13.31 acres, is under water.

The property is developed with eight structures containing a total of 83,705 square feet of floor space, plus an additional 105,000 square feet which is associated with a coagulation and settlement basin. The principal structures on site are identified as follows:

- **Pumping Station.** The pump station is situated in the southernmost portion of the site, setback 15 feet from New Milford Avenue and 110 feet from Elm Street. This 130x225 foot, 23,805 square foot structure was initially built in 1882. A number of additions were subsequently constructed, with the last one occurring in 1911. The building's architectural facade details, its extraordinary interior floor-to-ceiling heights, and the particular machinery housed in the building represent noteworthy features which merit notation;
- **Filtration Building.** This 160x390 foot, 52,410 square foot building is situated 40 feet north of the pump house and 95 feet east of Elm Street. This building, initially constructed in 1903 with subsequent additions through 1955, is characterized by its massive concrete foundation walls, T-shaped plan, and filtration basins;
- **Boiler House Chimney.** This is a stand alone radial brick element with a 185 foot height, thereby representing a unique physical and visual element to the site;
- **Coagulation Basin.** This 105,000 square foot 260x400 foot basin was used to treat raw water before it was processed in the Filtration Building. Its most noteworthy features include its earth embankment walls, concrete and masonry block lining, and excessive basin depth.



The County of Bergen contracted with TAMS, Inc. to assess the structural integrity of these buildings and provide an overall assessment of their adaptability for alternative use. Their report offers a detailed description of the structures on-site, and also sets forth comments and recommendations relative to the building's condition and historical interest. For the purposes of this report, three noteworthy aspects of the TAMS study bear highlighting:

1. The TAMS report suggests that some of the buildings on-site have sufficient historic and architectural design elements to warrant the buildings retention. However, the prospective costs associated with their conversion to alternative use represents a substantial impediment to fulfilling the Oradell Zoning Ordinance's current lower income housing designation for use of the site;
2. Their study states that "a survey by the Bergen County Office of Cultural Affairs identifies the district within which the Pump Station was situated as historically significant, and identified the district as eligible for the New Jersey and National Registers of Historic Places";
3. Their report also noted that a number of the rotating machines housed in the Pump Station "are significant and worth preserving as artifacts of a particular technological era".

The accompanying table provides a summary of the various structures situated on-site.

**TABLE I
BUILDING AND STRUCTURES
HWC PROPERTY
ORADELL, NEW JERSEY**

<u>No.</u>	<u>Building</u>	<u>Square Feet</u>
1	Water Pumping Station and Boiler House	23,805
2	Water Filtration Building	52,410
3	Gatehouse	395
4	Water Application and Metering	90
5	Boiler House Chimney	220
6	Raw Water Pumphouse	3,085
7	Coagulation and Settlement Basin	105,000
8	Electric Sub Station	<u>3,700</u>
	TOTAL	188,705

Source: New Milford Pump Station Site Assessment Report, by TAMS Consultants, Inc., June, 1992.

The site's physical characteristics include a number of notable elements. The parcel is characterized by a level and flat topography. Elevations generally range from 9 to 12 feet, although they rise to 20 feet around the coagulation basin. Overall, the site is generally typified by a slope of less than five percent.

The soils on-site were also examined by TAMS. Their report concluded that "the majority of soils encountered on the pump station property do not possess characteristics which would limit or restrict site use".

The most critical physical feature regards the extent of flooding on-site. The HUD Flood Insurance studies indicate an expected flood elevation of 9.0 feet for a 10 year storm, 12.5 feet for a 50 year storm, and 13.5 feet for a 100 year storm. The site and the roads adjoining the subject site are at 11.5-12.5 foot elevations. Significant portions of the site and the adjoining roads can expect flooding.



Oradell Master Plan

The Plan imposes an Affordable Housing designation on the 13.31 acres at the northeast corner of New Milford Avenue and Elm Street. The Borough's 1988 Land Use Plan states that "the affordable housing category is designed to address Oradell's lower income housing obligation which is consistent with the recent Municipal Land Use Law amendment requiring every municipality to accommodate, within the framework of its master plan, the community's low and moderate income housing needs". The Plan's approach to addressing the community's 1987-published 174 unit housing obligation incorporates the provision of three inclusionary development sites and one senior citizen housing project. The Plan states that, "since the (HWC) site is no longer needed by the Company, the Oradell land use plan recommends the redevelopment of the (former filter plant) into a condominium type structure with approximately 150 dwellings of which 30 units would be reserved for persons of low and moderate income".

It is noted that the 1988 Borough Housing Plan reiterated this recommendation. However, a 1992 adopted amended Housing Plan recommended that the HWC site's lower income inclusionary development designation be deleted, and a study be undertaken to determine the appropriate land use designation for this tract.

Oradell Zoning Ordinance

The Borough Zoning Ordinance imposes a C-1 Commercial Zone district designation on the subject site. The uses permitted in the C-1 Zone include offices, retail stores, studios, banks, personal service uses, garden apartments, HWC uses, research, and warehouse uses.

Planning Approach And Concept

Introduction: The site's established development pattern and physical features represent unique conditions which affect and influence the site's development potential. These features, encompassing the buildings' particular architectural character and historic value, and the parcel's environmental characteristics, warrant a comprehensive approach to facilitate the site's adaptive reuse in a manner which respects and acknowledges these elements.

The site analysis reveals a number of noteworthy physical features and building elements which influence the site's prospective development potential. For example, the parcel's established physical character, and the community interest in retaining the site's historic elements, effectively precludes the property from being developed in a manner which mirrors the surrounding detached single-family residential development pattern. Similarly, the cost associated with the conversion of the existing buildings to alternative use minimizes the ability to utilize the site's existing buildings for lower income housing, as suggested in the Borough's land use plan.

There are a variety of uses which are appropriate and could be accommodated on-site in a manner which complements the surrounding development pattern, reaffirms the historic value of the site's buildings, and is consistent with sound planning criteria. The following is offered for consideration.

Overview: There are a number of interrelated component land use issues which merit attention in determining a proper approach to the redevelopment of this site. One element regards the historic use of this property and the propriety of encouraging some type of activity which has a link to the site's place in history. A second element regards a recognition of the parcel's physical setting, ie. its natural features, and its proximity to nearby residences. Thirdly, it is appropriate to acknowledge that the municipality previously conceptually recognized the site's suitability for some residential use when it approved a Housing Plan which designated the site for inclusionary housing development.



It is suggested that within this framework, consideration be given to a range of uses which are consistent with the themes expressed above. For example, a plan for use of the site could initially incorporate some level of multi-family residential use. This use would retain and reinforce the residential character of the area, and is consistent with the Land Use Plan's broad residential recommendation for use of the site. Additionally, preliminary assessments of the Filtration Building suggest that it is feasible to adapt portions of this structure to multi-family residential use. Secondly, the site's attractive physical setting may be emphasized by permitting an activity which may complement this feature. The parcel's expansive dimensions are sufficient to enable the placement of, for example, a restaurant with associated outdoor areas which could take advantage of the site's attractive physical features. A suitable design could be imposed to ensure that such a use would not adversely impact the surrounding residential character.

One of the most difficult buildings to consider for adaptive reuse is the Pump Station building. While detailed studies need to be completed to determine its reuse for residential or other activity, it may be appropriate to consider, as one alternative, a use which emphasizes the structure's past. As previously noted, the building's extraordinary floor to ceiling height, and the particular machinery housed in the building, represent noteworthy features which merit attention. The floor to ceiling heights are sufficient to accommodate additional floors to increase the amount of usable floor space for office or classroom space. The building's specialized machinery represents a unique opportunity to serve as the basis for an authentic and novel educational or museum experience.

It is suggested that the Borough contemplate the type of range of usage referenced above to ensure a broad and flexible approach to the site's prospective redevelopment. The manner and framework within which the Borough should accommodate this approach is detailed in the following sections of this report.

Amendment To Borough Land Use Plan

The Borough's 1992 amendment to the 1988 Borough Housing Plan, which resulted in the HWC site being deleted from consideration as an inclusionary development parcel, effectively renders the site's 1988 Land Use Plan Affordable Housing designation obsolete. It is recommended that the Borough Planning Board amend the Land Use Plan by designating the site as a Mixed Use Development District. The Plan text should describe this area as follows:

The Mixed Use Development District designation represents a new land use category for Oradell. It encompasses approximately thirteen acres in the southeast portion of the Borough, at the northeast corner of New Milford Avenue and Elm Street. This designation is designed to encourage the adaptive reuse of the former Hackensack Water Company Filter House site into an attractive mixed use facility. The prospective development should accommodate a range of complementary land uses in a manner which preserves the historic character of the site's particular building elements and incorporates into a development design the site's historic context, imposes a residential component to reinforce the established surrounding residential development pattern, and encourages activities which complement and relate the development design to the site's physical character and setting.

Conceptually, minimally one-third of the site should be devoted to multi family residential use at a gross density of four to six dwelling units to the acre. Another third of the site should be maintained as open space and related landscape amenity. Uses should be encouraged which can be designed to take full advantage of this open space feature. Additionally, the Plan should incorporate a provision enabling the Filter House building to be utilized for museum, educational and related office use.



SENIOR HOUSING SITE

The Borough seeks to develop a site for senior citizen housing in an effort to address the housing needs of the community's elderly population. A site for senior housing has been selected, situated on the west side of Kinderkamack Road between Westervelt Place and Elizabeth Street. Its dimensions include frontage on Kinderkamack Road and Westervelt Place. The site also has frontage on Elizabeth Street.

It is anticipated that a senior citizen housing complex containing approximately 53 units (including one superintendent apartment) can be accommodated on-site.

The 1988 Borough Land Use Plan designates the subject site for higher density multi-family residential use. The Plan text indicates that while this land use category (which encompasses a number of sites in the Borough) is generally designed to permit residential densities of up to twelve dwelling units per acre, an exception is recommended for the subject site. The text states that "this 1.63 acre parcel is recommended to be developed for approximately 43 senior citizen units. This greater intensity-of-use for this specific type of occupancy is a function of the specific needs of the elderly." The site's zoning, A1 Apartment, is generally consistent with the site's prospective multi-family residential use, although the ordinance does not mandate occupancy for senior citizens.

The proposed increase in number of proposed senior units on-site is not substantially inconsistent with the master plan recommended density of "approximately 43 senior citizen units". However, to ensure consistency with the master plan and the prospective use of this site for senior citizen use it is recommended that the Land Use Plan text (page 53, paragraph 2) be amended as follows: This designation (ie. the higher density residential use category) also encompasses a vacant site on Kinderkamack Road at Elizabeth Street. This 1.63 acre parcel is recommended to be developed for approximately 53 senior citizen units. This greater intensity-of-use for this specific type of occupancy is a function of the specific needs of the elderly. It is also suggested that the Borough examine this site's consistency with the provisions of the State's Local Redevelopment and Housing Law, which may be utilized in an effort to facilitate the site's development.

AFFORDABLE HOUSING




The Borough Land Use Plan references the Oradell Housing Plan recommendation to indicate the manner in which the community addresses its 174 unit housing obligation. The Plan's approach designated the Hackensack Golf Club and White Beaches Country Club as inclusionary development sites, at a density of 8.75 dwelling units per acre, in an effort to accommodate the entire obligation on two sites. The New Jersey Council On Affordable Housing has recently issued new housing need numbers and has indicated that Oradell has a need for 88 lower income dwellings through 1999. This represents a significant reduction from COAH's prior determination that 174 lower income dwelling units must be accommodated. This has enabled the Borough to substantially refine its approach to accommodating its housing need. The Borough's 1993 Housing Plan, which accompanies this document, details the manner in which the Borough addresses this need. It is recommended that the Borough Land Use Plan text reference the 1993 Housing Plan, and the text (page 53) of the Land Use Plan be amended as follows:

The affordable housing category is designed to address Oradell's lower income housing obligation, as required by the Municipal Land Use Law amendment mandating every municipality to accommodate, within the framework of its master plan, the community's low and moderate income housing needs.

A separate Housing Plan Element incorporates the data base and other features mandated by the statutory criteria. The Plan indicates that Oradell's preccredited housing need is 88 units. The basic feature of the Housing Plan recommendations call for Oradell to address this lower income housing need through the use of a builder's setaside. A builder's setaside is a procedure wherein a percentage of the total number of units in a development will be specifically set aside for occupancy by lower income households.

The Housing Plan calls for the development of two sites utilizing a builder's setaside approach. In each instance, the recommendation calls for a mixture of single-family homes and attached residences. The two sites are the White Beeches Golf and Country Club and the Hackensack Golf Club. 40.8 acres and 31.7 acres, respectively, would be zoned at 6 du/acre, with the remaining acreage devoted to detached single-family use. A 20% setaside is to be imposed on the multi-family portion of the respective properties. A total of 435 multi-family housing units are anticipated for the two sites. The Housing Plan also provides for a regional contribution agreement, as provided by the applicable COAH regulations. If the two clubs do not elect to develop their property, the lands would remain in their present status, as country clubs recognized as open space.

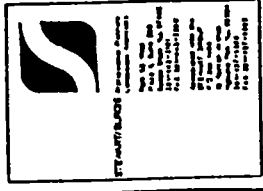
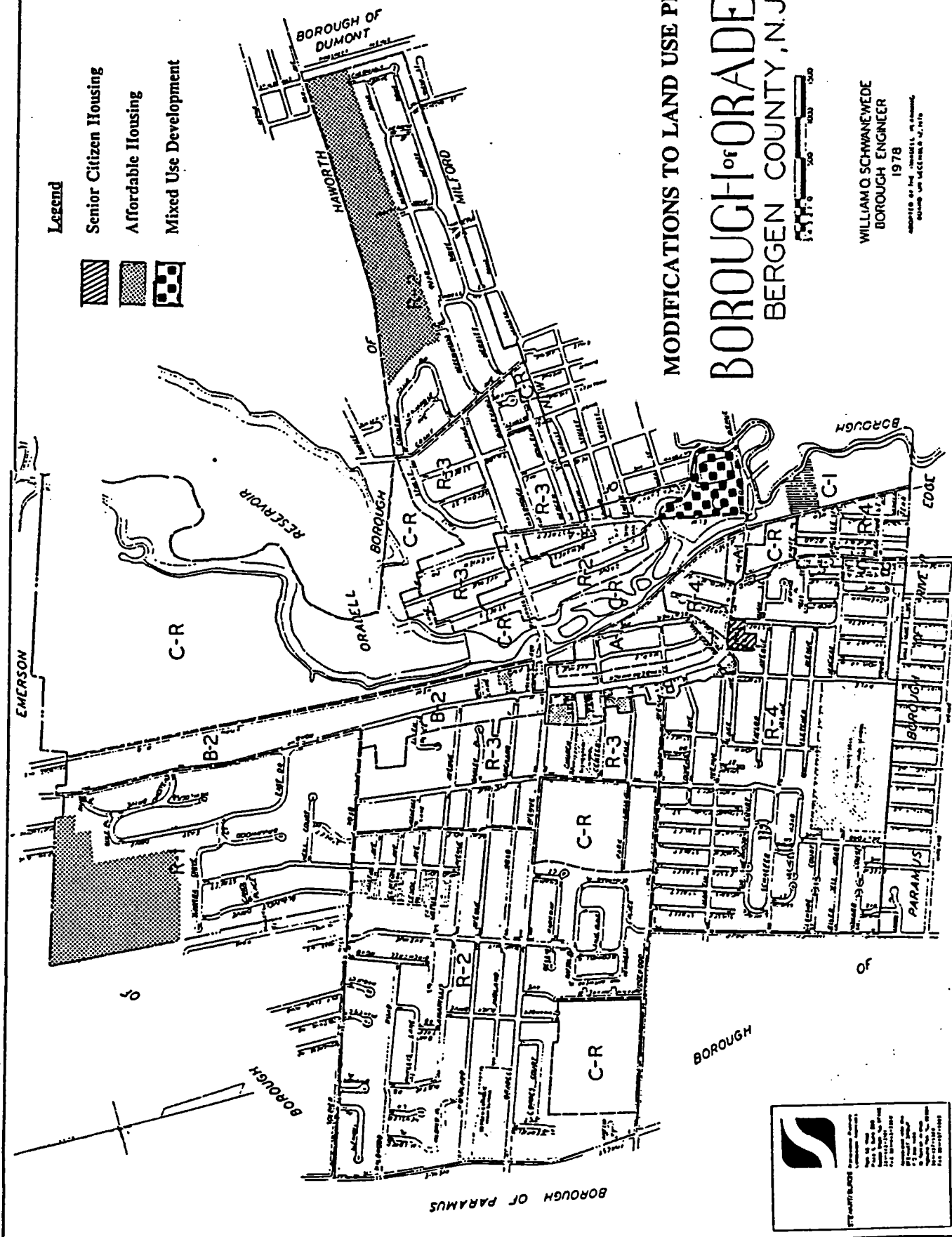
Legend

-  Senior Citizen Housing
-  Affordable Housing
-  Mixed Use Development

MODIFICATIONS TO LAND USE PLAN BOROUGH OF ORADELL BERGEN COUNTY, N.J.

1" = 100'

WILLIAM Q. SCHWANEWEDE
 BOROUGH ENGINEER
 1978
 ADAPTED BY THE BOROUGH OF ORADELL
 FROM AN ORDER OF 1975

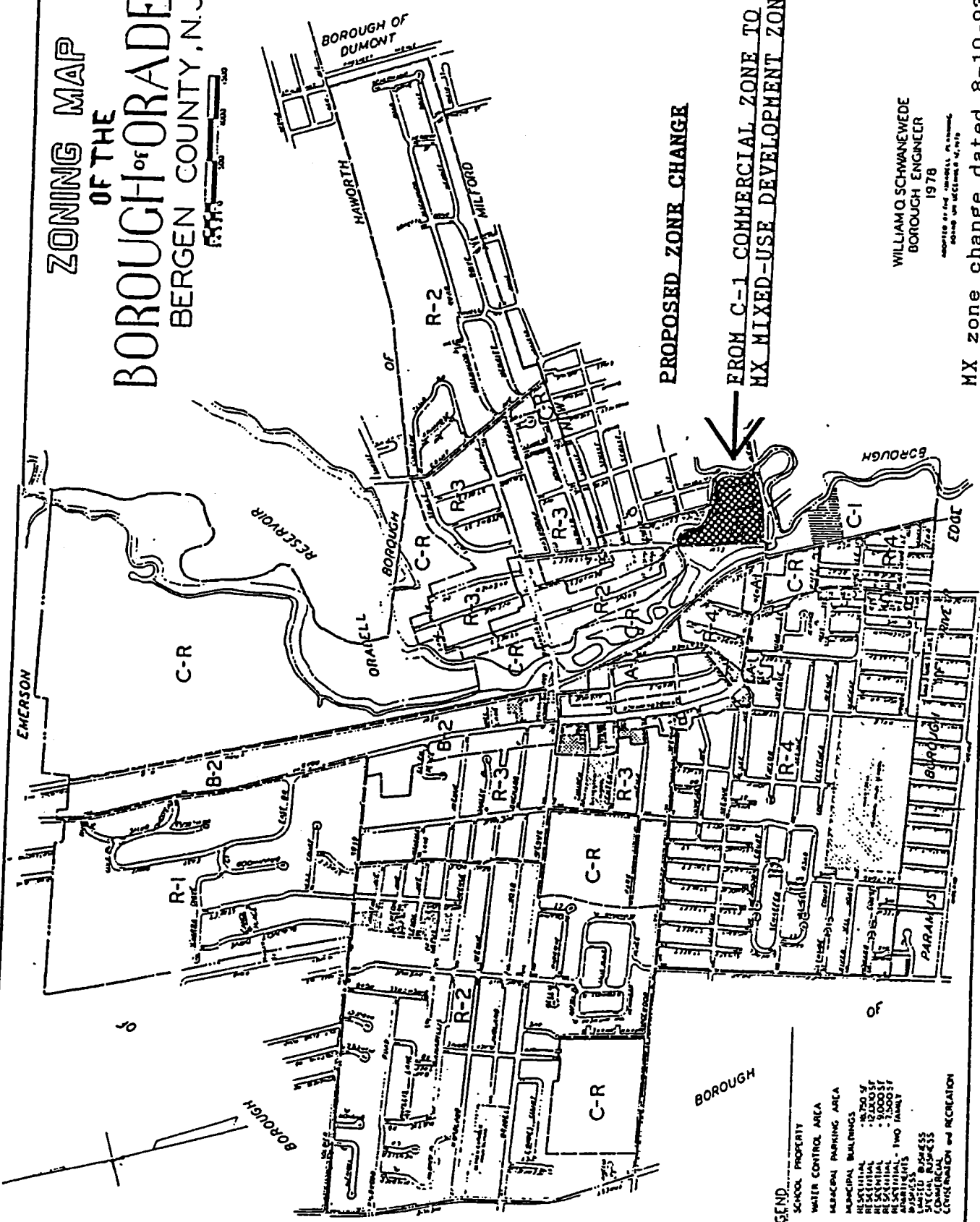


ZONING MAP

OF THE

BOROUGH OF ORADELL BERGEN COUNTY, N.J.

1978



PROPOSED ZONE CHANGE

FROM C-1 COMMERCIAL ZONE TO
MX MIXED-USE DEVELOPMENT ZONE

WILLIAM O. SCHWANEWEDE
BOROUGH ENGINEER
1978

ADOPTED BY THE BOARD OF FREEHOLDERS
JANUARY 10, 1978

MX zone change dated 8-10-93

- LEGEND**
- SCHOOL PROPERTY
 - WATER CONTROL AREA
 - MUNICIPAL PARKING AREA
 - MUNICIPAL BUILDINGS
 - RESIDENTIAL - SINGLE DETACHED
 - RESIDENTIAL - TWO FAMILY
 - BUSINESS
 - SATELLITE BUSINESS
 - COMMERCIAL
 - CONSERVATION AND RECREATION

EMERSON

OF

RESERVOIR

BOROUGH OF HAWORTH

OF

BOROUGH OF DUMONT

BOROUGH OF PARAMUS

BOROUGH OF

OF

BOROUGH OF RIVER EDGE

PARAMUS

RECEIVED
FEB 1991
123456789101112

Land Use Plan

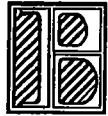
BOROUGH OF ORADELL

December 1990



malcolm kasler & associates, p.a.
1000 Park Avenue, Suite 1000
New York, New York 10022
Tel: (212) 691-1000

- RESIDENTIAL**
- Low Density (2.3 units per acre)
 - Low Density (2.3-3.6 units per acre)
 - Moderate Density (3.6-4.8 units per acre)
 - Moderate Density (4.8-5.8 units per acre)
 - Medium Density (5.8-7.3 units per acre)
 - Higher Density--Multi-Family
 - Affordable Housing
- COMMERCIAL**
- Retail and Service
 - Business and Professional Office
 - General
- PUBLIC**
- Recreation
 - Other
- QUASI-PUBLIC**
- WATER QUALITY PROTECTION AREA
 - WATER



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Land Development and Design
Landscape Architecture

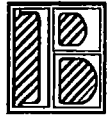
PERIODIC REEXAMINATION REPORT OF THE MASTER PLAN BOROUGH OF ORADELL BERGEN COUNTY, NEW JERSEY

PREPARED FOR:

**BOROUGH OF ORADELL PLANNING BOARD
BA# 1508.02**

October 17, 2005





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Land Development and Design
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October 17, 2005

**PERIODIC REEXAMINATION REPORT
OF THE MASTER PLAN
BOROUGH OF ORADELL
BERGEN COUNTY, NEW JERSEY**

PREPARED FOR:

**BOROUGH OF ORADELL PLANNING BOARD
BA# 1508.02**

The original document was appropriately signed and sealed in accordance on October 17, 2005 with Chapter 41 of Title 13 of the State Board of Professional Planners.

**Joseph H. Burgis, P.P., AICP
Professional Planner #2450**

October 17, 2005

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1.0 INTRODUCTION

1.1 Overview

The 2005 Borough of Oradell Master Plan Reexamination Report is part of a continuing comprehensive planning effort that has been undertaken by the Borough over the past several decades. The Borough has been engaged in an on-going planning process since the adoption of its first Master Plan, and this process has been the subject of periodic review and comment since then. The Planning Board has adopted several master plan reports and housing documents over this period, including the last comprehensive Master Plan in 1988, a Master Plan amendment in 1993, and a Reexamination Report in 1997. Each of these reports had been designed to guide the future development of the community, in a manner consistent with sound planning criteria and the applicable statutory requirements. This 2005 endeavor represents a reexamination of the community's most recent 1997 Reexamination Report.

Adopting a Reexamination Report is necessary to ensure that the Borough's planning policies and practices remain current. It is also necessary to ensure that the Borough's Master Plan and Zoning Ordinance are consistent with the applicable provisions of the New Jersey Municipal Land Use Law (MLUL), which mandates that all local zoning regulations be substantially consistent with a regularly revised and updated land use plan element. It is to be used by the planning board, zoning board of adjustment, governing body, and the citizens of Oradell in making land use planning and policy decisions that will enhance and protect the character of the community.

After review and discussion with the Planning Board, this report will recommend any necessary changes or modifications to policies or land use goals set forth in the previous studies. It will also identify any changes to the Borough land use plan and zoning ordinance, if needed.

1.2 Legal Requirements for Master Plan

The Municipal Land Use Law establishes the legal requirement and criteria for the preparation of a master plan and reexamination report. The planning board is responsible for the preparation of these documents, which may be adopted or amended by the board only after a public hearing. The board is required to prepare a review of the master plan at least once every six years.

The MLUL identifies the required contents of a master plan and the master plan reexamination reports. The statute requires that the master plan include the following:

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

- A land use element that takes into account physical features, identifies the existing and proposed location, extent and intensity of development for residential and non-residential purposes, and states the relationship of the plan to any proposed zone plan and zoning ordinance.
- The preparation of a housing plan and recycling plan by the municipality.

In addition, the MLUL identifies a number of other plan elements that may be incorporated into a comprehensive master plan document, such as circulation, recreation, community facilities, and historic plan elements, but these are not obligatory elements.

The master plan gives the community the legal basis to control development in the municipality. This is accomplished through the adoption of development ordinances that are designed to implement the plan's recommendations.

1.3 Legal Requirements for Master Plan Reexamination Report

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

1. The major problems and objectives relating to land development in the municipality at the time of the adoption of the 1997 reexamination report;
2. The extent to which such problems and objectives have been reduced or have increased subsequent to such date;
3. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land use, housing conditions, circulation, conservation of natural features, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County and municipal policies and objectives;
4. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulation should be prepared;

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

1.4 Previous Master Plan Efforts Undertaken By the Borough

The Borough adopted its most recent comprehensive Master Plan in 1988 (with an amendment to its master plan in 1993) and its most recent Reexamination Report on October 14, 1997. The 1988 Master Plan goals provide the basis for the land use plan recommendations, which are intended to guide the Borough's future development. The 1997 Reexamination Report refines and updates the community's goals and objectives.

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

The MLUL initially requires a reexamination report to identify the major land use problems and planning objectives that were enumerated in the most recently adopted master plan or reexamination report. The following principal problems and objectives were identified in the 1997 Reexamination Report.

2.1 Summary of Major Planning Issues Identified in the 1997 Reexamination Report

1. Subdivision of small lots in established residential neighborhoods. At the time of the 1997 Reexamination Report, slightly over-sized lots were becoming the subject of subdivision applications, which resulted in two or more undersized lots. The Borough sought to perpetuate its established and uniform land use pattern and thereby discourage the creation of smaller lots in its established neighborhoods. The report identified a need to establish an appropriate policy statement to reinforce that intent.
2. Character of business district. The 1997 report indicated that the Kinderkamack Road business corridor could benefit from an improvement plan to enhance the physical character of the area, and reinforce the corridor as an attractive place to shop.
3. Traffic improvements on Kinderkamack Road. Kinderkamack Road, a major north-south roadway serving the County, is also the main roadway through Oradell serving the local business community. The 1997 Report identified its road design characteristics and design speed as inconsistent with the roadway's function as a neighborhood business street. It also identified the design of the Oradell Avenue-Kinderkamack Road intersection as a significant impediment to the safe and efficient flow of traffic.
4. Reinforce appropriate scale of single-family housing development. The 1997 Report identified a trend in the development of single-family dwellings that were substantially out of scale to established neighborhood development and the lots on which these large houses are proposed. The report indicated that the Borough should explore a floor area ratio limitation in order to retain the established character of its residential neighborhoods.
5. Hackensack Water Company Pump Station Property. The Hackensack Water Company Filtration Plant property, a 13.3-acre site at the northeast corner of New Milford Avenue and Elm Street, is designated for mixed-use development in the master plan. The plan's intent is to encourage the adaptive reuse of the site into an attractive mixed-use facility accommodating a range of complementary land uses in a manner that preserves the historic character of the site. The 1997 Reexamination Report reaffirmed this approach to the prospective development of this property.

6. Preservation of Open Space and Recreation Amenity. The 1997 Reexamination Report indicates that the Borough is characterized by limited open space and recreation resources and identifies the preservation of open space resources, including the Oradell Reservoir and Hackensack River, as important to the character of the community.

2.2 Major Goals and Objectives Set Forth in the 1997 Reexamination Report

The 1997 Reexamination Report indicated that the goals and objectives of the 1988 Land Use Plan remained applicable, but should be modified to reflect specific planning issues affecting the community.

The goals are included below.

1. To maintain and enhance existing areas of stability in the community; and, to encourage a proper distribution of land uses by designating areas which have their own uniform development characteristics. A principal goal of this plan is to preserve and protect the residential character and zoned density of the community by restricting incompatible land uses and intensities-of-use from established residential areas, and limit intensities of use to the levels, and locations, prescribed herein. The Borough recognizes that one of its most significant attributes is its residential neighborhoods. The Plan is designed to protect and reinforce the prevailing residential development patterns, and reinforce the intensities-of-use recommended in this plan.
2. To encourage and provide buffer zones to separate incompatible land uses. The Borough recognizes the need to reinforce the delineation of boundaries separating residential and non-residential uses. Appropriate buffer/screening devices are to be encouraged to separate incompatible land use in order to minimize adverse impacts on residential and other properties. This should be accomplished primarily within the framework of appropriate open space buffer widths containing suitable planting elements (incorporating such elements as multiple rows of plant material, planting clusters, etc., as a means to provide suitable buffer protection), with supplemental fencing when appropriate.
3. To preserve and enhance the primarily residential character of the existing community by restricting incompatible land uses from established residential areas and maintaining compatible residential densities in established neighborhoods.
4. To promote the continued maintenance and rehabilitation of the Borough's housing stock and supporting facilities and utilities.
5. To provide a variety of housing types and densities in appropriate locations to serve the Borough and region.

6. To preserve and enhance the Borough's retail commercial area by defining its functional role in the community. Within this framework, this Plan encourages the continued development of the community's Kinderkamack Road commercial corridor for retail and service commercial uses primarily serving the needs of the area's resident population. This should be achieved within a manner that protects and promotes the physical and aesthetic character of the commercial corridor. Consideration should be given to design features that enhance the physical character of the community, and encourage the integration of building, parking, landscaping and signage elements into a comprehensive and unified framework.
7. To promote and protect environmentally sensitive lands, waterways and reservoirs.
8. To recognize and protect watershed lands in the Borough as an important regional source of potable water.

2.3 Major Land Use Issues Currently Facing the Municipality

It is appropriate for the Borough to not only review the major problems that were affecting the municipality at the time of the 1997 Reexamination Report, but to consider current planning issues facing the community today. There are several significant planning concerns that require the Borough's attention.

As with many communities throughout the region and the nation, there is concern about the size and scale of single-family residential development, referred to as "McMansion" issue. Specifically, these so-called "McMansions" are the result of residents expanding or tearing down and replacing existing residential structures with much larger dwellings that appear to be out of character with the surrounding neighborhood. The Borough has implemented floor area ratio requirements as a method of addressing the issue, but further review of the issue is encouraged to strike a balance between neighborhood character and property owners ability to improve their residences.

Another ordinance that was adopted to address neighborhood character encourages the preservation of "oversized" lots, the effectiveness of which should be reviewed. Other issues related to residential development include concern about steep slope disturbances that may be excessive and in the long term detrimental to the Borough's environment. The Borough must also update its ordinances to address new regulations concerning stormwater management rules adopted by the State.

The Borough has participated in the Cross-Acceptance process to determine how the Master Plan and zoning ordinance is consistent with the State Plan. Oradell will need to address its third round housing obligation since the new rules regarding the affordable housing obligations have been adopted.

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

While some of the Borough's goals and objectives, as well as the planning problems highlighted in the 1997 Reexamination Report have been addressed, others remain relatively static. A more detailed discussion on the status of the previous planning issues and goals is included below.

3.1 Major Planning Issues:

1. Issue: The 1997 Report identified a need to establish a policy to discourage the subdivision of lots into two or more undersized lots.

Comment: No new policy statement or zoning modifications have been made since 1997 with respect to this issue.

2. Issue: The 1997 Report indicated a desire to implement an improvement plan for the Kinderkamack Road business corridor.

Comment: A number of substantial improvements to the Kinderkamack Road corridor have occurred since the 1997 Report. These include the completion of two phases of a comprehensive streetscape improvement project that includes both aesthetic and functional improvements. Aesthetic improvements include the installation of thematic streetlights and benches. Functional improvements include pedestrian safety amenities including imprinted crosswalks, reduced curb cuts, and a roadway realignment.

3. Issue: The Reexamination Report cited traffic concerns along the Kinderkamack Road corridor and recommended that studies be undertaken to determine the feasibility of certain improvements.

Comment: Bergen County was instrumental in the Kinderkamack Road corridor improvements, specifically with respect to the improved roadway realignment and the improvements at the intersection with New Milford Avenue.

4. Issue: The 1997 Report identified a concern about the scale of new single-family housing development relative to the established character of the Borough.

Comment: The Zoning Ordinance establishes maximum floor area ratio regulations in the residential districts.

5. Issue: The 1997 Report reaffirmed the Master Plan policy with respect to the redevelopment of the Hackensack Water Company Filtration Plant property.

Comment: Both the Borough and the County have changed policy regarding this property. Since 1997, the buildings at the site can be described as derelict and several Board members have noted the presence of additional wildlife such as fox, heron, turkey vultures, red tailed hawks and other species. On March 22, 2005, the Mayor and Council passed Resolution 05-A25, which expressed their desire for a passive park at the site. Consistent with this resolution, the recommendation would be to rezone the property as CR Conservation/Recreation.

6. Issue: The 1997 Report identified the importance of preserving the Borough's open space and recreation amenities.

Comment: No change has occurred.

3.2 Goals and Objectives

In addition to the major planning issues, it is necessary to identify the manner in which the Borough's goals and objectives have been addressed since the time of the previous Master Plan.

1. To maintain and enhance existing areas of stability in the community; and, to encourage a proper distribution of land uses by designating areas which have their own uniform development characteristics; to protect and reinforce the prevailing residential development patterns, and reinforce the intensities-of-use recommended in this plan.

Comment: The Borough has continually reaffirmed its Land Use Plan, which reinforces the above goal.

2. To reinforce the delineation of boundaries separating residential and non-residential uses with appropriate buffer/screening devices to minimize adverse impacts on residential and other properties.

Comment: The Borough should consider planting buffers on their property where it abuts residential uses. The Board states that buffer requirements have been enforced, as well as the tree replacement and preservation ordinances.

3. To preserve and enhance the primarily residential character of the existing community by restricting incompatible land uses from established residential areas and maintaining compatible residential densities in established neighborhoods.

Comment: The Borough has affirmed this policy by not permitting non-residential uses in established residential neighborhoods.

4. To promote the continued maintenance and rehabilitation of the Borough's housing stock and supporting facilities and utilities.

Comment: The Borough has an on-going maintenance program that addresses this goal.

5. To provide a variety of housing types and densities in appropriate locations to serve the Borough and region.

Comment: The Borough adopted a housing plan in 2002 to affirmatively address its Mount Laurel housing obligation.

6. To preserve and enhance the Borough's retail commercial area by defining its functional role in the community; to enhance the physical character of the commercial area, and encourage the integration of building, parking, landscaping and signage elements into a comprehensive and unified framework.

Comment: The Borough has experienced a number of substantial improvements to the Kinderkamack Road corridor, which have taken place in conjunction with the roadway improvements referenced earlier.

7. To promote and protect environmentally sensitive lands, waterways and reservoirs.

Comment: This represents an on-going issue that requires constant monitoring by the municipality and other government agencies.

8. To recognize and protect watershed lands in the Borough as an important regional source of potable water.

Comment: This represents an on-going issue that requires constant monitoring by the municipality and other government agencies.

4.0 EXTENT TO WHICH THERE HAS 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 SPECIFIC PLANNING ISSUES AND GOVERNMENT POLICY

The Municipal Land Use Law requires, as part of the overall reexamination analysis, an assessment of the changes that have taken place in the community since the adoption of the last master plan. There are a number of changes at the state and local level that were not contemplated at the time of the preparation and adoption of the 1997 Reexamination Report, which require the Borough's attention.

4.1 Changes at the Local Level

1. **Population Size.** Between 1990 and 2000, the Borough's population increased by 2.8 percent, the first increase since 1970. This modest growth rate lagged both the State and County growth rates of 8.9 and 7.1 percent, respectively. The 2003 population estimate of 8,025, provided by the New Jersey Department of Labor, represents a population loss of 2.7 percent. The accompanying table outlines the Borough's population growth since 1900.

Table 1: Population Growth – Oradell, New Jersey

Year	Population	Population Change	Percent Change
1900	746	---	---
1910	1,005	259	34.7
1920	1,286	281	27.9
1930	2,360	1,074	83.5
1940	2,802	1,305	55.3
1950	3,665	863	30.8
1960	7,487	3,822	105.9
1970	8,903	1,416	18.9
1980	8,658	-245	-2.8
1990	8,024	-634	-7.3
2000	8,047	23	2.9
2003*	8,025	-22	-2.7

Source: 1997 Borough of Oradell Reexamination Report and U.S. Bureau of the Census, 1990 & 2000.

* denotes population estimates, New Jersey Department of Labor, 2004.

2. **Births and Deaths Statistics.** Data on the number of births helps a community to assess its future needs for community facilities and services, particularly with respect to the school system and recreational facilities. Table 2 identifies the birth and death statistics for Oradell between 1990 and 2000. Death statistics are only available through 1998.

Table 2: Births and Deaths, 1990-2002 – Oradell, New Jersey

Year	Births	Deaths	Change in Births/Deaths
1990	75	46	29
1991	83	81	2
1992	86	50	16
1993	83	45	38
1994	80	70	10
1995	98	69	29
1996	78	57	21
1997	90	71	19
1998	89	51	38
Total	762	640	249
1999	83	n.a.	n.a.
2000	96	n.a.	n.a.
2001	97	n.a.	n.a.
2002	90	n.a.	n.a.

Source: State of New Jersey Department of Health and Senior Services.

Bergen County Department of Planning and Economic Development.

n.a.: denotes not available.

Over the time period shown above, the average number of births annually was 87 while the number of deaths averaged 60 per year. Between 1990 and 1998, natural increase accounted for a population increase of 249 persons. While the overall population increased by just 23 persons over the entire decade, the level of natural increase suggests that the Borough experienced out-migration during the decade.

3. Household Size. Between 1970 and 2000, the Borough's average household size declined from 3.52 persons per household to 2.83 persons per household, representing a decrease of approximately 20 percent. This decrease mirrors trends at the State and county levels. However, as shown below, the average household size in Oradell continues to be higher than the Bergen County average.

Table 3: Average Household Size - Oradell, New Jersey

Year	Population	Number of Households	Household Size: Oradell	Household Size: Bergen County
1970	8,903	2,524	3.52	3.19
1980	8,658	2,769	3.12	2.79
1990	8,024	2,767	2.89	2.64
2000	8,047	2,789	2.83	2.64

Source: U.S. Bureau of the Census

4. **Age Characteristics.** Table 4 compares the age distribution of the Oradell population in 1990 and 2000. Although the community's age distribution has not changed dramatically, a few trends are worth noting. Three age cohorts, 20-24, 25-34 and 55-64, experienced a decline in population. Meanwhile, the largest population growth occurred within the 5-19 years of age group. The median age of Oradell residents, 41.5 years, is nearly two and a half years older than the county average (39.1).

Table 4: Age and Sex Characteristics, 1990 and 2000 - Oradell, New Jersey

Age	1990		2000		Net Change
	Number	Percent	Number	Percent	
Under 5	436	5.4	509	6.3	73
5-19	1,479	18.4	1,633	20.3	154
20-24	506	6.3	287	3.6	-219
25-34	945	11.8	770	9.6	-175
35-44	1,258	15.7	1,344	16.7	86
45-54	1,143	14.2	1,272	15.8	129
55-64	1,043	13.0	895	11.1	-148
Over 65	1,214	15.1	1,337	16.6	123
Total	8,024	100.0	8,047	100.0	23

Source: U.S. Bureau of the Census

5. **Place of Residence in 1995.** Table 5 provides information on where Oradell's residents resided in 1995. More than 70 percent of the population resided in the same house in 1995, with an additional 19 percent residing in a different home within Bergen County. The percent of Oradell residents residing in the same house in 1995 is above the county average of 62.8 percent. This relatively high proportion of residents residing the same house since 1995 may suggest that Oradell's senior population is electing to remain in the Borough. This has a potential impact for the Borough when this age cohort ultimately chooses to relocate, and a wave of younger families moves in.

Table 5: Place of Residence in 1995 (Population 5 years and over) - Oradell, New Jersey (2000)

		Number	Percent
Same house in 1995		5,357	71.3
Different house in U.S. in 1995	Same county	1,428	19.0
	Different county, same state	148	2.0
	Different state	479	6.4
Elsewhere in 1995		100	1.3
Total		7,512	100.0

Source: U.S. Bureau of the Census.

6. **Income Characteristics.** As shown in Table 6 below, median household income rose from \$75,324 in 1989 to \$91,014 in 1999. This increase slightly lags the rate of inflation during that period. Using the consumer price index (CPI) to adjust for inflation, \$75,324 in 1989 is roughly equivalent to \$101,196 in 1999 dollars. There has been a significant increase in the percent of households with income greater than \$100,000, rising from approximately 28 percent of the population in 1989 to 46 percent in 1999. Nearly one-quarter of the households in 1999 had incomes greater than \$150,000, nearly doubling the 1989 figure. Moreover, the Borough's median income is nearly 1.5 times the median income for Bergen County as a whole (\$65,241).

Table 6: Household Income (1989 and 1999) - Oradell, New Jersey

Income Category	1989		1999	
	Number	Percentage	Number	Percentage
Less than \$5,000	28	1.0	60	2.1
\$5,000 to \$9,999	18	0.6		
\$10,000 to \$14,999	78	2.8	79	2.8
\$15,000 to \$24,999	170	6.2	121	4.3
\$25,000 to \$34,999	197	7.0	159	5.7
\$35,000 to \$49,999	323	11.5	298	10.6
\$50,000 to \$74,999	576	20.5	399	14.2
\$75,000 to \$99,999	632	22.5	397	14.1
\$100,000 to \$149,999	429	15.3	601	21.4
\$150,000 to 199,999	354	12.6	380	13.5
\$200,000 or more			315	11.2
Total	2,805	100.0	2,809	100.0
Median household	\$75,324		\$91,014	

Source: U.S. Bureau of the Census, 1990 and 2000.

7. **Housing Characteristics.** Table 7 summarizes the occupancy status of housing units in Oradell. In 2000, there were 2,833 housing units in the Borough, a slight decrease from the number of units reported in 1990. The housing tenure characteristics remained relatively similar between 1990 and 2000, with 88.5 percent of all housing units being owner-occupied in 2000.

Table 7: Year Round Housing Units by Tenure and Occupancy Status (1990 and 2000) - Oradell, New Jersey

Characteristics	1990		2000	
	Number of Units	Percent	Number of Units	Percent
Owner Occupied	2,475	87.3	2,507	88.5
Renter Occupied	292	10.3	282	10.0
Vacant Units	69	2.4	44	1.6
Total	2,836	100.0	2,833	100.0

Source: U.S. Bureau of the Census, 1990 and 2000.

As shown in Table 8 below, much of the Borough's housing stock was constructed prior to 1960. Less than 15 percent of the Borough's housing units were constructed in the years since 1970. The median year for the construction of the Borough's housing units is 1954, compared to 1955 for Bergen County and 1962 for the state as a whole.

Table 8: Year Structure Built for All Housing Units (2000) - Oradell, New Jersey

Year Constructed	Number	Percent
1999 to March 2000	23	0.8
1995 to 1998	26	0.9
1990 to 1994	0	0.0
1980 to 1989	129	4.6
1970 to 1979	229	8.1
1960 to 1969	446	15.7
1950 to 1959	991	35.0
1940 to 1949	338	11.9
1939 or earlier	651	23.0
Total	2,833	100.0

Source: U.S. Bureau of the Census, 1990 and 2000.

The Borough's unit mix has remained static over the years, as the housing stock continues to be characterized by detached single-family residential dwellings (90.1 percent of housing units). Table 9 details the unit mix in 2000.

Table 9: Units in Structure, 2000 - Oradell, New Jersey

Units in Structure	Number	Percent
Single Family, Detached	2,553	90.1
Single Family, Attached	31	1.1
2 Family	105	3.7
3 or 4 Family	42	1.5
Others	102	3.6
Total	2,833	100.0

Source: U.S. Bureau of the Census, 2000.

8. Value of Housing Units. Table 10 identifies the value of the Borough's owner-occupied housing units in 1990 and 2000. Housing values grew by nearly 14 percent during the decade, rising from a median value of \$291,200 in 1999 to \$330,900 in 2000. In 2000, more than 60 percent of the Borough's owner-occupied housing units were valued over \$300,000, with 10 percent valued at \$500,000 or more.

The median value of the Borough's owner-occupied housing is 33 percent higher than the County median of \$250,300.

Table 10: Specified Owner-Occupied Housing Units by Value, 1990 and 2000 - Oradell, New Jersey

Value	1990	Value	2000	Numerical Change
Less than \$75,000	6	Less than \$50,000	12	---
\$75,000 to \$99,999	10	\$50,000 to \$99,999	---	-4
\$100,000 to \$149,999	39	\$100,000 to \$149,999	17	-22
\$150,000 to \$199,999	237	\$150,000 to \$199,999	180	-57
\$200,000 to \$249,999	450	\$200,000 to \$299,999	750	-195
\$250,000 to \$299,999	495			
\$300,000 to \$399,999	672	\$300,000 to \$499,999	1,229	342
\$400,000 to \$499,999	215			
\$500,000 or More	173	\$500,000 to \$999,999	228	68
		\$1,000,000 or more	13	
Total	2,297	Total	2,429	132
Median	\$291,200	Median	\$330,900	---

Source: U.S. Bureau of the Census, 1990 & 2000.

Table 11 summarizes the gross rent of renter-occupied housing in Oradell. Between 1990 and 2000, the median rent increased by roughly thirty percent, from \$734 to \$957. As indicated in Table 7, renter-occupied units represent 10 percent of the Borough's housing stock.

Table 11: Gross Rent, Renter-Occupied Housing Units, 1990 and 2000 - Oradell, New Jersey

Rent	1990	Rent	2000	Numerical Change
Less than \$100	1	Less than \$200	---	-1
\$100 to \$149	---			
\$150 to \$199	---			
\$200 to \$299	4	\$200 to \$299	---	-4
\$300 to \$399	2	\$300 to \$499	10	-7
\$400 to \$499	15			
\$500 or \$749	133	\$500 to \$749	18	-115
\$750 or \$999	49	\$750 to \$999	132	83
\$1,000 or more	69	\$1,000 to \$1,499	48	30
		\$1,500 or more	51	
No cash Rent	16	No cash Rent	26	10
Total	289	Total	282	-7
Median	\$734	Median	\$957	---

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

9. Employment in Oradell. Table 12 details the covered private employment trends in Oradell since 1989. Employment was varied throughout the decade. While employment levels fell consistently over the first few years of the 1990s, there was a surge in employment in the final years of the decade. The 1999 employment level is nearly identical to that experienced in 1989.

Table 12: Covered Employment Trend, 1989-1999 - Oradell, New Jersey

Year	Employment		
	Number of Employment	Numerical Change	Percent Change
1989	3,665	---	---
1990	3,473	-192	-5.2
1991	3,301	-172	-5.0
1992	3,295	-6	-0.2
1993	2,829	-466	-14.1
1994	2,918	89	3.1
1995	3,162	244	8.4
1996	3,009	-153	-4.8
1997	2,799	-210	-7.0
1998	3,437	638	22.8
1999	3,652	215	6.3

Source: 1998 Borough of Oradell Reexamination Report of Master Plan; State of New Jersey, Department of Labor; New Jersey Covered Employment Trends (1995-1999) "Private Sector Covered Jobs, 3rd Quarter"

10. Resident Employment Characteristics. The 2000 Census indicates that nearly two-thirds of the Borough's population 16 years and over is in the labor force, with only 1.8 percent of the workforce unemployed.

Table 13: Employment Status for Population Age 16 and Over, 2000 - Oradell, New Jersey

Employment Status	Number	Percent
Population 16 years and over	<u>6,259</u>	<u>100.0</u>
In labor force	3,980	63.6
Civilian labor force	<u>3,980</u>	<u>63.6</u>
Employed	3,865	61.8
Unemployed	115	1.8
Armed Forces	0	0
Not in labor force	2,279	36.4

Source: U.S. Census data

Tables 14 and 15 describe the employment characteristics and occupational patterns of employed Oradell residents as reported in the 2000 U.S. Census. Table 14 identifies resident employment by occupation. Approximately 85 percent of employed Borough residents work in two occupational categories –management, professional and related occupations and sales and office occupations.

Table 14: Employed Residents Age 16 and Over, By Occupation (2000) – Oradell, New Jersey

Occupation	Number	Percent
Management, professional, and related occupations	2,189	56.6
Service occupations	234	6.1
Sales and office occupations	1,124	29.1
Farming, fishing, and forestry occupations	0	0
Construction, extraction, and maintenance occupations	124	3.2
Production, transportation, and material moving occupations	194	5
Total	3,865	100.0

Source: 2000 U.S. Census data.

Table 15: Employed Residents Age 16 and Over, By Occupation (2000) - Oradell, New Jersey

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	0	0
Construction	89	2.3
Manufacturing	289	7.5
Wholesale trade	295	7.6
Retail trade	431	11.2
Transportation and warehousing, and utilities	138	3.6
Information	263	6.8
Finance, insurance, real estate, and rental and leasing	579	15
Professional, scientific, management, administrative, and waste management services	494	12.8
Educational, health and social services	842	21.8
Arts, entertainment, recreation, accommodation and food services	160	4.1
Other services (except public administration)	137	3.5
Public administration	148	3.8
Total	3,865	100.0

Source: 2000 U.S. Census data

Table 16 provides general information about the place of employment for employed Borough residents. Almost 60 percent of employed residents work in Oradell or other Bergen County municipalities.

Table 16: Employed Residents Age 16 and Over, By Industry (2000) - Oradell, New Jersey

Place of Work	Number	Percent
Worked in Oradell	541	14.2
Worked in other Bergen County municipalities	1,690	44.4
Worked in NJ, outside Bergen County	592	15.5
Worked outside NJ	987	25.9
Total	3,810	100.0

Source: U.S. Bureau of the Census, 2000.

Table 17 details the most common places of employment for Oradell residents, as well as the most common places of residence for those employed in Oradell. Notably, the most common destination for employed residents is Manhattan, followed by Oradell. Average commuting time was reported at 34 minutes.

Table 17: Top 10 Places of Employment or Residence, 2000 – Oradell, New Jersey

Residents of Oradell			Employees Working in Oradell	
	Work Place	Count	Residence	Count
1	Manhattan, NY	705	Oradell	541
2	Oradell	541	New Milford	169
3	Hackensack	235	Hackensack	134
4	Paramus	231	River Edge	129
5	Teaneck	109	Paramus	119
6	River Edge	96	Westwood	96
7	Englewood	87	Dumont	91
8	Jersey City	80	Wayne	83
9	Westwood	59	Teaneck	81
10	Secaucus	58	Lodi	66

Source: U.S. Bureau of the Census, 2000.

Data on commuting patterns refers only to residents working during the particular week in which the census collected data on that topic. Therefore, residents who were sick or on vacation during the reference week are not included in the total number of workers in Tables 15 and 16. Thus, there is a slight difference in the number of residents employed in the civilian labor force in Tables 13-15 and the total number of workers in Tables 16 and 18.

11. Means of Transportation to Work. Table 18 details the means of transportation to work for employed residents. As can be seen below, more than 80 percent of residents traveled to work in a private automobile, either alone or in a carpool. This is slightly below Bergen County as a whole (84 percent). Nearly 15 percent of employed residents traveled to work by public transportation. Notably, the percent of resident's traveling by train to work is the highest of any nearby municipalities located along the Pascack Valley Line.

Table 18: Means of Transportation to Work, 2000 - Oradell, New Jersey

Means of Transportation to Work	Number	Percent
Drove Alone	2,841	74.6%
Carpooled	249	6.5%
Public transportation		
Bus or trolley bus	217	5.7%
Railroad	315	8.3%
Walked	57	1.5%
Other means	19	0.5%
Worked at home	112	2.9%
Total	3,810	100.0

Source: U.S. Bureau of the Census, 2000.

12. Recent Development Activity. Table 19 summarizes residential development activity in Oradell since 1990. Single-family residential building permits numbered just 24 since 1990. During the same period, 12 demolition permits were issued, reflective the Borough's fully developed character.

Table 19: Number of Residential Building and Demolition Permits Issued, 1990-2002 – Oradell, New Jersey

Year	Single Family	Multi Family	Number of Permits	Demolition Permits
1990	0	0	0	0
1991	0	0	0	0
1992	2	0	2	1
1993	1	0	1	0
1994	1	0	1	1
1995	1	0	1	2
1996	4	0	4	0
1997	3	0	3	0
1998	4	0	4	1
1999	2	0	2	2
2000	1	0	1	2
2001	4	0	4	2
2002	0	0	0	1
2003	1	0	1	0
Total	24	0	24	12

Source: New Jersey Department of Labor and Borough of Oradell Building Department.

Table 20 reports the non-residential development activity in Oradell approved by the County Planning Board since 1990. Most of the developed square footage is commercial space developed in 1993. There has been no non-residential square footage in the Borough approved by the County Planning Board since 1998.

Table 20: Square Footage of Non-Residential Space Approved By the Bergen County Planning Board, 1990-2002 – Oradell, New Jersey

Year	Commercial	Office	Industrial & Warehouse	Total
1990	0	40	0	40
1991	599	0	0	599
1992	2,990	0	0	2,990
1993	66,060	0	0	66,060
1994	0	0	0	0
1995	0	755	0	755
1996	672	170	0	842
1997	0	0	0	0
1998	635	540	0	1,175
1999	0	0	0	0
2000	0	0	0	0
2001	0	0	0	0
2002	0	0	0	0
Total	70,956	1,465	0	72,421

Source: Bergen County Department of Planning and Economic Development.

4.2 Changes at the State Level

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

Oradell is primarily located in the Metropolitan Planning Area (PA-1), which encompasses large urban centers and developed suburban areas. Areas located around the reservoir and river are classified as environmentally sensitive. The SDRP characterizes PA-1 as fully developed with significant investment in existing, but aging, infrastructure systems. With little vacant land available for development, much of the development activity will be infill development or redevelopment. The SDRP states that public and private investment in PA-1 should be the "principal priority" of state, regional and local planning agencies, with the intent being to direct development and redevelopment into these portions of the State. Within this framework, the recommended policy objectives for PA-1 are summarized as follows:

- Land Use: Guide new development and redevelopment in PA-1 in a manner which ensures an efficient use of remaining vacant parcels and existing infrastructure.
- Housing: Preserve the existing housing stock through a program of maintenance and rehabilitation. Provide a variety of housing choices through new development and redevelopment.
- Economic Development: Promote economic development by encouraging redevelopment, infill development, public-private partnerships, and infrastructure improvements.
- Transportation: Encourage the use of public transit and alternative modes of transportation.
- Natural Resource Conservation: Reclaim environmentally damaged sites and mitigate impacts on remaining environmental and natural resources, including wildlife habitats. Special emphasis should be on air quality, preservation of historic sites, the provision of open space and recreation.
- Recreation: Maintain existing parks and open space as well as expand system through redevelopment and additional land dedications.
- Historic Preservation: Integrate and reconcile historic preservation with new development and redevelopment efforts.

- Public Facilities and Open Space: Complete, repair or replace existing infrastructure systems to enable future development and redevelopment.
- Intergovernmental Coordination: Provide for regionalization and intergovernmental coordination of land use and development policies.

The remaining area of the Borough is located in the environmentally sensitive planning area. The Borough's Master Plan is consistent with the statewide goals and objectives of the SDRP and the policy objectives of the various planning areas.

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

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

Through Cross-Acceptance, negotiating entities work with local governments and residents to compare their local master plans with the State Plan and to identify potential changes that could be made to achieve a greater level of consistency with statewide planning policy. Cross-Acceptance concludes with written Statements of Agreements and Disagreements supported by each negotiating entity and the SPC. The State Planning Commission will incorporate the negotiated agreements into the Draft Final State Plan. Oradell is participating in the Cross-Acceptance process in 2004 to ensure consistency with preliminary SDRP and State Plan Policy Map.

A significant aspect of this year's Cross-Acceptance process, and what distinguishes it from past years, is the State's intent to rely upon this process, and the final adopted State Plan, as the basis for determining funding allocations for a variety of programs. It is especially important for the Borough to participate in this process as a result.

Council on Affordable Housing (COAH). COAH is currently involved in the public review and input phase of its third round methodology and rules. This process should be finalized within the next several months. As the proposed methodology differs substantively from the prior round, the Borough will be required to undertake a new review of the housing element and fair share plan upon the expiration of the judgment of repose. The proposed third round methodology includes three components. The first, a rehabilitation share, includes the number of substandard units that the Borough is responsible for rehabilitating. The second component involves the Borough's past obligation from rounds one and two. The final component, the growth share, results from the portion of expected growth attributable to the Borough.

The growth share would determine the affordable housing unit obligation based on projected development, with affordable housing units allocated based on the number of dwelling units built and the number of jobs created in the Borough based on the square footage of non-residential development. The third round is expected to cover the period from 1999 to 2014.

Residential Site Improvement Standards (RSIS). RSIS went into effect on June 3, 1997. The adopted rules establish technical standards for streets and parking, water supply, sanitary sewers and stormwater management relating to residential development. The standards are the minimum requirements for site improvements that must be adhered to by all applicants for residential subdivision and site plans before planning boards and zoning boards of adjustment. They also represent the maximum that such boards can require of an applicant. These adopted standards supersede any local standards established for these systems.

Since 1997, there have been several amendments to the RSIS standards. The changes that most significantly affect planning issues and current developments in the Borough are listed below:

- New regulations for access streets to multi-family development have been added. The RSIS standards now include regulations for cul-de-sacs and multi-family cul-de-sacs, which differentiate between the higher density developments and single-family neighborhoods.
- The RSIS standards have been recently revised because of the changes to the stormwater regulations as required by the New Jersey Department of Environmental Protection (NJDEP). These standards will require greater infiltration of stormwater, where feasible, and stormwater quality treatment through bioremediation techniques.
- The RSIS standards have been revised to acknowledge the impacts of two-family dwellings. Trip generation and parking requirements for two-family dwellings have been added to the RSIS.

The Borough should continue to implement the adopted RSIS as required by the statute. It should also be noted that these standards govern residential development only. Borough requirements governing non-residential development are not affected by RSIS.

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

This Reexamination Report points out a number of factors influencing the planning process and its implementation in the Borough. Several outstanding issues need to be addressed and can be improved with amendments to the Master Plan and Zoning Ordinance. A new Master Plan is not considered necessary at this point. The outstanding issues are identified below:

1. Floor Area Ratio (FAR) Requirements in Residential Districts. The Borough has enacted an FAR ordinance with a uniform 33 percent maximum in the Borough's five residential zoning districts. The FAR ordinance, specifically the maximum percentage limit, should be modified to provide a more effective zoning tool to assist the Borough in retaining its established residential character. It is suggested that consideration be given to lowering the maximum floor area ratio to 30 percent.

Also under consideration is a suggestion from the Board of Adjustment to establish a maximum floor area limit coupled with a relative percentage as a workable solution. The Atlantic Highlands case illustrates that this option is viable since it has been upheld by the courts. A detailed study of a select number of residential properties to determine residential floor areas would serve as a foundation for such an ordinance.

The FAR on smaller lots, specifically those with 50 foot lot frontages, should be increased to at least 37 percent to reduce the number of applications before the Board of Adjustment and provide an opportunity for the owners of those smaller lots to expand and improve their home in a reasonable fashion.

2. Subdivisions within Existing Residential Neighborhoods. The number of Planning Board applications for the subdivision of oversized lots has raised concerns about the preservation of existing densities and neighborhood character. The Board believes that preserving neighborhood character such as trees, open space and landscaped areas is preferable to the idea of lot uniformity, which is not a goal of Oradell's Master Plan. This issue requires further discussion since state statute and case law requires reviewing the character and established neighborhood development pattern when considering applications.
3. Rezoning Hackensack Water Company Pump Station Property. Currently the pump station property on Van Buskirk Island has a zoning designation as a MX Mixed Use Zone. Since 1997, there have been changes as the site has "gone back to nature" to a large extent and wildlife has returned. According to several Board members, the site is an environmentally sensitive area that is habitat for fox, heron, turkey vultures, red tailed hawks and other species. The floods caused by Tropical Storm Floyd in 1999 placed the island under five feet of water, indicating that the site is not suitable for development.

On March 22, 2005, the Mayor and Council passed Resolution 05-A25 which expressed their desire for a passive park on the island. Both Borough and County policies have indicated that preservation of the site is a primary goal. The zoning recommendation for this site is to rezone the parcel as CR Conservation/Recreation.

4. Affordable Housing Obligation. The Borough is currently preparing a new Housing Element and Fair Share Plan to address its third round affordable housing obligation. One of the questions that will be discussed is whether the existing Affordable Housing (AF) designation for existing golf courses is still appropriate. It should be determined if such a designation is consistent with the intent of future development goals.
5. Ordinance Changes to Address Environmental Issues. In order to protect environmentally sensitive lands, waterways and reservoirs, the Board believes improved ordinances will assist in this matter. The Stormwater Management Plan Element suggests suggested Stream Buffer and Tree Preservation and Replacement ordinances. A draft steep slope ordinance, based on an Atlantic Highlands ordinance that has been upheld in court, is included in this document under Appendix A. The Borough should consider a conservation overlay district for the Hackensack River and Oradell Reservoir to pull together a series of related issues, including wetlands, flood plains, buffers and stormwater management control.
6. Parking Needs Study. The Borough should undertake a parking needs study for both shoppers and commuters. This would include a buildout analysis of the Central Business District and a determination of existing parking needs. From this study would outline future parking needs based on the building analysis and consideration of options such as the need to construct additional parking lots.

6.0 RECOMMENDATIONS CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS INTO THE LAND USE PLAN ELEMENT AND RECOMMENDED CHANGES IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY

In 1992, the Local Redevelopment and Housing Law (LRHL) was enacted into law. The LRHL replaced a number of former redevelopment statutes, including the Redevelopment Agencies Law, Local Housing and Redevelopment Corporation Law, Blighted Area Act, and Local Housing Authorities Law, with a single comprehensive statute. At the same time, the MLUL was also amended to require, as part of a master plan reexamination, that the issues raised in the LRHL be addressed.

The LRHL provides the statutory authority for municipalities to designate areas in need or "redevelopment," prepare and adopt redevelopment plans, and implement redevelopment projects. Specifically, the governing body has the power to initially cause a preliminary investigation to determine if an area is in need of redevelopment, determine that an area is in need of redevelopment, adopt a redevelopment plan, and/or determine that an area is in need of rehabilitation.

A planning board has the power to conduct, when authorized by the governing body, a preliminary investigation and hearing and make a recommendation as to whether an area is in need of redevelopment. The planning board is also authorized to make recommendations concerning a redevelopment plan, and prepare a plan as determined to be appropriate. The board may also make recommendations concerning a determination if an area is in need of rehabilitation.

The statute provides that "a delineated area may be determined to be in need of redevelopment if" after investigation, notice and hearing... the governing body of the municipality by resolution concludes that within the delineated area "any of the following conditions are found":

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions;
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable;
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography or nature of the soil, is not likely to be developed through the instrumentality of private capital;

- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community;
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare;
- f. Areas in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L. 19833, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approved by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992,c79 (C.40A:12A-5 and 40A:12A-6).
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

The statute defines redevelopment to include "clearance, replanning, development, and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structure and the grant or dedication of spaces as may be appropriate or necessary in the interest of general welfare for streets, parks, playgrounds, or other public purposes, including recreation and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan." It is noteworthy that the statute specifically states that a redevelopment area may include lands which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is necessary for the effective redevelopment of an area.

Appendix A: Draft Steep Slope Ordinance

BOROUGH OF ORADELL: Chapter 240 – Land Development

§240-8.13. STEEP SLOPES

- A. A slope area permit is required for any work or disturbance affecting a slope area, except when the area of the proposed work or disturbance:
- (1) Contains no slopes greater than 10%, nor any slope greater than 15% within 100 feet, and the work or disturbance is:
 - (a) Soil disturbance of five cubic yards or less,
 - (b) Change in impervious ground cover of 200 square feet or less,
 - (c) Removal of five trees or less, having a circumference of up to 20 inches each, measured at four feet above the ground,
 - (d) Removal or disturbance of vegetation covering 200 square feet or less,
 - (2) Contains no slopes greater than 15%, nor any slope greater than 20% within 100 feet; and the work or disturbance is:
 - (a) Soil disturbance of three cubic yards or less,
 - (b) Change in impervious ground cover of 100 square feet or less,
 - (c) Removal of three trees or less, having a circumference of up to 20 inches each, measured at four feet above the ground,
 - (d) Removal or disturbance of vegetation covering 100 square feet or less.
 - (3) Contains slopes greater than 15% and the work or disturbance is:
 - (a) Soil disturbance of one cubic yard or less,
 - (b) Change in impervious ground cover of 25 square feet or less,
 - (c) Removal of one tree, having a circumference of up to 20 inches measured at four feet above the ground,
 - (d) Removal or disturbance of vegetation covering 25 square feet or less.
 - (e) All items described in §240-8.13.A(1), (2) and (3) above, represent a cumulative total per lot, per calendar year.

- (4) Inspection for Tree Trimming. In slope areas of greater than 15%, no normal tree topping to provide a view, protecting adjacent structures or the removal of dead or unhealthy trees shall take place prior to an inspection and a determination as to how much of the tree may be trimmed or what trees may be removed. Such determination shall be the responsibility of the person the Mayor and Council shall designate. The fee for such inspection shall be TWENTY FIVE DOLLARS (\$25.).

Where site plan or subdivision approval is also required the slope area permit review will be performed along with that approval process, and applicant will submit copies of all required information to the Planning or Zoning Board as applicable. Although neither Board can grant or deny a slope area permit except for an appeal under §240-8.13.I, each Board shall consider all plans submitted under this chapter in any application for site plan or subdivision approval affecting a slope area.

- (5) Additions to a single-family residence shall be exempt from the lot coverage impervious coverage and lot disturbance provisions of the Slope Ordinance if the following conditions exist:
- (a) That the size of any one story addition, deck, patio or excavation is less than 200 sq. ft. Soil logs and testing for future sub-surface disposal systems shall not be exempted.
 - (b) That no slope greater than 10% exists within 20 feet of the area to be disturbed.
 - (c) The Applicant provides plans or a written statement describing soil erosion and stabilization measures that will be used as part of construction.
 - (d) A final inspection fee of the equivalent of one hour of the Borough Engineer's time is posted prior to the issuance of the permit.

B. Application for Permit. An application for a slope area permit shall be made to the Oradell Construction Official. The Application shall include at least:

- (1) Property description by Tax Map Block and lot, and by street address if available.
- (2) Sketch of location of proposed work or disturbance. An informal sketch may be acceptable.
- (3) Statement of proposed work or disturbance.
- (4) Any other additional information as is reasonably necessary to make an informed decision, including, but not limited to, the items listed below and in §240-8.13.E.

(5) Where site plan or subdivision approval is required, the following exhibits shall also be submitted:

- (a) Topographic map showing existing contours at two- foot intervals.
- (b) Areas clearly identified showing the following, as measured between 10 foot contour lines.
Area 1, 30% or greater; Area 2, 20% but less than 30%; Area 3, 15% but less than 20%;
Area 4, less than 15%.
- (c) Calculation, in square footage and acres, of amount of area in the various slope categories listed above.
- (d) Extent and erosion potential of exposed soils.
- (e) Length, steepness and surface roughness of exposed slopes.
- (f) Resistance of soil to compaction and stability of soil aggregates.
- (g) High-water table, water infiltration capacity and capacity of soil profile.
- (h) Chemical, physical and biological nature of subsurface soils.
- (i) Type and location of construction activity, including the amount of site grading, and depth of such grading.
- (j) The time period of exposure of erodible soils during construction.
- (k) The area and density of woodlands and forest, within the construction site and on contiguous lands for a distance of 200 feet, or such other distance as deemed appropriate by the Municipal Engineer. All significant tree specimens four inches or greater in diameter, measured at four feet above the ground; all dogwood, American Holly, and Mountain Laurel; and all other vegetation on slopes 15% or greater shall be indicated on the application plans as well as physically marked on the construction site.
- (l) The extent of impervious surface to be constructed.
- (m) Location of construction access roads.
- (n) Calculation of amount of site grading, to include a cut-and-fill balance sheet, including cross sections, and indicating, where applicable, the volume of and source of off-site fill.
- (o) Extent of on site erosion sediment control measures, during and after construction and until any affected area is stabilized.
- (p) Any other information as is reasonably necessary to make an informed decision.

C. Application Review and Standards of Approval

- (1) The Municipal Engineer shall review every slope area application to determine whether the proposed work or disturbance may have a detrimental impact upon any slope area. Such review shall include at least an on site inspection. The engineer's inspection shall be made as soon as possible considering the extent of the work necessary to evaluate the application.

- (2) The Municipal Engineer shall thereafter approve only those applications where the proposed work or disturbance will:
- (a) Have no detrimental impacts.
 - (b) Control velocity and rate of water runoff so that such velocity and rate are no greater after construction and development than before, and are within tolerances deemed safe by the Municipal Engineer, and the project or site plan complies with all other provisions of the Borough Chapters and Floodplain Chapter.
 - (c) Minimize stream turbidity and changes in flow.
 - (d) Protect environmentally vulnerable areas.
 - (e) Stabilize exposed soils both during and after construction and development.
 - (f) Prevent soil slippage.
 - (g) Minimize number and extent of cuts to prevent groundwater discharge areas to underlying soils.
 - (h) Preserve the maximum number of trees and other vegetation on the site and avoid disturbance of the critical hillside, slope and forest areas.
- (3) The Municipal Engineer may impose such conditions upon any approval as said Engineer deems necessary to achieve the purposes of this Chapter. All permanent improvements necessary to achieve the purposes of this Chapter shall be bonded in the same manner as set forth in the Subdivision Chapter and Site Plan Chapter, except that a maintenance bond shall continue for two years after complete stabilization.
- (4) Any approval may be subject to the condition that, for safety reasons, the applicant provide and adhere to a detailed construction and inspection schedule, copies of which shall be supplied to the Borough Construction Official for the purpose of monitoring the progress of the work and compliance with the construction schedule. Said approval may be further conditioned upon submission of periodic certifications by the applicant as to compliance with the construction schedule, and, in the event noncompliance, written assurance as to the nature and time when steps will be taken to achieve compliance with the construction schedule.
- (5) If the applicant does not comply with the construction schedule or any other requirements or conditions attached to the approval of the application, and the Municipal Engineer or the Borough Construction Official certifies such lack of compliance, the Borough Construction Official shall thereupon revoke approval of the application, after notice to the applicant, and no further work may be performed on such site with the exception for temporary measures necessary to stabilize the soil and to protect the site from stormwater damage or other hazards created by construction activity on the site.

E. Lot size, development density, lot coverage and disturbance. To meet the purposes, goals and standards set forth in this Chapter, in areas of slopes greater than 15% the applicable provisions of this Chapter relating to minimum lot sizes and density of development, and maximum percentage of lot coverage shall be modified, and limitations of maximum impervious surfaces and maximum lot disturbance shall be added.

- (1) The minimum lot size shall be determined by multiplying the total land area in various slope categories by the following factors and totaling the results. This modified minimum lot size shall be used as the lot size in density calculations. Slope calculations shall be based on elevation intervals of 10 feet.

<u>Slopes</u>	<u>Factor</u>
30% of greater	0.1
20% but less than 30%	0.2
15% but less than 20%	0.5
Less than 15%	1.0

As the result of the computation of the total density allowed, any fractional amount shall be rounded down or truncated to the nearest whole integer. If the total density allowed is less than one, and prior to this Chapter the lot dimensions met or exceeded the minimum lot size for its zone, than the total density allowed shall be one.

- (2) The maximum building coverage area shall be determined by multiplying the total land area in various slope categories by the following factors, totaling the results and multiplying the result by the maximum lot coverage percentage allowed for the appropriate zone. Slope calculations shall be based on elevation intervals of 10 feet.

<u>Slopes</u>	<u>Factor</u>
30% of greater	0.25
20% but less than 30%	0.50
15% but less than 20%	0.75
Less than 15%	1.00

Where the modified maximum building coverage area is less than the minimum gross floor area required for the proposed building, the minimum gross floor area required shall be the modified maximum lot coverage area.

- (3) Setbacks of all structures necessary for slope area stabilization shall be sufficient to allow for any future maintenance that may be necessary.
- (4) All land required to be maintained as permanent open space shall be indicated as such on any approved plans.

E. Environmental Appraisal and Applicability.

- (1) When site plan or subdivision is required an environmental impact report or request for waiver shall be prepared. The Municipal Engineer shall review and approve the report in accordance with specifications and procedures required by this chapter.
- (2) No application for slope area permit shall be approved unless it has been affirmatively determined, after an environmental appraisal, that the proposed project:
 - (a) Will not result in a detrimental impact on the environment, and;
 - (b) Has been conceived and designed in such a manner that it will not significantly impair natural processes.

F. Review and Inspections Fees

The initial application filing fee shall be \$25.00 plus a review fee, estimated to be the hourly rate for one hour, as set by chapter of the Municipal Engineer. If the review by the Municipal Engineer is not completed in one hour, then the applicant shall be given an estimate of the review cost before proceeding further. The applicant shall deposit with the Borough Clerk an amount equal to the estimated review fee as determined by the Municipal Engineer. If additional review fees are required, applicant shall deposit with the Borough Clerk an amount equal to the new estimated review fee.

Inspections shall be required before, during stabilization and upon completion of the work or disturbance, during and for 2 years after complete stabilization, or for any other reasonable time, as determined by the Municipal Engineer, to insure the purposes of this Chapter are met. No permit will be issued until a deposit is placed with the Borough Clerk equal to the estimated inspection fee, as determined by the Municipal Engineer. If additional inspection fees are required, applicant shall deposit with the Borough Clerk an amount equal to the new estimated inspection fee before any work can continue. The inspection fee deposit account shall remain for two years after complete stabilization.

Any deposit accounts shall be maintained at levels sufficient at all times to cover all estimated fees or work may be halted. The Borough Clerk will keep the Municipal Engineer aware of account balances as necessary.

- G. **Municipal Liability.** The granting of any permit or approval in any slope area shall not constitute a representation, guarantee or warranty of any kind by the Borough or by any official or employee thereof of the practicability or safety of any structure, use or other plan proposed; and shall create no liability upon, or a cause of action against such public body, official or employee for any damage that may result pursuant thereto.
- H. **Penalties.** In addition to penalties already provided in this Chapter, the Court may order any person convicted of violating this Chapter to pay the Borough all costs for, and associated with necessary stabilization or corrective measures, as determined by the Municipal Engineer.
- I. **Appeal.** The Planning Board shall have the power to hear and decide appeals where it is alleged by the applicant that there is error in any order, requirement, decision (including review and inspection fees under §240-8.13.F) or refusal made by the Borough Engineer based on or made in the enforcement of this Chapter. All such appeals under this Chapter from the decisions of the Borough Engineer shall be taken within 20 days by filing a notice of appeal with the Borough Engineer specifying the grounds of such appeal. The Borough Engineer shall immediately transmit to the Planning Board all papers constituting the record upon which the action appealed from was taken. All such appeals shall be heard by the Planning Board upon notice given by the applicant as required by §240-5.6. The Planning Board may permit, or require, the record on appeal to be supplemented with such documents or other evidence or information as are reasonably necessary to make an informed decision as to whether the requirements of the steep slope ordinance have been met.



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Community Planning
Land Development and Design
Landscape Architecture

HOUSING ELEMENT AND FAIR SHARE PLAN BOROUGH OF ORADELL BERGEN COUNTY, NEW JERSEY

PREPARED FOR: BOROUGH OF ORADELL PLANNING BOARD

BA#: 1694.01

December 1, 2005



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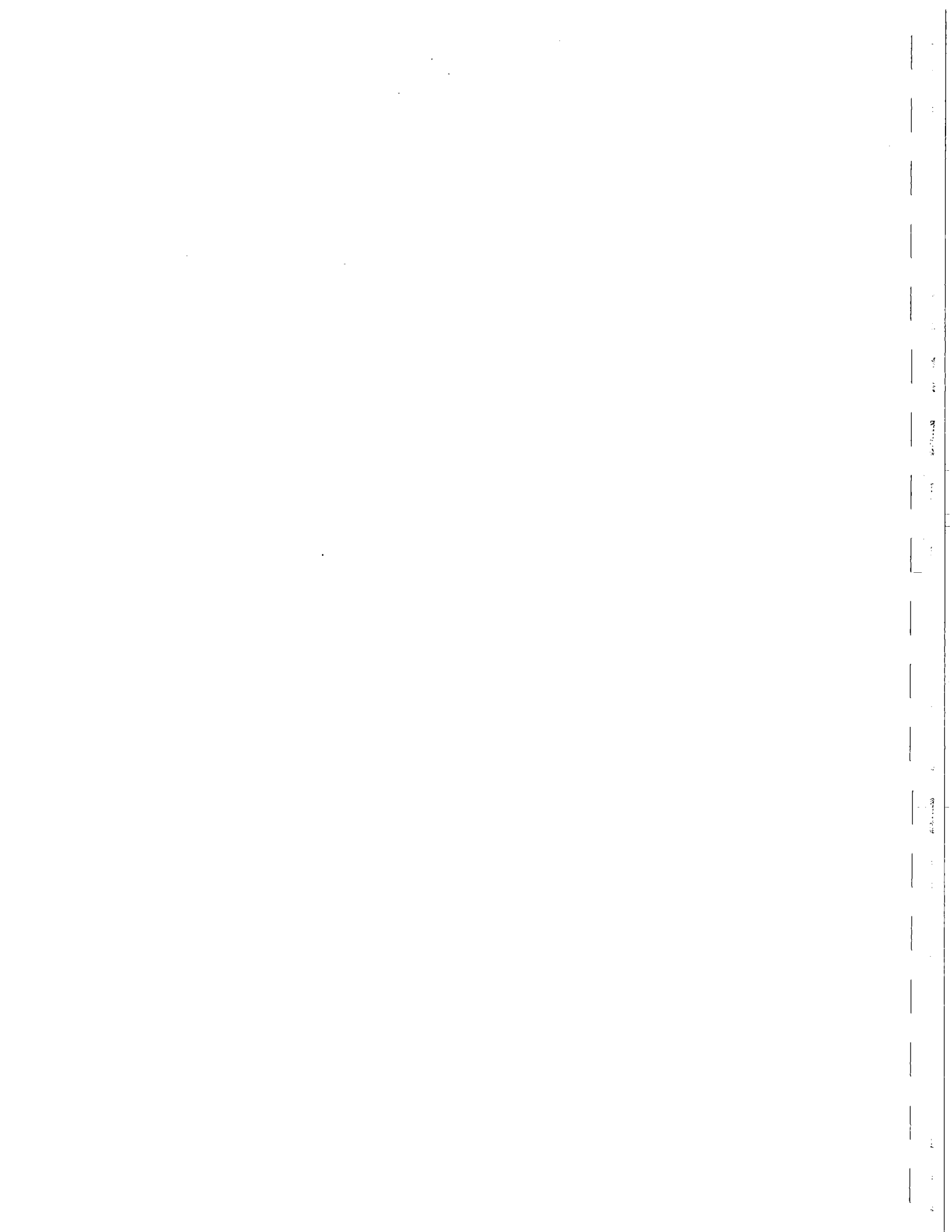
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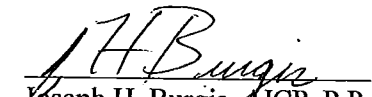


**HOUSING ELEMENT AND
FAIR SHARE PLAN
BOROUGH OF ORADELL
BERGEN COUNTY, NEW JERSEY**

PREPARED FOR: BOROUGH OF ORADELL PLANNING BOARD

BA#: 1694.01

The original document was appropriately signed and sealed on December 1, 2005 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.



Joseph H. Burgis, AICP, P.P.
Professional Planner #2450

December 1, 2005

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MEMBERS OF THE ORADELL PLANNING BOARD

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James Koth
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Keith Redding
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Planning Consultant
Joseph Burgis P.P., AICP

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[illegible]

SECTION I
HOUSING ELEMENT

1. COMMUNITY OVERVIEW

The Borough of Oradell is located in central Bergen County. It is bordered by six other Bergen County municipalities, including Emerson to the north, Haworth and Dumont to the east, New Milford and River Edge to the southeast and south and Paramus to the west. The borough occupies an area of approximately 1,650 acres, or 2.58 square miles.

Oradell is a fully developed community. The 1990 borough Land Use Plan found that there were only 32 acres of available vacant land in the community. A 2001 land use analysis found that this figure had been reduced to only thirteen acres. Much of these thirteen acres was contained in small isolated lots (less than three-quarters of an acre in size).

The borough is primarily a residential community. Its housing stock consists predominantly of detached single-family dwellings on individual lots ranging in size from 7,500 square feet to 15,000 square feet. Commercial uses in Oradell are generally concentrated along Kinderkamack Road. The Kinderkamack Road shopping area is generally oriented to the provision of day-to-day goods and services for borough residents. Commercial recreation activity accounts for 212 acres of land and consists of three golf courses located at the perimeter of the borough.

The United Water Company Oradell Reservoir and the adjoining portions of the Hackensack River are located within the borough. The Reservoir encompasses 66 acres in Oradell, with United Water Company owning an additional 71 acres of land adjoining the reservoir. The Hackensack River accounts for 46 acres of the borough's land.

INTRODUCTION

In 1975 the New Jersey Supreme Court decided in So. Burlington Cty. NAACP v. Township of Mount Laurel that every developing municipality in New Jersey had an affirmative obligation to provide for its fair share of affordable housing. In a subsequent decision in 1983, the Court acknowledged that the vast majority of municipalities in the State had ignored their constitutional obligation, and called for the State Legislature to enact legislation that would save municipalities from the burden of having the courts determine their affordable housing needs. The result was the establishment of the New Jersey Council On Affordable Housing (COAH), the state agency responsible for overseeing the manner in which the state's municipalities address their low and moderate income housing needs.

COAH previously adopted first and second round housing need numbers that required the Borough of Oradell to provide for a total of 90 affordable housing units, inclusive of a new-construction obligation of 89 units and a rehabilitation obligation of 1 unit. COAH has recently adopted new substantive (N.J.A.C. 5:94) and procedural rules (N.J.A.C. 5:95) for the period beginning December 20, 2004. At the same time, COAH re-adjusted all municipal first and second round housing-need new-construction numbers. Oradell's previously published 89 unit new-construction obligation was reduced to 72 units and its rehabilitation share was reduced to zero units. However, because the borough sought a vacant land adjustment as part of its second round plan, the reduction in the overall obligation does not impact the realistic development potential identified in the prior round plan.

Additionally, these third round rules implement a "growth share" approach to affordable housing and thus represent a significant departure from the Council's first and second rules in that the new rules link the production of affordable housing with actual development and projected growth. There are three components to this third round methodology. They include the rehabilitation share, any remaining Prior Round obligation for the period 1987-1999, and the new "growth share." Growth share is generated by projections of residential and non-residential growth during the period covering January 1, 2004 through January 1, 2014. The new substantive rules state that for every eight market-rate residential units projected to be constructed, the municipality shall be obligated to provide one unit that is affordable to households of low or moderate income. In addition, each municipality is obligated to provide one affordable unit for every 25 newly created jobs.

This document is designed to address the Borough of Oradell's housing obligation, inclusive of a determination of the community's third round obligation and the plan to achieve this obligation. It has been prepared pursuant to the provisions of the Municipal Land Use Law (MLUL) and the applicable regulations of the Council on Affordable Housing governing the provision of affordable housing within the community for the period between 1987 and 2014.

The plan is organized into three sections. The first part of this plan, the housing element, contains background data on the borough's population and housing characteristics. The second section calculates the borough's fair share obligation for the provision of affordable housing in accordance with the procedures identified in the third round rules. The borough's fair share plan for meeting its affordable housing obligation is contained in the final section of this plan.

As detailed herein, we project that Oradell's affordable housing obligation is 75 units, consisting of 71 units associated with the outstanding remaining obligation from the period between 1987 and 1999 (reduced to 2 units through a vacant land adjustment) and a four unit growth share obligation for the period between 2004 and 2014. The borough does not have a rehabilitation share obligation.

The borough will address its obligation through a vacant land adjustment, a three-unit municipally sponsored rental development, rental bonus credits and a regional contribution agreement. The plan components are summarized in the table below.

Plan Component	Units
Remaining Prior Round Obligation (71 units)	
Vacant Land Adjustment	69 units (2 unit RDP)
Municipally Sponsored Rental – Westervelt Place	1 unit
Rental Bonus Credit	1 unit
Growth Share Obligation (4 units)	
Municipally Sponsored Rental – Westervelt Place	2 units
Rental Bonus Credit	1 unit
Regional Contribution Agreement	1 unit
Total	75

2. INVENTORY OF MUNICIPAL HOUSING STOCK

This section of the housing element provides an inventory of the community's housing stock, as required by the MLUL. It details housing characteristics such as age, condition, purchase/rental value, and occupancy. It also details the number of affordable units available to low and moderate income households and the number of substandard housing units capable of being rehabilitated.

- a. Number of Dwelling Units. As shown in the table below, the borough's housing stock grew at considerable rate between 1960 and 1970, but slowed considerably in the 1970s and 1980s. Notably, in the 1990s, the number of housing units actually decreased by three units to 2,833 units.

Table 1
Dwelling Units (1960-2000)
Oradell, New Jersey

Year	Dwelling Units	Change (#)	Change (%)
1960	2,131	---	---
1970	2,547	416	19.5
1980	2,808	261	10.2
1990	2,836	28	9.9
2000	2,833	-3	-0.1

Source: 2003 Bergen County Data Book

The following table provides details regarding the tenure and occupancy of the borough's housing stock. As shown below, Oradell's housing units are predominantly owner occupied.

Table 2
Year Round Housing Units By Tenure and Occupancy Status (2000)
Oradell, New Jersey

Characteristics	Number	Percent
Owner-occupied	2,507	88.5
Renter-occupied	282	10
Vacant units	44	1.5
Total	2,833	100.0

Source: 2000 U.S. Census

b. Housing Characteristics. The following tables provide additional information on the characteristics of the borough's housing stock, including data on the number of units in the structure and the number of bedrooms. As shown, single family detached units account for 90 percent of the borough's housing stock.

Table 3
Units in Structure (1990 and 2000)
Oradell, New Jersey

Units in Structure	1990		2000	
	Number	Percent	Number	Percent
Single Family, detached	2,551	90.0	2,553	90.0
Single Family, attached	44	1.6	31	1.1
2	90	3.2	105	3.7
3 or 4	24	0.8	42	1.5
5 to 9	24	0.8	31	1.1
10 to 19	46	1.6	18	0.6
20 to 49	50	1.8	53	1.9
50 or more	0	0	0	0
Other	7	0.2	0	0
Total	2,836	100	2,833	99.9

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

Table 4
Number of Bedrooms in Housing Units (2000)
Oradell, New Jersey

Bedrooms	2000	
	Number	Percent
None	8	0.2
One	163	5.8
Two	281	9.9
Three	1,278	45.1
Four	830	29.3
Five or More	273	9.6
Total	2,833	99.9

Source: U.S. Census, 2000.

c. Housing Age. The following table shows that the nearly three-quarters of the borough's housing units were built prior to 1960. Relatively few of Oradell's housing units (49 units) were constructed in the years since 1990.

Table 5
Year Structure Built
Oradell, New Jersey

Year Units Built	Number	Percent
1999 to March 2000	23	0.8
1995 to 1998	26	0.9
1990 to 1994	0	0
1980 to 1989	129	4.6
1970 to 1979	229	8.0
1960 to 1969	446	15.7
1950 to 1959	991	35.0
1940 to 1949	338	11.9
1939 or earlier	651	23.0
Total	2,833	99.9

Source: 2000 U.S. Census

d. Housing Conditions. An inventory of the borough's housing conditions is represented in the following tables. The extent of overcrowding, measured as more than one occupant per room, is shown in the table below.

Table 6
Occupants Per Room, 2000
Oradell, New Jersey

Occupants Per Room	Number	Percent
0.50 or less	2,211	79.2
0.51 to 1.00	558	20.0
1.01 to 1.50	20	0.7
1.51 to 2.00	0	0
2.01 or more	0	0
Total	2,789	99.9

Source: 2000 U.S. Census

Table 7 presents other characteristics of housing conditions, including the presence of complete plumbing and kitchen facilities and the type of heating equipment used. As shown below, all housing units in the borough have complete plumbing and standard heating facilities. Only 10 (0.4%) units lack complete kitchen facilities.

Table 7
Equipment and Plumbing Facilities (2000)
Oradell, New Jersey

Facilities	Number	Percent
Kitchen:		
Lacking Complete Facilities	10	0.4
With Complete Facilities	2,823	99.6
Plumbing:		
Lacking Complete Facilities	0	0.0
With Complete Facilities	2,833	100.0
Heating Equipment:		
Standard Heating Facilities	2,789	100.0
Other Means, No Fuel Used	0	0.0

Source: U.S. Census, 2000.

e. Purchase and Rental Values. Generally, rents increased modestly in the borough from 1990 to 2000. The median gross rent increased five percent from \$910 to \$957.

Table 8
Gross Rent of Specified Renter-Occupied Housing Units (1990 and 2000)
Oradell, New Jersey

Rent	1990		2000	
	Number	Percent	Number	Percent
Less than \$250	0	0	0	0
\$250 to \$499	5	1.7	10	3.5
\$500 to \$749	71	24.3	18	6.4
\$750 to \$999	93	31.8	132	46.8
\$1,000 to \$1,499	102	34.9	48	17.0
\$1,500 or more	--	0.0	48	17.0
No cash rent	21	7.2	26	9.2
Total	292	99.9	282	99.9
Median Gross Rent	\$910		\$957	

Source: U.S. Census 1990 and 2000.

The median value of owner-occupied housing units rose by 14 percent between 1990 and 2000, from \$291,200 to \$330,900. Recent increases in housing prices throughout the region have resulted in substantial increases in housing values since the publication of the 2000 census.

Table 9
Value of Specified Owner-Occupied Housing Units (1990 and 2000)
Oradell, New Jersey

Value Range	1990	Value Range	2000
Less than \$75,00	0	Less than \$100,000	12
\$75,000 to \$99,999	0		
\$100,000 to \$124,999	0		
\$125,000 to \$149,999	26	\$100,000 to \$149,999	17
\$150,000 to \$174,999	81	\$150,000 to \$199,999	180
\$175,000 to \$199,999	147		
\$200,000 to \$249,999	477	\$200,000 to \$299,999	750
\$250,000 to \$299,999	491		
\$300,000 to \$399,999	651	\$300,000 to \$399,000	826
\$400,000 to \$499,999	219	\$400,000 to \$499,000	403
\$500,000 or more	179	\$500,000 to \$750,000	193
		\$750,000 to \$999,999	35
		\$1,000,000 or more	13
TOTAL	2,271	TOTAL	2,429
1990 Median Value	\$291,200	2000 Median Value	\$330,900

Source: 2000 U.S. Census

f. Number of Units Affordable to Low and Moderate Income Households. The median household income for a three-person household in the borough's housing region is \$67,018, according to COAH's regional income limits. A three-person moderate income household, established at 80 percent of the median income or lower, would have an income of \$53,614 or less.

An affordable sales price for a three person moderate income household earning 80 percent of the median income, is estimated at approximately \$150,000. This estimate is based on the UHAC affordability controls outlined in NJAC 5:80-26.1. Only 29 units in 2000 were valued at less than \$150,000, according to the census data.

For renter occupied housing, an affordable monthly rent for a three person household is estimated at \$1,300. Approximately 57 percent of the borough's renter-occupied housing units in 2000 had a gross rent below \$1000.

g. Substandard Housing Capable of being Rehabilitated. COAH provides a number of units in a community that are in need of rehabilitating which are not likely to experience "spontaneous rehabilitation." Oradell was assigned a rehabilitation share of 0 units. This item is further detailed in the fair share plan section of this document.

3. PROJECTION OF MUNICIPAL HOUSING STOCK

The Fair Share Plan section of this document includes a detailed projection of the municipal housing stock, pursuant to COAH's rules for establishing the "growth share" component of the fair share obligation. This section identifies historical and projected growth trends.

4. POPULATION ANALYSIS

The MLUL requires that a housing element provide data on the borough's population, including population size, age and income characteristics.

- a. Population Size. As seen in the table below, the borough's population remained steady between 1990 and 2000, after falling in the previous two decades. The 2003 population estimate, provided by the New Jersey Department of Labor, of 8,025 represents a 0.3 percent decrease over the 2000 census figure of 8,047.

Table 10
Population Growth
Oradell, New Jersey

Year	Population	Change(#)	Change(%)
1900	746	-	-
1910	1,005	259	34.7
1920	1,286	281	27.9
1930	2,360	1074	83.5
1940	2,802	442	18.7
1950	3,665	863	30.8
1960	7,487	3822	104.2
1970	8,903	1416	18.9
1980	8,658	-245	-2.7
1990	8,024	-634	-7.3
2000	8,047	23	0.2
2003 (estimate)	8,025	-22	-0.3

Source: 2003 Bergen County Data Book.
Estimate from NJ Department of Labor.

- b. Age Characteristics. The borough's age characteristics are represented in the table below. The median age of borough residents is 41.3.

Table 11
Age Characteristics (2000)
Oradell, New Jersey

Age Group	Total	% Total
Under 5	509	6.3
5-9	567	7.0
10-14	631	7.8
15-19	435	5.4
20-24	287	3.6
25-29	303	3.8
30-34	467	5.8
35-39	611	7.6
40-44	733	9.1
45-49	653	8.1
50-54	619	7.7
55-59	505	6.3
60-64	390	4.8
65-69	347	4.3
70-74	329	4.1
75-79	278	3.4
80-84	201	2.5
85 and over	182	2.3
Total	8,047	99.9
Median Age	41.3	

Source: 2000 U.S. Census data

- c. Average Household Size. The average household size for the borough declined between 1980 and 2000. The average household size in 2000 was 2.89 persons.

Table 12
Average Household Size (1980-2000)
Oradell, New Jersey

Year	Borough Population	Household Population	Total Households	Average Household Size
1980	8,658	8,636	2,769	3.13
1990	8,024	8,003	2,767	2.90
2000	8,047	7,902	2,789	2.89

Source: 2003 Bergen County Data Book.

- d. Household Income. The median household income for Oradell households increased by approximately 21 percent between 1990 and 2000, rising from \$75,324 to \$91,014. Detailed household income figures are shown in the table below.

Table 13
Household Income Distribution (1989 and 1999)
Oradell, New Jersey

Income Category	1989		1999	
	Number	Percent	Number	Percent
Less than \$10,000	46	1.6	60	2.1
\$10,000 to \$14,999	78	2.8	79	2.8
\$15,000 to \$24,999	170	6.0	121	4.3
\$25,000 to \$34,999	197	7.0	159	5.7
\$35,000 to \$49,999	323	11.6	298	10.7
\$50,000 to \$74,999	576	20.5	399	14.2
\$75,000 to \$99,999	632	22.5	397	14.1
\$100,000 to \$149,999	429	15.3	601	21.4
\$150,000 or more	354	12.6	695	24.7
Total	2,805	99.9	2,809	100.0
Median	\$75,324		\$91,014	

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

4. EMPLOYMENT ANALYSIS

The MLUL requires that a housing plan include data on employment levels in the community. The following tables present information on the borough's employment characteristics.

- a. Employment Level. As shown in the table below, local private sector employment fluctuated throughout the 1990s. In 1999, there were 3,652 jobs located within the borough

Table 14
Covered Employment Trend, 1989-1999
Oradell, New Jersey

Year	Employment	Change (#)	Change (%)
1989	3,665	---	---
1990	3,473	-192	-5.2
1991	3,301	-172	-5.0
1992	3,295	-6	-0.2
1993	2,829	-466	-14.1
1994	2,918	89	3.1
1995	3,162	244	8.4
1996	3,009	-153	-4.8
1997	2,799	-210	-7.0
1998	3,437	638	22.8
1999	3,652	215	6.3

Source: 1998 Borough of Oradell Reexamination Report of Master Plan
State of New Jersey, Department of Labor; New Jersey Covered Employment Trends (1995-1999)
"Private Sector Covered Jobs, 3rd Quarter"

- b. Employment Characteristics of Employed Residents. The following two tables detail information on the employment characteristics of employed Oradell residents. The first table

details occupation characteristics, while the second table details industry characteristics.

Table 15
Employed Residents Age 16 and Over, By Occupation (2000)
Oradell, New Jersey

Occupation	Number	Percent
Management, professional, and related occupations	2,189	56.6
Service occupations	234	6.1
Sales and office occupations	1,124	29.1
Farming, fishing, and forestry occupations	0	0.0
Construction, extraction, and maintenance occupations	124	3.2
Production, transportation, and material moving occupations	194	5.0
Total	3,865	100.0

Source: 2000 U.S. Census.

Table 16
Employed Residents Age 16 and Over, By Industry (2000)
Edgewater, New Jersey

Industry	Number	Percent
Agriculture, Forestry, Fisheries & Mining	0	0.0
Construction	89	2.3
Manufacturing	289	7.5
Transportation and warehousing, and utilities	138	3.6
Wholesale Trade	295	7.6
Retail Trade	431	11.2
Information	263	6.8
Finance, Insurance, & Real Estate	579	15.0
Education, health and social services	842	21.8
Arts, entertainment & Recreational Services	160	4.1
Professional & Related Services	494	12.8
Public Administration	148	3.8
Other Services	137	3.5
Total	3,865	100.0

Source: 2000 U.S. Census.

c. Employment Projections. Detailed employment projections are provided in the Fair Share Obligation section of this document, as required by COAH in determining the borough's growth share obligation.

SECTION II
FAIR SHARE OBLIGATION

1. INTRODUCTION

The methodology for determining the borough's third round fair share housing obligation changed significantly from the methodology utilized for previous rounds. Under COAH's third round rules, a municipality's third round fair share obligation is a function of three components:

The rehabilitation share,
The remaining prior round obligation (1987-1999), and
A growth share.

The growth share component represents the most significant change from previous rounds, as it requires that each municipality determine its own affordable housing obligation based on the amount of residential and non-residential growth it anticipates over the third round period from 2004 to 2014. Each of the three components combines to determine the municipality's total fair share obligation. More detail on each of the components is provided below.

a. Rehabilitation Share

The rehabilitation share component of the fair share obligation represents the individual municipality's fair share obligation based on its existing housing deficiencies. It is defined as "the number of deficient housing units occupied by low and moderate income households within a municipality." A deficient housing unit is a unit "with health and safety code violations that require the repair or replacement of a major system." A major system includes any of the following: weatherization, roofing, plumbing, heating electricity, sanitary plumbing, lead paint abatement and/or load bearing structural systems.

A municipality has two options for determining the rehabilitation share component of its fair share obligation. The first option is to use the rehabilitation share number assigned to the municipality by COAH. COAH devised a methodology using 2000 census data to estimate the number of low and moderate income deficient housing units within each municipality. The methodology is based on regional averages that are then applied to local conditions. It adjusts for potential double-counting, incorporates credits for municipalities which have been "increasingly impacted" by the rehabilitation share, and accounts for the portion of units likely to experience spontaneous rehabilitation, i.e., those likely to rehabilitate through private forces. Alternatively, a municipality can conduct its own housing survey to develop an actual rehabilitation share.

As detailed herein, COAH has assigned a new rehabilitation share of zero units to Oradell. The borough does not intend to pursue the option of conducting its own housing survey.

b. Remaining Prior Round Obligation

Prior Round Obligation is comprised of prior rounds prospective need (Rounds 1 and 2) and the reallocated present need from Round 2. Because COAH utilized current census data to adjust previous round obligation numbers in order to correct for under/overestimates, it has provided each municipality with a prior round obligation number in an appendix to its third round rules.

A municipality then determines the remaining prior round obligation component of its third round obligation by imposing the adjustments approved for its second round plan, subtracting affordable housing units already built/rehabilitated/transferred via RCA as part of a certified plan and those which planned to be built in accordance with a second round plan.

c. Growth Share

The growth share portion of a municipality's fair share obligation is based on the projected residential and employment growth in the municipality over the period between 2004 and 2014. It is defined as:

The affordable housing obligation generated in each municipality by both residential and non-residential development from 2004 through 2014 and represented by a ratio of one affordable housing unit for every eight market-rate housing units constructed plus one affordable housing unit for every 25 newly created jobs as measured by new or expanded non-residential construction within the municipality.

That is, each individual municipality's actual growth between 2004 and 2014 generates an affordable housing obligation. Specifically, for residential development, one affordable housing unit obligation is generated for every eight market rate residential units constructed in the municipality. For non-residential development, a unit of affordable housing obligation is generated for each 25 jobs created in the community. Job creation estimates are based on the amount of non-residential square footage developed within the community.

For instance, if the municipality experiences a net growth of 80 market rate units between 2004 and 2014, an obligation of 10 affordable housing units is generated. If 25,000 square feet of additional office space is constructed in the municipality, 75 jobs would be generated, and a 3 unit affordable housing obligation would result.

2. CALCULATION OF AFFORDABLE HOUSING OBLIGATION

The calculation of the borough's fair share housing obligation is detailed below.

A. Rehabilitation Share

According to Appendix C of COAH's third round substantive rules, a rehabilitation share of 0 units was assigned to the borough. This replaces the one unit prior round obligation assigned to the borough in the prior round.

B. Remaining Prior Round Obligation

Appendix C indicates a prior (second) round obligation of 71 units for the borough. This figure replaces the previously published new construction obligation of 89 units. The borough submitted a second round housing plan to COAH in 2003, but to-date COAH hasn't made a

determination on the issue of substantive certification. The borough's second round plan components, as submitted to COAH, are summarized in the table below:

Table 17
Second Round Plan Components
Oradell, New Jersey

Component	Units
Vacant Land Adjustment	- 87 units (RDP: 2 units)
Municipally Sponsored Rental Development (Block 220 Lot 7)	2 rental units
Inclusionary Overlay Zone	20% setaside for any multi-family development of 5+ units

The above components have not been completed as the implementing ordinances were to be adopted subsequent to the receipt of substantive certification. Because a determination regarding second round certification has not been made to date, the entire second round obligation is, technically, outstanding. As will be detailed in the Fair Share Plan section, the borough will implement the above-noted plan components as part of its third round plan to meet its outstanding prior round obligation.

C. Growth Share

The growth share component of the borough's affordable housing obligation is calculated based on the projected amount of residential and non-residential growth anticipated between 2004 and 2014. This projection involves a number of steps, including the formulation of a baseline projection which must ultimately be reconciled with the detailed projection resulting from an analysis of approved, pending and anticipated development applications.

Once the detailed analysis is complete and reconciled with the baseline projections, this growth is translated into an affordable housing obligation, based on the premise that an affordable housing obligation is generated for each market rate unit built and each job created. COAH has determined that one affordable housing unit should be provided for every eight market rate units constructed. With respect to non-residential development, one unit of affordable housing obligation is generated for each 25 jobs created within the community. Job creation is tied directly to the amount of non-residential floor space constructed.

For ease of analysis, the following growth share calculation is separated into residential growth and non-residential growth.

a. Calculation of Residential Growth Share

1. MPO Baseline Residential Growth Projection

The baseline growth projection for residential development is calculated using the population projections provided by the Metropolitan Planning Organization (MPO) covering the municipality. The MPO for Oradell is the North Jersey Transportation Planning Authority (NJTPA).

A baseline residential growth projection is determined by dividing the projected population growth for the municipality between 2005 and 2015 by the municipality's average household size. This calculation results in the estimated household growth. The following calculation details the baseline projection for Oradell.

Table 18
Baseline Residential Growth Projection
Oradell, New Jersey

2015 Population Estimate	-	2005 Population Estimate	=	Population Growth	÷	Household Size	=	Household Growth
8,540	-	8,500	=	40	÷	2.89	=	13.8

Source: NJTPA Population and Employment Forecasts and 2000 US Census.

Based on the calculation above, it is estimated that borough will experience an increase of approximately 14 households through 2014.

2. Actual Residential Growth Projection

COAH requires that the municipality undergo a detailed analysis of historical trends, pending and approved development applications, and other local knowledge to generate an actual growth projection for the community. This projection will then be compared to the baseline projection to confirm its validity.

The actual projection is determined through a series of steps and analyses, as shown below.

a. Historical Trends in Residential Development

In this step, historical data for the years 1995-2005 is presented in order to determine the borough's historical residential growth trends and to determine actual growth since 2004 (as evidenced by certificates of occupancy and demolition permits issued). Historical trends will then be utilized in a forthcoming stage in order to project residential growth in years to come.

Table 19
Historical Trends in Residential Development
Analysis of Certificates of Occupancy and Demolition Permits, 1995-2005
Oradell, New Jersey

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005 YTD
Certificates of Occupancy Issued	1	2	4	4	3	4	1	3	0	2	1
Demolition Permits Issued	1	0	0	1	2	2	2	1	0	4	0
Net Growth	0	2	4	3	1	2	-1	2	0	-2	1

As shown above, throughout the entire 10 year period, the borough's residential growth has been extremely limited. Over the entire period shown above, the borough saw a net increase of 12 residential dwelling units. Due to the lack of developable land in the borough, and the quality of the existing housing stock, it is anticipated that this modest development trend will continue throughout the next ten-year period.

b. Anticipated Residential Development

In this section, COAH requires that residential development be projected through 2014. This analysis involves the documentation of residential projects that have been approved, but have not yet received CO's, pending residential development applications and anticipated residential development. The analysis requires that the plan estimate the year in which the CO will likely be granted. The table below details the approved and pending residential development projections.

Anticipated development is that which will likely occur before 2014, based on site-specific analysis of remaining developable parcels and local knowledge. This analysis also includes an estimate of other projected development, based, in part, on historical growth trends. The analysis of anticipated development applications is based on existing vacant sites that are expected to be developed for residential use before 2014. Yield calculations are based on existing zoning and other features that may impact the amount of development, such as the presence of environmental features, etc.

Table 20
Number of Residential Units by Year of Anticipated CO
Approved, Pending and Anticipated Residential Development Applications
Oradell, New Jersey

Approved Projects	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Block 119 Lot 9		2	3							5
Block 403 Lot 18		1								1
Block 806 Lot 32		1	2							3
Subtotal	0	4	5	0	0	0	0	0	0	9
Pending Projects	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Block 607 Lot 13		1								1
Subtotal	0	1	0	0	0	0	0	0	0	1
Anticipated Projects	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
COAH rental project			3							3
Other Anticipated				2	2	2	2	2	2	12
Subtotal	0	0	3	2	2	2	2	2	2	15
Total	0	5	8	2	2	2	2	2	2	25
Demolitions	0	-1	-1	-1	-1	-1	-1	-1	-1	-8
Total NET	0	4	7	1	1	1	1	1	1	17

In the final table, actual data from 2004 and 2005 is included, representing the total actual and projected residential growth expected for the third round period.

Table 21
Total Net Number of Residential Units by Year
Actual and Projected
Oradell, New Jersey

	Actual		Projected									Total
	2004	2005	2005	2006	2007	2008	2009	2010	2011	2012	2013	
CO's	2	1	0	5	8	2	2	2	2	2	2	28
Demolition	-4	0	0	-1	-1	-1	-1	-1	-1	-1	-1	-12
Net Growth	-2	1	0	4	7	1	1	1	1	1	1	16

3. Comparison: Baseline Projection and Actual Projection

If the actual projection is greater than or equal to the baseline projection, the actual projection has an automatic presumption of validity. However, if this projection is less than the baseline, COAH may deny substantive certification based on this fact, unless the validity of the alternate projection can be affirmatively established. COAH will request a recommendation from the Office of Smart Growth regarding any such alternate projection.

The above projection of 16 units is similar to the MPO baseline projection of 14 households.

4. Determining the Residential Growth Share

In this step, the projected growth is adjusted based on that portion of the projection that includes affordable units which are to be constructed in accordance with the second round plan. All affordable housing units may be excluded, as well as a portion of any market rate units which are part of an inclusionary development.

Table 22
Final Net Number of Residential Units by Year
Adjusted for Second Round Affordable Units
Oradell, New Jersey

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Exclusions: COAH rental project				-3							
Net Residential Growth	-2	1	4	7	1	1	1	1	1	1	16
Final Net Growth	-2	1	4	4	1	1	1	1	1	1	13

The residential growth share is determined by dividing the Final Net Growth projections by nine, based on the requirement that one affordable unit be constructed for every eight market rate units. That is, the affordable component is assumed to be included in the projections identified above, rather than provided on top of the growth identified previously.

Table 23
Residential Growth Share Obligation
Oradell, New Jersey

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Final Net Growth	-2	1	4	4	1	1	1	1	1	1	13
Growth Share (÷9)	-0.2	0.1	0.4	0.4	0.1	0.1	0.1	0.1	0.1	0.1	1.4

b. Calculation of Non-Residential Growth Share

1. MPO Baseline Non-Residential Growth Projection

The baseline employment growth projection for non-residential development is generated from the employment projections provided by the North Jersey Transportation Planning Authority (NJTPA). Employment growth is estimated based on the employment projections estimated by NJTPA for 2005 and 2015. The following calculation details the baseline non-residential growth projection for Oradell.

Table 24
Baseline Non-Residential Growth Projection
Oradell, New Jersey

2015 Employment Estimate	-	2005 Employment Estimate	=	Employment Growth
3,670	-	3,550	=	120

Source: NJTPA Population and Employment Projections.

The MPO employment projection of 3,550 jobs for Oradell in 2015 represents a job growth of 120 jobs over the next ten years.

2 Actual Growth Projection

Like the residential growth share analysis, COAH requires that the municipality undergo a detailed analysis of historical trends, pending and approved development applications, and other local knowledge to generate an actual non-residential growth projection for the borough. This projection is then compared to the baseline projection to determine its validity.

The detailed projection is determined through a series of similar steps and analyses, as shown below.

a. Historical Trends in Non-Residential Development

In this step, historical data for the years 1995-2005 is shown. This data establishes the borough's historical non-residential growth trends and provides actual growth figures for 2004 and year-to-date 2005. As with the residential analysis, growth is indicated by certificates of occupancy and demolition permits issued. Historical trends are then utilized in a subsequent stage to help predict non-residential growth. The table presents this information based on the total square footage by type of non-residential development (i.e. office, retail, etc.).

Table 25
Historical Trends in Non-Residential Development, 1995-2005
Analysis of Certificates of Occupancy and Demolition Permits, Square Footage by Use Type
Oradell, New Jersey

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005 YTD
Certificates of Occupancy Issued (sf)											
Office	80,090	0	202	0	1,260	0	70	0	200	0	3,225
AssemA-4	0	0	0	0	209	0	0	0	0	0	0
Education	0	5,090	0	0	1,920	0	0	0	0	0	0
Demolition Permits Issued (sf)											
Daa unavailable.											

As shown in the table, the borough has experienced little non-residential growth over the prior ten-year period. Using the COAH multipliers for job growth, the above non-residential growth equates to an employment growth of 263 jobs. Excluding 1995 where a large office development was constructed, the subsequent ten years (1996 – 2005 YTD) resulted in a job growth of just 23 jobs, or 2.3 jobs per year. It is anticipated that the borough will continue to experience nominal non-residential development in the coming years, as little developable land remains.

The data for 2004 and YTD 2005 is translated into employment growth, based on the multipliers provided in Appendix E of the substantive rules. This is shown in the table below.

Table 26
Actual Non-Residential Growth Share, 2004-2005(YTD)
Oradell, New Jersey

	2004		2005 YTD		Total Jobs
	Sq. Ft.	Jobs	Sq. Ft.	Jobs	
Certificates of Occupancy					
Office	0	0	3,225	9.7	9.7
Total	0	0	3,225	9.7	9.7

b. Anticipated Non-Residential Development

In this section, COAH requires that non-residential development be projected through 2014. This analysis involves the identification of all prospective non-residential projects, including those that have been approved but not yet received CO's, any pending non-residential development applications, and other anticipated residential development. Anticipated development is that which will likely occur before 2014, based on site-specific analysis of remaining developable parcels. This analysis also includes an estimate of other projected non-residential development, based, in part, on historical growth trends. Each of the following tables projects both the amount of square footage estimated and the job growth associated with that development.

Table 27
Projected Non-Residential Square Footage/Jobs, By Year of Anticipated CO
Approved and Pending Development Applications
Oradell, New Jersey

Approved Projects	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
<i>None.</i>										
Pending Projects	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
<i>None.</i>										
Anticipated Projects	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Other Anticipated	0	7	7	7	7	7	7	7	7	56
Total Jobs	0	7	7	7	7	7	7	7	7	56

Actual data from 2004 and YTD 2005 is added into the table below to provide a complete non-residential growth projection for the third round period.

Table 28
Total Net Employment Growth
Actual and Projected
Oradell, New Jersey

	Actual		Projected									Total
	2004	2005	2005	2006	2007	2008	2009	2010	2011	2012	2013	
CO's	0	0	0	7	7	7	7	7	7	7	7	56
Demolition	0	0	0	0	0	0	0	0	0	0	0	0
Net Growth	0	0	0	7	7	7	7	7	7	7	7	56

3. Comparison: Baseline Projection and Actual Projection

If the actual projection is greater than or equal to the baseline projection, the actual projection has an automatic presumption of validity. However, if this projection is less than the baseline, COAH may deny substantive certification based on this fact, unless the validity of the alternate projection can be affirmatively established. COAH will request a recommendation from the Office of Smart Growth regarding any such alternate projection.

The above projection of 56 jobs is less than the MPO projection of 110 jobs. This projection is based on the following:

- a. Lack of Vacant Land in the Borough's Non-Residential Zoning Districts: The borough has one vacant parcel located within a non-residential zoning district. This parcel, Block 1102 Lot 5, is a 0.04 acre parcel located in the B-1 Business district. This site's dimensions are approximately 13' by 125'. The narrow lot width precludes the development of this site.

As such, any non-residential growth in the borough will only result from the expansion of existing structures, or through demolition of existing non-residential uses and replacement with larger and/or more intense non-residential uses.

- b. Historic Trends: As shown in Table 26, the borough experienced very little non-residential growth over the previous ten year period. Between 1996 and 2005 (year to date), the borough's non-residential growth equated to a job growth of just 23 jobs, or 2.3 jobs per year. Notably, this trend does not incorporate any job loss associated with non-residential demolitions, as demolition square footage was unavailable. The projection included in this

plan provides for an annual job growth of 7 jobs per year, which is more than two times the jobs growth rate of the previous 10 year period.

For the reasons established above, it is requested that COAH approve the alternate projection of 56 jobs.

4. Determining the Non-Residential Growth Share

The non-residential growth share obligation is determined by dividing the Final Net Employment Growth projections by 25, based on the requirement that one affordable unit be constructed for every 25 jobs created. This is shown in the table below.

Table 29
Non-Residential Growth Share Obligation
Oradell, New Jersey

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Final Net Growth	0	0	7	7	7	7	7	7	7	7	56
Non-Residential Growth Share ($\div 25$)	0	0	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	2.2

c. Total Growth Share Obligation: Residential and Non-Residential Development

The complete growth share projection is shown in the table below, and represents the borough's growth share affordable housing obligation for the third round period.

Table 30
Total Growth Share Obligation
Oradell, New Jersey

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Residential Growth Share	-0.2	0.1	0.4	0.4	0.1	0.1	0.1	0.1	0.1	0.1	1.4
Non-Residential Growth Share	0	0	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	2.2
Total Growth Share Obligation	-0.2	0.1	0.7	0.7	0.4	0.4	0.4	0.4	0.4	0.4	3.6

D. Total Fair Share Obligation

As indicated previously, the total fair share obligation is the sum of the rehabilitation share, remaining prior round obligation, and the growth share. As shown below, Oradell has a total fair share obligation of 75 units.

Table 31
Total Fair Share Obligation
Oradell, New Jersey

Component	Obligation
Rehabilitation Share	0
Remaining Prior Round Obligation	71*
Growth Share	4
Total Fair Share Obligation	75**

*To be reduced through a vacant land adjustment to 2 units, as detailed in the following section.

**To be reduced through a vacant land adjustment to 4 units, as detailed in the following section.

SECTION III
FAIR SHARE PLAN

I. PLAN SUMMARY

This section of the plan details the projects, mechanisms and funding sources which will be used to meet the borough's affordable housing obligation. It is broken down into three subsections: (a) rehabilitation share, (b) remaining prior round obligation and (c) growth share obligation.

A. Rehabilitation Share: COAH assigned the borough a rehabilitation share of 0 units. As such, a rehabilitation program is not proposed.

B. Remaining Prior Round Obligation: The third round rules assign the borough a prior round obligation of 71 units. While the borough prepared a second round housing plan and petitioned to COAH for substantive certification, COAH has not made a determination on the borough's plan. Because the third round rules only permit credits, reductions and adjustments for activity pursuant to a certified second round plan, the entire prior round obligation remains outstanding and will be addressed in this plan.

The borough's second round housing plan sought a vacant land adjustment to its precertified need of 89 units. At that time, the borough identified a realistic development potential of 2 units. Because this plan was not certified, the realistic development potential has been recalculated as part of this plan, based on existing vacant land acreage and constraints. This analysis still results in a 2 unit realistic development potential.

It should be noted that the rules governing the remaining prior round obligation are COAH's second round substantive rules, N.J.A.C. 5:93. Only the growth share component of the fair share obligation is governed by the new rules, N.J.A.C. 5:94.

C. Growth Share Obligation: As detailed in the body of this report, Oradell's growth share obligation is four units. The following is noted with respect to the growth share obligation:

1. Regional Contribution Agreements. Pursuant to NJAC 5:94-5.1, the borough may transfer up to 50 percent of its growth share obligation to a receiving municipality through a regional contribution agreement. The maximum number of units that may be transferred is two affordable units.
2. Age-Restricted Units. The borough may age-restrict no more than one-half of the affordable units that it accommodates in-town. If the borough does not elect to pursue a regional contribution agreement, it could age-restrict up to two units. If it transfers half of its obligation to another municipality, it may age-restrict only one unit.
3. Rental Component and Bonus Credits. COAH regulations stipulate in NJAC 5:94-4.20 that at least 25 percent of a municipality's growth share obligation must be addressed with rental housing. The borough is obligated to provide one rental unit.

Third round rules provide for a 2:1 rental bonus credit for rental units constructed in excess of the rental obligation identified above.

PLAN COMPONENTS

- A. Rehabilitation Share. The borough does not have a rehabilitation share.
- B. Remaining Prior Round Obligation. The borough has a remaining prior round obligation of 71 units. This represents the entire recalculated prior round obligation found in Appendix C of the third round rules. The entire obligation remains outstanding because the borough has not to-date received second round substantive certification. The borough seeks to address this obligation through a vacant land adjustment, a municipally sponsored rental project, and a rental bonus credit. An unmet need provision is also proposed. These components are detailed below:
1. Vacant Land Adjustment. The realistic development potential (RDP) analysis prepared by this office, attached in the appendix, indicates that the borough has an RDP of two units. This analysis involves the assessment of all vacant land in the borough, including an analysis of parcels/acreage containing sufficient area and free of environmental constraints.
 2. Municipally Sponsored Rental Project. The borough proposes to meet its prior round obligation with a 3-unit municipally sponsored rental development on a borough-owned parcel located on Westervelt Place. Only one unit will be used to address the borough's remaining prior round obligation. (As detailed below, the remaining two units are used to address the borough's growth share obligation). These units will be subject to the borough's affirmative marketing plan and fair share ordinance. A draft ordinance and affirmative marketing plan are attached in the appendix.

Multiple potential funding sources will be utilized to fund the construction of this development. These include funds collected from the proposed development fee ordinance and bonding, as required. The borough reserves its right and ability to seek other available outside funding sources, both private and public, in order to fund all, or part of, the cost of construction. A proposed development fee ordinance and resolution of intent to bond are attached in the appendix to this plan.

Site suitability requirements are addressed below:

a. Site description:

Property Owner:	Borough of Oradell
Acreage:	0.25 acres
Block/Lot	Block 220, Lot 7
Buildable Area:	0.25 acres
Current Zoning:	R-4
SDRP Planning Area	PA-1
Street Access	131 ft frontage on Westervelt Place 150+ ft frontage on Lake Ave
Surrounding Development Pattern	North: Commercial and Residential East: Commercial and Residential South: Residential West: Residential
Map of Site Location	See attached

b. Environmental information: The site is not constrained with flood plains, wetlands or steep slope areas. See environmental constraints map.

c. Utility availability. Sanitary sewer and potable water utility lines are located in the street in front of the subject site.

d. Development proposal. A three-unit affordable rental development will be constructed on site. The resulting density is 12 dwelling units per acre. Within 60 days of receipt of substantive certification of this fair share plan, the Borough of Oradell Zoning Ordinance will be amended to identify the three-unit development as a permitted use on Block 220 Lot 7. The following regulatory controls are designed to implement this plan:

Minimum Lot Area:	10,000 square feet
Minimum Lot Width:	75 feet
Minimum Front Yard:	25 feet
Minimum Side Yard:	10 feet
Minimum Rear Yard:	25 feet
Maximum Building Coverage:	25 percent
Maximum Lot Coverage:	40 percent

e. State Plan consistency: The site is located in Planning Area 1. As such, it has an automatic presumption of consistency with respect to the State Plan.

3. Rental Bonus Credit. Pursuant to second round rules, the borough is eligible for one rental bonus credit associated with the one rental unit being applied to its remaining prior round obligation.

4. Inclusionary Overlay for Unmet Need. The borough proposes to impose an inclusionary overlay zone provision that requires a 20 percent affordable setaside for any proposed multi-family development of five or more dwelling units.

C. Growth Share Obligation. As detailed in the previous section of this plan, Oradell's growth share obligation is four units. The borough proposes to address this obligation through a municipally sponsored rental development, rental bonus credits and a one-unit regional contribution agreement.

1. Municipally Sponsored Rental Project. As detailed above, the borough proposes to construct a 3-unit municipally sponsored rental development on Westervelt Place. Two units are utilized to meet the borough's growth share obligation. Site suitability requirements were addressed above.

2. Rental Bonus Credit. The borough is eligible for one rental bonus credit for the two growth share rental units provided on the Westervelt Place site. Because the borough has a one-unit rental requirement, the two rental units at Westervelt Place result in one rental bonus credit.

3. Regional Contribution Agreement: The borough proposes to address its remaining one-unit obligation through a regional contribution agreement. The borough will transfer one unit to a receiving municipality within the borough's housing region, at a minimum per unit transfer cost of \$35,000. The proposed RCA will be funded through the borough's development fee ordinance and bonding, as required. The borough reserves its right and ability to seek other available outside funding sources. The following items are attached in the appendix:

- Draft RCA Contract
- Draft Resolution Authorizing Execution of the RCA
- Draft Development Fee Ordinance
- Draft Resolution of Intent to Bond

The plan components are summarized in the table below:

Plan Component	Units
Remaining Prior Round Obligation (71 units)	
Vacant Land Adjustment	69 units (2 unit RDP)
Municipally Sponsored Rental – Westervelt Place	1 unit
Rental Bonus Credit	1 unit
Growth Share Obligation (4 units)	
Municipally Sponsored Rental – Westervelt Place	2 units
Rental Bonus Credit	1 unit
Regional Contribution Agreement	1 unit
Total	75

APPENDIX

A-1 REALISTIC DEVELOPMENT POTENTIAL ANALYSIS

Inventory of Vacant Land Oradell, New Jersey

Site #	Block	Lot	Area Acres	Zone	Comments	Owner
1	109	11	0.16	R-4	Isolated lot, insufficient area.	Ira & Howard Gerver 313 Joan Place Wyckoff, NJ 07481
2	205	3	0.14	R-4	Isolated lot, insufficient area.	Paxinopoulos, Anthony 673 Ridgewood Ave Oradell, NJ 07649
3	313	3	0.25	R-4	Isolated lot, insufficient area.	Jonathon Mate 781 Howard Court, East Oradell, NJ 07649
4	320	9	0.11	R-4	Isolated lot, insufficient area.	Steven & Carol Sahagian 205 Camden Street Oradell, NJ 07649
5	403	18.02	0.26	R-3	Isolated lot, insufficient area.	John & Mary Knuth 660 Oradell Avenue Oradell, NJ 07649
6	405	15	0.22	R-3	Isolated lot, insufficient area.	Arnold Homes Inc 33 Bergen Turnpike Little Ferry, NJ 07643
7	408	14.02	0.29	B-1	Isolated lot, insufficient area.	Cristian Posada Melissa Cabezas 636 Park Ave Oradell, NJ 07649
8	504	38	0.06	R-2	Isolated lot, insufficient area.	Matthew A Murphy 25 Chestnut Street Cos Cob, CT
9	504	45	0.15	R-2	Isolated lot, insufficient area.	Peter & Elizabeth Traphagen 86 Wanamaker Avenue Oradell, NJ 07649
10	708	6	0.43	R-2	Isolated lot, insufficient area.	William Basralian 559 Kinderkamack Rd Oradell, NJ 07649
11	708	19	0.30	B-2	Isolated lot, insufficient area.	Triple A Realty Co, Inc. 418 Hamburg Turnpike Wayne, NJ
12	716	28	0.23	R-3	Isolated lot, insufficient area.	Jan & Sharon Tanner 454 Prospect Ave Oradell, NJ 07649
13	902	2	0.56	R-1	No constraints	Kenneth & Genevieve Morrissey 784 East Drive Oradell, NJ 07649
	904	2	0.02	R-2	Isolated lot, insufficient area.	Ira & Howard Gerver 313 Joan Place

14						Wyckoff, NJ 07481
15	904	4	0.08	R-2	Isolated lot, insufficient area.	Ira & Howard Gerver 313 Joan Place Wyckoff, NJ 07481
16	904	7	0.38	R-2	Isolated lot, insufficient area.	Norman Nutman 722 East Drive Oradell, NJ 07649
17	1102	5	0.04	B-1	Insufficient area; in CBD	Equiva Services, LLC PO Box 4369 Houston, TX
18	1206	2	1.50	R-2	No constraints.	Robert & Carolyn Hague 380 Grove Street Oradell, NJ 07649
19	1210	11	0.05	R-3	Insufficient area, no street frontage.	Alfonso & Juliet Capati 25 Harrison Street New Milford, NJ 07646
20	1210	12	0.02	R-3	Insufficient area, no street frontage.	Bernard Conroy 11 Harrison Street New Milford, 07646
21	1105	1.02	142.9	CR	Entire site underwater (reservoir), in floodplain, or precluded from development in connection with SWAN agreement.	United Water Company 200 Old Hook Road Harrington Park, N.J 07640
TOTAL			147.96			

Analysis of Realistic Development Potential

Total Vacant Land	147.96 acres
Less environmental constraints (floodplain, wetlands):	(142.90)
Less other constraints (no street frontage, insufficient area):	(3.00)
Developable Average:	2.06
Developed at 6 du/acre	12 units
20% setback	2 units
TOTAL RDP	2 units

A-2 DRAFT FAIR SHARE ORDINANCE

This section of the Oradell Code sets forth regulations regarding low- and moderate-income housing units in Oradell that are consistent with the provisions of N.J.A.C. 5:94 et seq. as effective on December 20, 2004. These rules are pursuant to the Fair Housing Act of 1985 EN(20) and Oradell's constitutional obligation to provide for its fair share of low- and moderate-income housing.

A. Except for inclusionary developments constructed pursuant to low income tax credit regulations:

1. At least half of all units within inclusionary development will be affordable to low income households; and
2. At least half of all rental units will be affordable to low income households.

B. In each affordable development, at least 50 percent of the restricted units within each bedroom distribution shall be low-income units and the remainder may be moderate income units.

C. Affordable developments that are not age-restricted will be structured in conjunction with realistic market demands so that:

1. The combination of efficiency and one (1) bedroom units is no greater than twenty (20%) percent of the total low and moderate income units;
2. At least thirty (30%) percent of all low and moderate income units are two (2) bedroom units; and
3. At least twenty (20%) percent of all low and moderate income units are three (3) bedroom units.
4. Low and moderate income units restricted to senior citizens may utilize a modified bedroom distribution. At a minimum, the number of bedrooms shall equal the number of senior citizen low and moderate income units within the development. The standard can be met by creating all one (1) bedroom units or by creating a two (2) bedroom unit for each efficiency unit.

D. In conjunction with realistic market information, the following criteria will be used in determining maximum rents and sale prices:

1. Studio units shall be affordable to one (1) person households;
2. One (1) bedroom units shall be affordable to 1.5 person households;
3. Two (2) bedroom units shall be affordable to three (3) person households; and
4. Three (3) bedroom units shall be affordable to 4.5 person households.
5. Median income by household size shall be established by a regional weighted average of the uncapped Section 8 income limits published by HUD.

6. The maximum rent for affordable units within each affordable development shall be affordable to households earning no more than 60 percent of median income.
7. The average rent for low and moderate income units must be affordable to households earning no more than 52 percent of median income.
8. The maximum sales price of restricted ownership units within each affordable development shall be affordable to households earning no more than 70 percent of median income.
9. Each affordable development must achieve an affordability average of 55 percent for restricted ownership units.
10. Moderate-income ownership units must be available for at least three different prices for each bedroom type, and low-income ownership units must be available for at least two different prices for each bedroom type.
11. Low and moderate income units shall utilize the same heating source as market units.
12. Low income housing units shall be reserved for households with a gross household income less than or equal to fifty (50%) percent of the median income approved by the Council On Affordable Housing. Moderate income housing units shall be reserved for households with a gross household income less than eighty (80%) percent of the median income approved by the Council On Affordable Housing. A household earning less than fifty (50%) percent of median may be placed in a moderate income housing unit.
13. The regulations outlined in N.J.A.C. 5:94-7.2, 5:80-26.6 and 5:80-26.12 will be applicable for purchased and rental units.

E. For rental units:

- (1) The developers and/or municipal sponsors of restricted rental units shall establish at least one rent for each bedroom type for both low-income and moderate-income units, provided that at least 10 percent of all low-income and moderate-income units shall be affordable to households earning no more than 35 percent of median income.
- (2) Gross rents, including an allowance for utilities, shall be established so as not to exceed thirty (30%) percent of the gross monthly income of the appropriate household size referenced in N.J.A.C. 5:80-26.4. Those tenant paid utilities that are included in the utility allowance shall be so stated in the lease. The allowance for utilities shall be consistent with the utility allowance published by DCA for its Section 8 program.

F. For sale units:

- (1) The initial price of a low and moderate income owner-occupied single family housing unit shall be established so that the monthly carrying costs of the unit, including principal and interest (based on a mortgage loan equal to 95 percent of the purchase price and the Federal Reserve H.15 rate of interest), taxes, homeowner and private mortgage insurance and condominium or homeowner association fees do not exceed 28 percent of the eligible monthly income of an appropriate household size as determined under N.J.A.C. 5:80-26.4; provided, however, that the price shall be subject to the affordable average requirement of N.J.A.C. 5:80-26.3.

(2) The master deeds of affordable developments shall provide no distinction between the condominium or homeowner association fees and special assessments paid by low- and moderate-income purchasers and those paid by market purchasers. Notwithstanding the forgoing sentence, condominium units subject to a municipal ordinance adopted before October 1, 2001, which provides for condominium or homeowner association fees and/or assessments different from those provided for in this subsection shall have such fees and assessments governed by said ordinance.

(3) The Borough of Oradell will follow the general provisions concerning control periods for ownership and rental units as per N.J.A.C. 5:80-26.5 and 5:80-26.11.

(4) Municipal, state, nonprofit and seller options regarding 95/5 units will be consistent with N.J.A.C. 5:80-26.20 – 26.24. Municipal rejection of repayment options for sale units will be consistent with N.J.A.C. 5:80-26.25.

(5) The continued application of options to create, rehabilitate or maintain 95/5 units will be consistent with N.J.A.C. 5:80-26.26.

(6) Eligible capital improvements prior to the expiration of controls on sale units will be consistent with N.J.A.C. 5:80-26.9.

G. In zoning for inclusionary developments, the following is required:

(1) Low- and moderate-income units will be built in accordance with N.J.A.C. 5:94-4.4(f):

Percentage of Market Rate Units <u>Completed</u>	Minimum Percentage of Low and Moderate Income Units <u>Completed</u>
25	0
25+ 1 unit	10
50	50

(2) A design of inclusionary developments that integrates low- and moderate-income units with market units is encouraged.

H. To provide assurances that low- and moderate-income units are created with controls on affordability over time and that low- and moderate-income households occupy these units, Oradell will designate an administrative agency or municipal authority with the responsibility of ensuring affordability of sales and rental units over time. The administrative agency or municipal authority will be responsible for those activities detailed in N.J.A.C. 5:80-26.14.

(1) In addition, the administrative or municipal authority will be responsible for utilizing the verification and certification procedures outlined in N.J.A.C. 5:80-26.16 in placing households in low- and moderate-income units.

(2) Newly constructed low- and moderate-income sales units will remain affordable to low and moderate-income households for at least 30 years. The administrative or municipal authority will require all conveyances of newly constructed units to contain the appropriate deeds and restrictive covenants adopted by COAH and referred to as Appendices A, B, C, D, L, M, N, O, P, and Q found in N.J.A.C. 5:80-26, as applicable.

(3) Housing units created through the conversion of a nonresidential structure will be considered a new housing unit and will be subject to thirty-year controls on affordability. The administrative agency or municipal authority will require an appropriate deed restriction and mortgage lien subject to COAH's approval.

1. Regarding rehabilitated units:

(1) Rehabilitated owner-occupied single-family housing units that are improved to code standard will be subject to affordability controls for at least ten years.

(2) Rehabilitated renter-occupied housing units that are improved to code standard will be subject to affordability controls for at least 10 years.

J. Regarding rental units:

(1) Newly constructed low- and moderate-income rental units will remain affordable to low and moderate-income households for at least 30 years. The administrative agency or municipal authority will require an appropriate deed restriction and mortgage lien subject to COAH's approval.

(2) Affordability controls in accessory apartments will be for a period of at least 10 years, except if the apartment is to receive a rental bonus credit pursuant to N.J.A.C. 5:93-5.13, then the controls on affordability will extend for 30 years.

(3) Alternative living arrangements will be controlled in a manner suitable to COAH, that provides assurance that such a facility will house low- and moderate-income households for at least 10 years, except that, if the alternative living arrangement is to receive a rental bonus credit pursuant to N.J.A.C. 5:93-5.13, then the controls on affordability will extend for 30 years.

K. Section 14(b) of the Fair Housing Act, N.J.S.A. 52:27D-301 et. seq., incorporates the need to eliminate unnecessary cost-generating features from Oradell's land use ordinances. Accordingly, Oradell will eliminate development standards that are not essential to protect the public welfare and to expedite or fast track municipal approvals/details on inclusionary development applications. The Borough of Oradell will adhere to the components of N.J.A.C. 5:94-8.1 through 5:94-8.3.

A-3 DRAFT AFFIRMATIVE MARKETING PLAN

The Borough's Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer or sponsor of affordable housing. The affirmative marketing plan is intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward the COAH Housing Region in which the municipality is located and covers the period of deed restriction. The Plan will address the requirements of N.J.A.C. 5:80-26.15. In addition, the Plan prohibits discrimination in the sale, rental, financing or other services related to housing on the basis of race, color, sex, religion, handicap, age, familial status/size or national origin. The Borough of Oradell is in the housing region consisting of Bergen, Passaic, Hudson, and Sussex Counties. The affirmative marketing program is a continuing program and will meet the following requirements:

- (1) All newspaper articles, announcements and requests for applications for low- and moderate-income units will appear in the following newspapers/publications: The Record and Jersey Journal.
- (2) The primary marketing will take the form of at least one press release sent to the above publications and a paid display advertisement in each of the above newspapers. Additional advertising and publicity will be on an as-needed basis.
- (3) The advertisement will include a description of the street address of units, direction to housing units, number of bedrooms per unit, range of prices/rents, size of units, income information and location of applications, including business hours, where/how applications may be obtained, and application fees, if any.
- (4) All newspaper articles, announcements and requests for applications for low- and moderate-income housing will appear in publications such as the weekly newspaper which circulates in the municipality, religious publications and organizational newsletters within the region. Regional radio and/or cable television station(s) will also be used.
- (5) The following is the location of applications, brochure(s), sign(s) and/or poster(s) used as part of the affirmative marketing program, including specific employment centers within the region: posting of notices in the Borough Hall and delivery of notices to the municipal clerks of all municipalities in the region.
- (6) The following is a listing of community contact persons and/or organizations in Oradell that will administer the program and will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region: land use administrator, County Housing Office and houses of worship.
- (7) Quarterly flyers and applications will be sent to each of the following agencies for publication in their journals and for circulation among their members: Board of Realtors in Bergen, Hudson, Passaic and Sussex Counties.
- (8) Applications will be mailed to prospective applicants upon request.

(9) Additionally, quarterly informational circulars and applications will be sent to the chief administrative employees of each of the following agencies in the counties within Oradell's region: Welfare or Social Service Board, Rental Assistance Office (local office of DCA), Office on Aging, libraries and housing agency or authority in each of the counties within Oradell's housing region.

(10) A random selection method will be used to select occupants of low- and moderate-income housing.

(11) The borough clerk shall administer the affirmative marketing program. The clerk has the responsibility to income qualify low- and moderate-income households; to place income-eligible households in low- and moderate-income units upon initial occupancy; to provide for the initial occupancy of low- and moderate-income units with income-qualified households; to continue to qualify households for reoccupancy of units as they become vacant during the period of affordability controls; to assist with advertising and outreach to low- and moderate-income households; and to enforce the terms of the deed restriction and mortgage loan as per N.J.A.C. 5:94 -7.1.

(12) Households who live or work in the COAH-established housing region may be given preference for sales and rental units constructed within that housing region. Applicants living outside the housing region will have an equal opportunity for units after regional applicants have been initially serviced.

(13) All developers of low- and moderate-income housing units will be required to assist in the marketing of the affordable units in their respective developments.

(14) The marketing program will commence at least 120 days before the issuance of either temporary or permanent certificates of occupancy. The marketing program will continue until all low- and moderate-income housing units are initially occupied and for as long as affordable units are deed restricted and occupancy or reoccupancy of units continues to be necessary.

(15) The borough clerk will comply with monitoring and reporting requirements as per N.J.A.C. 5:94-9.2.

A-4 DRAFT DEVELOPMENT FEE ORDINANCE

1. Purpose

- a) In Holmdel Builder's Association V. Holmdel Township, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985, N.J.S.A. 52:27d-301 et seq., and the State Constitution, subject to the Council on Affordable Housing's (COAH's) adoption of rules. This ordinance establishes standards for the collection, maintenance, and expenditure of development fees pursuant to COAH's rules. Fees collected pursuant to this ordinance shall be used for the sole purpose of providing low- and moderate-income housing. This ordinance shall be interpreted within the framework of COAH's rules on development fees.

2. Basic requirements

- a) The Borough of Oradell shall not spend development fees until COAH has approved a plan for spending such fees and Oradell has received third round substantive certification from COAH or a judgment of compliance.

3. Definitions

- a) The following terms, as used in this ordinance, shall have the following meanings:
 - i. "Affordable housing development" means a development included in the Housing Element and Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project or a 100 percent affordable development.
 - ii. "COAH" means the New Jersey Council on Affordable Housing.
 - iii. "Development fee" means funds paid by an individual, person, partnership, association, company or corporation for the improvement of property as permitted in COAH's rules.
 - iv. "Equalized assessed value" means the value of a property determined by the municipal tax assessor through a process designed to ensure that all property in the municipality is assessed at the same assessment ratio or ratios required by law. Estimates at the time of issuance of a building permit may be obtained utilizing estimates for construction cost. Final equalized assessed value will be determined at project completion by the municipal tax assessor.

4. Residential Development fees

- a) Residential developers shall pay a fee of one (1%) percent of the equalized assessed value for any eligible residential development provided no increased density is permitted.
- b) When an increase in residential density pursuant to N.J.S.A. 40:55D-70d(5) (known as a "d" variance) has been permitted, developers may be required to pay a development fee of six (6%) percent of the equalized assessed value for each additional unit that may be realized.

5. Non-residential Development fees

- a) Non-residential developers shall pay a fee of two (2%) percent of the equalized assessed value for any eligible non-residential development.
- b) If an increase in floor area ratio is approved pursuant to N.J.S.A. 40:55D-70d(4), then the additional floor area realized (above what is permitted by right under the existing zoning) will incur a bonus development fee of six (6%) percent of the equalized assessed value for non-residential development. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base floor area for the purposes of calculating the bonus development fee shall be the highest floor area permitted by right during the two-year period preceding the filing of the variance application.

6. Eligible exactions, ineligible exactions and exemptions

- a) Affordable housing developments shall be exempt from development fees. All other forms of new construction shall be subject to development fees unless exempted below.
- b) Developer of new non-residential structures, except as excluded herein, and new residential structures, shall pay a development fee in the manner prescribed herein.
- c) Developments that have received preliminary or final approval prior to the imposition of a municipal development fee shall be exempt from development fees unless the developer seeks a substantial change in the approval.
- d) Developers that expand an existing non-residential structure and expand a residential structure where it results in additional dwelling units, shall pay a development fee. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.
- e) Developers of any church, library, school, college, governmental facility, hospital for humans, or nursing home shall be exempt from paying a development fee.

7. Collection of fees

- a) Fifty percent of the development fee will be collected at the time of issuance of the building permit. The remaining portion will be collected at the issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at building permit and that determined at issuance of certificate of occupancy.

8. Contested fees

- a) Imposed and collected development fees that are challenged shall be placed in an interest bearing escrow account by the Borough of Oradell. If all or a portion of the contested fees are returned to the developer, the accrued interest on the returned amount shall also be returned.

9. Affordable Housing trust fund

- a) There is hereby created a separate, interest-bearing housing trust fund in [insert name of bank] for the purpose of depositing development fees collected from residential and non-residential developers and proceeds from the sale of units with extinguished controls. All development fees paid by developers pursuant to this ordinance shall be deposited into this fund.
- b) Within seven days from the opening of the trust fund account, the Borough of Oradell shall provide COAH with written authorization, in the form of a three-party escrow agreement between the municipality, [insert name of bank], and COAH to permit COAH to direct the disbursement of the funds as provided for in N.J.A.C. 5:94-6.16(b).
- c) No funds shall be expended from the affordable housing trust fund unless the expenditure conforms to a spending plan approved by COAH. All interest accrued in the housing trust fund shall only be used on eligible affordable housing activities approved by COAH.

10. Use of funds

- a) Funds deposited in the housing trust fund may be used for any activity approved by COAH to address the municipal fair share. Such activities include, but are not limited to: rehabilitation, new construction, RCAs subject to the provisions of N.J.A.C. 5:94-4.4(d), ECHO housing, purchase of land for affordable housing, improvement of land to be used for affordable housing, purchase of housing, extensions or improvements of roads and infrastructure to affordable housing sites, financial assistance designed to increase affordability, or administration necessary for implementation of the Housing Element and Fair Share Plan. The expenditure of all funds shall conform to a spending plan approved by COAH.
- b) Funds shall not be expended to reimburse the Borough of Oradell for past housing activities.
- c) After subtracting development fees collected to finance an RCA, a rehabilitation program or a new construction project that are necessary to address the Borough of Oradell affordable housing obligation, at least 30 percent of the balance remaining shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in the municipal Fair Share Plan. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning 30 percent or less of median income by region.
 - i. Affordability assistance programs may include down payment assistance, security deposit assistance, low interest loans, and rental assistance.
 - ii. Affordability assistance to households earning 30 percent or less of median income may include buying down the cost of low or moderate income units in the third round municipal Fair Share Plan to make them affordable to households earning 30 percent or less of median income. The use of development fees in this manner shall entitle the Borough of Oradell to bonus credits pursuant to N.J.A.C. 5:94-4.22.

- iii. Payments in lieu of constructing affordable units on site and funds from the sale of units with extinguished controls shall be exempt from the affordability assistance requirement.
- d) The Borough of Oradell may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan, including the requirement for affordability assistance, in accordance with N.J.A.C. 5:94-7.
- e) No more than 20 percent of the revenues collected from development fees each year, exclusive of the fees used to fund an RCA, shall be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a new construction program, a Housing Element and Fair Share Plan, and/or an affirmative marketing program. In the case of a rehabilitation program, no more than 20 percent of the revenues collected from development fees shall be expended for such administrative expenses. Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, and compliance with COAH's monitoring requirements. Development fee administrative costs are calculated and may be expended at the end of each year or upon receipt of the fees.

11. Monitoring

- a) The Borough of Oradell shall complete and return to COAH all monitoring forms included in the annual monitoring report related to the collection of development fees from residential and non-residential developers, payments in lieu of constructing affordable units on site, and funds from the sale of units with extinguished controls, and the expenditure of revenues and implementation of the plan certified by COAH. All monitoring reports shall be completed on forms designed by COAH.

12. Ongoing collection of fees

- a) The ability for the Borough of Oradell to impose, collect and expend development fees shall expire with its substantive certification on *[insert date of expiration of substantive certification]* unless the Borough of Oradell has filed an adopted Housing Element and Fair Share Plan with COAH, has petitioned for substantive certification, and has received COAH's approval of its development fee ordinance. If the Borough of Oradell fails to renew its ability to impose and collect development fees prior to *[insert date of expiration of substantive certification]*, it may resume the imposition and collection of development fees only by complying with the requirements of N.J.A.C. 5:94-6. The Borough of Oradell shall not impose a development fee on a development that receives preliminary or final approval after the expiration of its substantive certification or judgment of compliance on *[insert DATE]*, nor will the Borough of Oradell retroactively impose a development fee on such a development. The Borough of Oradell will not expend development fees after the expiration of its substantive certification or judgment of compliance on *[insert DATE]*.

A-5 DESCRIPTION OF CHANGES TO ZONING ORDINANCE IN PREVIOUS TWO YEARS –
(NOT APPLICABLE)

A-6 DRAFT SPENDING PLAN

INTRODUCTION

The Borough of Oradell, Bergen County has a development fee ordinance that was approved by the Council on Affordable Housing (COAH) on *[insert date of approval]*. This spending plan is prepared in accordance with N.J.A.C. 5:94-6.2(c) and 6.5 and includes the following:

1. Projection of revenues anticipated from imposing fees on development, based on actual proposed and approved developments and historic rate of development activity.
2. A description of the administrative mechanism that the municipality will use to collect and distribute revenues.
3. A description of the anticipated use of all development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, pursuant to N.J.A.C. 5:94-6.12, repayment of loans for rehabilitation or affordability assistance, and voluntary contributions.
4. A schedule for the creation and/or rehabilitation of housing units.
5. If the municipality is including a municipally sponsored or 100 percent affordable program, a new construction alternative living arrangement or an affordable housing partnership program, a pro-forma statement of the anticipated costs and revenues associated with the development.
6. The manner in which the municipality will address any expected or unexpected shortfall if the anticipated revenues from development fees are not sufficient to implement the plan.

To date, the Borough of Oradell has collected \$ *[insert amount of revenue already collected]* in its affordable housing trust fund. All development fees collected and interest generated by the fees are deposited in a separate interest-bearing account in *[insert name of bank]* for the purposes of affordable housing.

1. PROJECTION OF REVENUES FOR CERTIFICATION PERIOD

To calculate a projection of revenue anticipated between *[insert date of spending plan]* and the expiration of substantive certification on *[insert date]*, the Borough of Oradell considered the following:

- (a) Residential and nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals are anticipated to provide \$ *[insert amount of revenue anticipated]* in development fees at issuance of building permits and/or certificates of occupancy during the period of substantive certification.
- (b) All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy are anticipated to provide \$ *[insert amount of revenue anticipated]* in development fees during the period of substantive certification.
- (c) Development projected to begin construction based on historic rates of development is anticipated to provide an additional \$ *[insert amount of revenue anticipated]* in development fees during the period of substantive certification.
- (d) Payments in lieu of construction from developers pursuant to N.J.A.C. 5:94-4.4(b-e) are anticipated to provide \$ *[insert amount of revenue anticipated]* in development fees during the period of substantive certification.

- (e) Funds from other sources, including, but not limited to, the sale of units with extinguished controls, repayment of loans for rehabilitation or affordability assistance, and voluntary contributions are anticipated to provide \$ *[insert amount of revenue anticipated]* in fees during the period of substantive certification.
- (f) Interest on the projected revenue in the housing trust fund at the current average interest rate is anticipated to provide \$ *[insert amount of revenue anticipated]* to accrue to the affordable housing trust fund during the period of substantive certification.

The Borough of Oradell projects a total of \$ *[insert total of all revenue listed above]* in revenue to be collected between *[insert date of spending plan]* and the expiration of substantive certification. When the total revenue projected of \$ *[insert total of all revenue listed above]* is added to the amount collected to date of \$ *[insert amount of revenue already collected]*, a total of \$ *[insert total of collections and projections]* will be collected prior to the expiration of substantive certification. All development fees, payments in lieu of construction and other funds listed above will be deposited in a separate interest-bearing account in *[insert name of bank]* and all interest earned on the account will accrue to the account to be used only for the purposes of affordable housing.

2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues will be followed by the Borough of Oradell:

(a) Collection of development fee revenues:

The planning board secretary notifies the construction code official whenever preliminary, final or other applicable approval is granted for a development which is subject to a development fee.

When a request is made for a building permit, the construction code official determines if the project is subject to the imposition of a mandatory development fee.

If so, the construction code official will notify the township tax assessor to calculate the approximate value of the project and set the fee based on the equalized assessed value.

The developer will pay up to 50 percent of the estimated development fee to the Borough of Oradell at the time the building permit is issued. These funds are then deposited in an interest-bearing affordable housing trust fund in a depository approved by the Borough.

The balance of the development fee will be paid by the developer to the construction code official at the issuance of the certificate of occupancy. The funds are then forwarded to the municipal treasurer and deposited in the affordable housing trust fund.

(b) Distribution of development fee revenues:

Requests for the prospective distribution of development fees shall be forwarded to the Business Administrator. The Business Administrator shall review the request for development fee revenues relative to the request's consistency with the spending plan, and thereafter forward it to the governing body for its approval. The governing body reviews the request for consistency with the spending plan and adopts the recommendation by resolution.

The release of funds requires the adoption of the governing body resolution in accordance with the COAH-approved spending plan. Once a request is approved by resolution, the municipal

treasurer releases the requested revenue from the trust fund for the specific use approved in the governing body's resolution.

3. DESCRIPTION OF ANTICIPATED USE OF DEVELOPMENT FEES

- (a) The Borough of Oradell will dedicate \$ *[insert amount of revenue to be dedicated]* to New Construction programs or a Regional Contribution Agreement (RCA) which is/are exempt from the affordability assistance requirement.

New Construction project(s): \$ *[insert amount of revenues to be expended, by project]*

[NOTE: Pursuant to N.J.A.C. 5:94-4, new construction projects may include, but are not limited to, municipally sponsored or 100 percent affordable programs, alternative living arrangements, accessory apartments, buy-down programs, municipally sponsored rental programs, assisted living residences, and affordable housing partnership programs.]

[provide detailed description(s)]

RCA: \$ *[insert amount of revenues to be expended]*

[insert number of units] units to *[insert name of receiving municipality, county]*

- (b) The Borough of Oradell will dedicate \$ *[insert amount of revenues to be dedicated]* from the affordable housing trust fund to render units more affordable, including \$ *[insert amount of revenue to be dedicated]* to render units more affordable to households earning 30 percent or less of median income by region, as follows:

[NOTE: N.J.A.C. 5:94-6.12(c) specifies that, after subtracting development fees collected to finance an RCA, a rehabilitation program or a new construction project that are necessary to address the municipality's affordable housing obligation, at least 30 percent of the balance remaining must be devoted to affordability assistance to low- and moderate-income households in affordable units in the municipality's Fair Share Plan, such as down payment assistance, security deposit assistance, low interest loans, and rental assistance. Additionally, one-third of the affordability assistance requirement must be used to assist to very low-income households, earning 30 percent or less of median income by region.]

[provide detailed description of the proposed affordability assistance program]

- (c) The Borough of Oradell will dedicate \$ *[insert amount of revenue to be dedicated]* from the affordable housing trust fund to be used for administrative purposes as follows:

[NOTE: N.J.A.C. 5:94-6.12(e) stipulates that, after subtracting fees used to fund an RCA, a maximum of 20 percent of development fees, payments in lieu of construction, and interest collected each year may be utilized for administrative purposes such as salaries and benefits for municipal employees or consultant fees necessary to develop or implement municipal housing programs such as rehabilitation, new construction, RCAs, housing elements and/or affirmative marketing programs. Administrative funds may be used to income qualify households and monitor implementation. Development fees may be used to defray the costs of staff or consultants that are preparing or implementing a fair share plan.]

[provide detailed description]

- (d) The remaining \$[insert amount of revenue remaining] in the affordable housing trust fund will be used as follows:

[NOTE: N.J.A.C. 5:94-6.12(a) specifies what activities a municipality may undertake with development fees.]

[Provide a detailed description of all activities that do not fall into one of the categories above (i.e. extensions or improvements of roads or infrastructure to affordable housing sites).]

SPENDING PLAN CALCULATION SUMMARY	
Existing Balance	\$
Pending fees due upon issuance of building permit and/or CO	+ \$
Projects awaiting approval	+ \$
Projection based on historic development activity	+ \$
Payments in lieu of construction	+ \$
Projected Interest	+ \$
Other	+ \$
	= \$
TOTAL PROJECTED REVENUE	
Funds used for Rehabilitation, RCA or New Construction (not including administration of such programs)	- \$
	= \$
TOTAL SUBJECT TO AFFORDABILITY ASSISTANCE REQUIREMENT	
Affordability Assistance (minimum of 30% of above total)	- \$
Affordability Assistance to Very Low Income Households (minimum of 1/3 of above allotment)	\$
Administration (maximum of 20% of total projected revenue minus RCA contribution)	- \$
	= \$
REMAINING FUNDS FOR OTHER HOUSING ACTIVITY	
1. [list individual projects]	- \$
2.	- \$
3.	- \$
	= \$0.00

4. SCHEDULE FOR CREATION AND/OR REHABILITATION OF HOUSING UNITS

The Borough of Oradell intends to use development fee revenues for the creation and/or rehabilitation of housing units. The creation/rehabilitation schedule will parallel the schedule set forth in the Housing Element and Fair Share Plan as follows:

[Provide information for your municipality's rehabilitation program and each of the following new construction project types, if applicable: municipally sponsored and 100 percent affordable program,

new construction alternative living arrangement, accessory apartments, buy-down program, municipally sponsored rental program, and affordable housing partnership program]

PROGRAM	NUMBER OF UNITS	FUNDS REQUIRED									
		(YEAR)									
		1	2	3	4	5	6	7	8	9	10
1.[list programs]											
2.											
3.											
4.											
5.											
6.											
7.											

[Insert section 5 only if applicable]

5. MUNICIPALLY SPONSORED OR 100 PERCENT AFFORDABLE PROGRAMS, NEW CONSTRUCTION ALTERNATIVE LIVING ARRANGEMENTS, AND AFFORDABLE HOUSING PARTNERSHIP PROGRAMS

[Insert Description of Total Development Cost Breakdown Per Project, Construction Schedule, and Sources of Funding]

6. UNEXPECTED SHORTFALL OF FUNDS

Pursuant to the Housing Element and Fair Share Plan, the governing body of the Borough of Oradell has adopted a resolution agreeing to fund any shortfall of funds required for implementing *[insert types of housing programs]*. In the event that a shortfall of anticipated revenues occurs, the Borough of Oradell will adopt appropriate bond ordinances. A copy of the adopted resolution is attached.

SUMMARY

The Borough of Oradell intends to spend development fee revenues pursuant to N.J.A.C. 5:94-6.12 and in conjunction with the housing programs outlined in the housing element and fair share plan dated *[insert date]*.

The Borough of Oradell has collected \$ *[insert amount of revenue already collected]* to date and anticipates an additional \$ *[insert total projected revenue]* in revenues before the expiration of substantive certification for a total of \$*[insert total of collections and projections]*. The municipality will dedicate \$ *[insert amount of revenue for housing activities]* towards *[insert types of housing programs]*, \$ *[insert amount of revenue for affordability assistance]* to render units more affordable, and \$*[insert amount of revenue for administrative costs]* to administrative costs. Any shortfall of funds will be offset by *[insert source of funds]*.

**A-7 DRAFT RESOLUTION REQUESTING COAH REVIEW AND APPROVAL OF DEVELOPMENT
FEE ORDINANCE**

WHEREAS, the Governing Body of the Borough of Oradell, Bergen County petitioned the Council on Affordable Housing (COAH) for substantive certification on *(insert date)*; and

WHEREAS, N.J.A.C. 5:94-6.1 permits a municipality to prepare and submit a development fee ordinance for review and approval by the Council on Affordable Housing that is accompanied by and includes the following:

1. A description of the types of developments that will be subject to fees consistent with N.J.A.C. 5:94-6.8; and
2. A description of the amount and nature of the fees imposed, not to exceed the limits established in N.J.A.C. 5:94-6.6 and 6.7; and

WHEREAS, the Borough of Oradell has prepared a development fee ordinance that is consistent with N.J.A.C. 5:94-6.

NOW THEREFORE BE IT RESOLVED that the Governing Body of the Borough of Oradell, Bergen County requests that COAH review and approve Oradell's development fee ordinance.

[insert name]
Municipal Clerk

A-8 DRAFT RESOLUTION REQUESTING COAH REVIEW AND APPROVAL OF SPENDING PLAN

WHEREAS, the Governing Body of the Borough of Oradell, Bergen County petitioned the Council on Affordable Housing (COAH) for substantive certification on *(insert date)*; and

WHEREAS, the Borough of Oradell received approval from COAH on *[insert date]* of its development fee ordinance; and

WHEREAS, N.J.A.C. 5:94-6.2(c) requires a municipality with an adopted development fee ordinance, payments that have been received in lieu of constructing affordable housing pursuant to the terms of a developer's agreement and/or funds from the sale of units with extinguished controls to receive approval of a spending plan from COAH prior to spending any of the funds in its housing trust fund; and

WHEREAS, N.J.A.C. 5:94-6.5 requires a spending plan to include the following:

3. A projection of revenues anticipated from imposing fees on development, based on actual proposed and approved developments and historic development activity;
4. A description of the administrative mechanism that the municipality will use to collect and distribute revenues;
5. A description of the anticipated use of all development fees, payments in lieu of constructing affordable housing units on site, and/or funds from the sale of units with extinguished controls, pursuant to N.J.A.C. 5:94-6.12;
6. A schedule for the expenditure of all development fees, payments in lieu of constructing affordable units on site, and/or funds from the sale of units with extinguished controls;
7. A schedule for the creation or rehabilitation of housing units;
8. A pro-forma statement of the anticipated costs and revenues associated with the development if the municipality envisions being responsible for public sector or non-profit construction of housing; and
9. The manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues from development fees are not sufficient to implement the plan; and

WHEREAS, the Borough of Oradell has prepared a spending plan consistent with N.J.A.C. 5:94-6.5.

NOW THEREFORE BE IT RESOLVED that the Governing Body of the Borough of Oradell, Bergen County requests that COAH review and approve Oradell's spending plan.

[insert name]
BoroughClerk

A-9 DRAFT RESOLUTION OF INTENT TO BOND IN EVENT OF A SHORTFALL IN FUNDING

**SAMPLE DRAFT RESOLUTION
OF THE BOROUGH COUNCIL OF THE BOROUGH OF ORADELL
SIGNIFYING AN INTENT TO BOND IN THE EVENT THAT THERE IS A SHORT FALL IN
FUNDING RECEIVED FROM THE BOUROGH'S MANDATORY DEVELOPMENT FEE
ORDINANCE**

WHEREAS, the Borough of Oradell submitted a Fair Housing Plan to COAH, which plan included within it provisions for a regional contribution agreement; and

WHEREAS, the Fair Housing Plan required compliance with various COAH restrictions, rules and regulations; and

WHEREAS, the Borough acknowledges the COAH rules and regulations that provide that, although the utilization of a mandatory development fee ordinance is an appropriate mechanism to raise money for the purpose of off setting the expenses incurred in connection with the Fair Housing Plan, that the mechanism must have an alternative in the event that no monies are derived from the mandatory development fee ordinance or the funds are not received in a timely fashion for the purpose of funding the cost of the municipally sponsored rental development for related Fair Housing purposes.

NOW, THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Oradell that it does hereby establish its intent that in the event that the projected funding from the Borough's mandatory development fee ordinance is insufficient to pay for the municipally sponsored rental developemnt, it is the intention of the Borough Council to adopt appropriate bond ordinances in order to accomplish the funding in an appropriate time frame.

I hereby certify the above to be a true copy of a resolution adopted by the Borough of Oradell Council at a duly convened meeting held on _____.

Borough Clerk

A-10 DRAFT RESOLUTION AUTHORIZING RCA EXECUTION

WHEREAS, the Borough of Oradell, Bergen County has a fair share obligation to provide housing opportunities to households of low- and moderate-income as established by the New Jersey Supreme Court and by the New Jersey Fair Housing Act, N.J.S.A. 52:27d-301 et seq.; and

WHEREAS, the Fair Housing Act provides that municipalities within the same region as defined by the Council on Affordable Housing (COAH) may meet up to 50 percent of that obligation through a regional contribution agreement (RCA) under which the sending municipality makes a cash payment to another municipality, known as the receiving municipality, which undertakes to provide low- and moderate-income housing which is credited toward the sending municipality's fair share obligation; and

WHEREAS, N.J.A.C. 5:94-5.1(a) allows municipalities to propose the transfer of up to 50 percent of their third round growth share obligation; and

WHEREAS, the Borough of Oradell proposes to transfer *[insert number of units]* units of its growth share obligation at a cost of \$*[insert amount]* per unit or a total of \$*[insert total amount]* in the form of an RCA with *[insert name of receiving municipality, county]*; and

WHEREAS, the Borough of Oradell and *[insert name of receiving municipality]* are in the same region as defined by COAH; and

WHEREAS, *[insert name of receiving municipality]* desires to provide affordable housing for low- and moderate-income residents of the region, which action will be furthered by funds made available through the RCA; and

WHEREAS, the RCA is in the best interests of the Borough of Oradell.

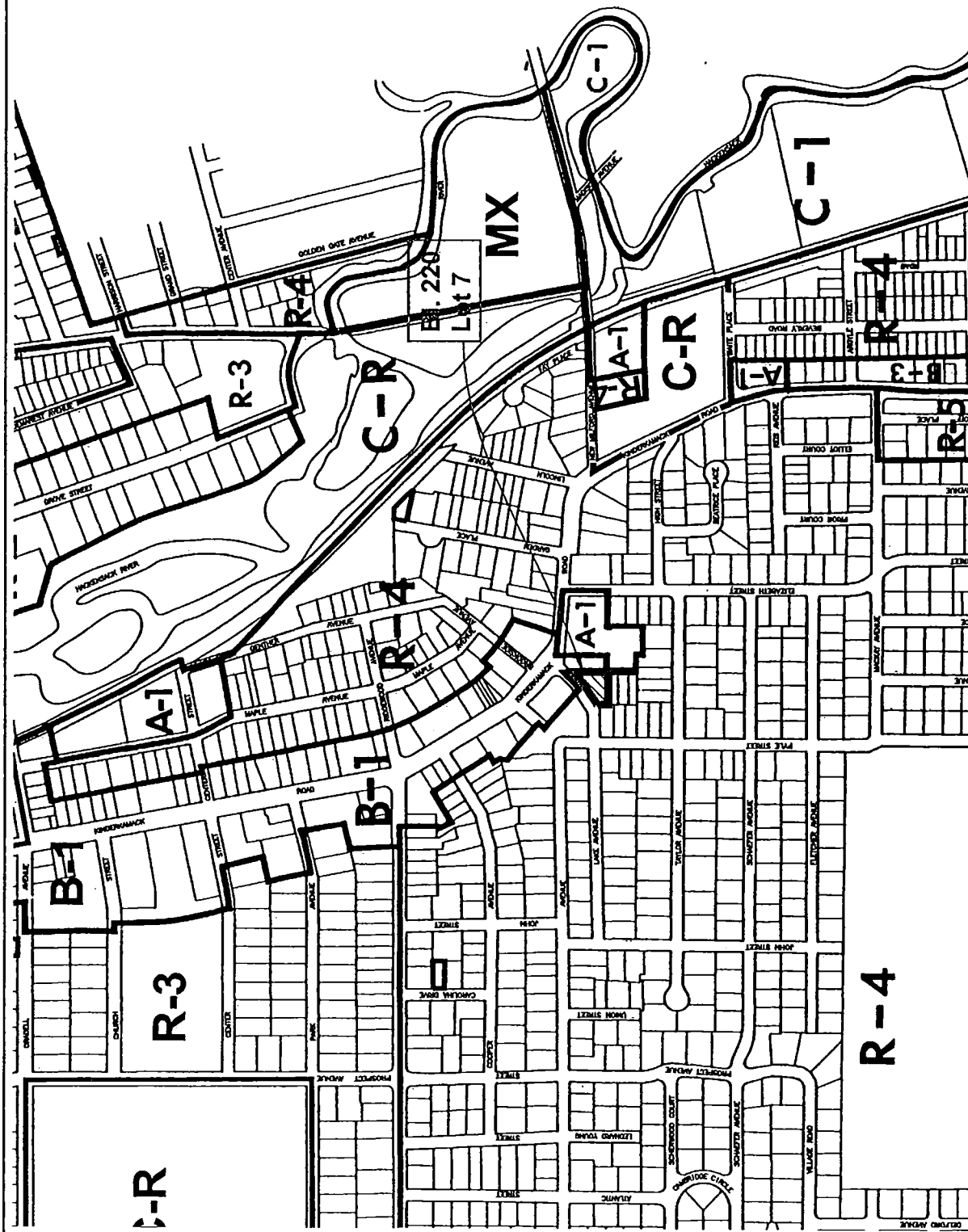
NOW THEREFORE BE IT RESOLVED, that the Mayor of the Borough of Oradell in Bergen County is hereby authorized to execute such documents and exhibits as may be necessary to effectuate the RCA.


DATE: _____

[insert name]
[insert title]

M-1 MAPS OF WESTERVELT PLACE SITE

BOROUGH



AFFORDABLE HOUSING SITE	
	ZONING
R-1	RESIDENTIAL - 18,750 s.f.
R-2	RESIDENTIAL - 12,000 s.f.
R-3	RESIDENTIAL - 9,000 s.f.
R-4	RESIDENTIAL - 7,500 s.f.
R-5	RESIDENTIAL - Two Family
A-1	APARTMENTS
B-1	BUSINESS
B-2	LIMITED BUSINESS
B-3	SPECIAL BUSINESS
C-1	COMMERCIAL
C-R	CONSERVATION / RECREATION
M-X	MIXED USE
AH	AFFORDABLE HOUSING



Drawing Name AFFORDABLE HOUSING SITE	Project No. 192408	Drawing Date 12/14/68	Drawn by MA
Name 2229 AS INC	Name 3 PL	Eng. Scale 1 in. = 600'	Date 12/14/68



Lake Avenue

Westervelt Place

Legend

-  Subject Site
-  Steep Slopes

Note 1: This map is for illustrative purposes only; it is intended to show potential environmental constraints and findings should be verified by further analysis.

Source 1: Parcel data obtained from Bergen County Department of Planning and Economic Development.

Source 2: Slope data obtained from NJGS.

Dwg. Title

Municipally Sponsored Rental Project: Block 220 Lot 7.

Project No.

1694.01

Dwg. Date

09/26/05

Drawn By

KAK



BURGIS ASSOCIATES, INC.
PROFESSIONAL PLANNERS / LANDSCAPE ARCHITECTS
25 WESTWOOD AVENUE
WESTWOOD, N.J. 07675
201-666-1811 FAX: 201-666-2599

Project Title

Housing Plan

BOROUGH OF ORADEL
BERGEN COUNTY, NEW JERSEY

Dwg. Scale

1" = 33'

Sheet No.

1 of 1

Drawing No.

1694.01MUN

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M-2 MAP OF EXISTING VACANT PARCELS



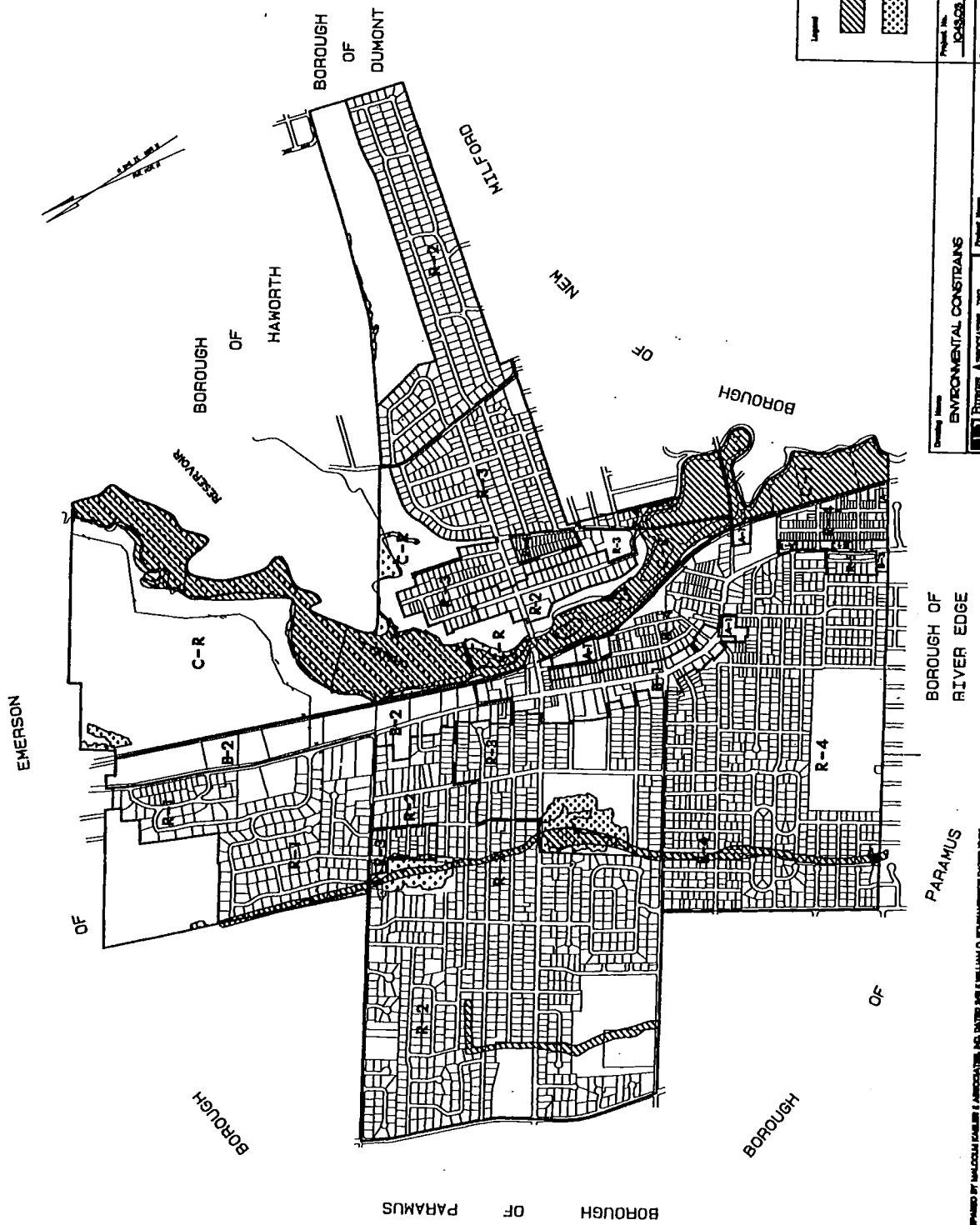
Note 1: Block 408 Lot 14.02 is also vacant, but is not represented on this map since this parcel was created from a recently subdivided lot whose data is not available.

Source 1: Parcel data obtained from Bergen County Department of Planning and Economic Development.

Dwg. Title		Project No.		Dwg. Date		Drawn By	
Vacant Parcels		1694.01		09/26/05		KAK	
Project Title		Dwg. Scale		Sheet No.		Drawing No.	
HOUSING PLAN BERGEN COUNTY, NEW JERSEY		1" = 1,833'		1 of 1		1694.01VAC	
BURGIS ASSOCIATES, INC. PLANNERS/LANDSCAPE ARCHITECTS 31 WESTWOOD AVENUE WESTWOOD, N.J. 07675 201-666-1811 FAX: 201-666-2399		2005 COPYRIGHT		BA		NOT TO BE REPRODUCED	

Legend
 Vacant Parcels

M-3 ENVIRONMENTAL CONSTRAINTS MAP



Legend

FLOODPLAIN

WETLANDS

Project Name	ENVIRONMENTAL CONSTRAINTS	Project No.	104508	Drawing Date	12/2/01	Drawn By	ABB
Client Name	BRUNER ASSOCIATES, INC.	Project No.	104508	Drawing Date	12/2/01	Drawn By	ABB
Project Name	ORADILL HOUSING PLAN	Project No.	104508	Drawing Date	12/2/01	Drawn By	ABB
Client Name	BRUNER ASSOCIATES, INC.	Project No.	104508	Drawing Date	12/2/01	Drawn By	ABB

BASE INFORMATION WAS OBTAINED FROM LANDS PREPARED BY LANDOWNERS & ASSOCIATES, INC. DATED 1991 & WILLIAM G. SCHWARTZ DATED 1991. WETLAND DATA OBTAINED FROM LANDS PREPARED BY LANDOWNERS & ASSOCIATES, INC. DATED 1991 & WILLIAM G. SCHWARTZ DATED 1991.