

PERIODIC MASTER PLAN REEXAMINATION REPORT

TOWNSHIP OF WAYNE PASSAIC COUNTY, NEW JERSEY

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INTRODUCTION

The New Jersey Municipal Land Use Law (hereinafter referred to as the MLUL) under section N.J.S.A. 40:55D-89 requires municipalities to periodically reexamine their master plan and development regulations at a minimum of at least once every six years.

The municipal Planning Board (hereinafter referred to as the Board) is charged with the responsibility of preparing the reexamination report. The MLUL requires that the reexamination report address, at minimum, the following items:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the most recent Master Plan;
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date;
- c. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land use, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County and municipal policies and objectives;
- d. The specific changes recommended for the master plan or development regulations, if any, including whether a new plan or regulation should be prepared.
- e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c. 79 (C.40A:12A-1 et seq.) into the land use plan element of the master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The Township of Wayne Planning Board adopted a comprehensive master plan in 1994. The 1994 Master Plan was prepared by Moskowitz, Heyer and Gruel, and provides for the obligatory land use element and five optional elements specified by the MLUL including: circulation, community facilities, conservation, economic development, and utility service. The Plan also contains land use data, demographic data including a population and housing profile of the Township as well as inventories of community facilities, recreational facilities and roadways.

Consistent with the requirements of the MLUL and the Fair Housing Act, the Township Planning Board adopted a Housing Element prepared by Kimball and Kimball dated January, 1992. The Township's Housing Element includes a Fair Share Housing Plan to satisfy the Township's affordable housing obligations under the Fair Housing Act. The Township ultimately received Council On Affordable Housing (COAH) certification on July 10, 1996. COAH has certified

that the Township has satisfied and in fact, exceeded its Mount Laurel obligations under its Fair Share Housing Plan to the year 2002.

This reexamination report of the 1994 Master Plan presents a planning analysis of all of its elements as well as the Township's development regulations as addressed by the plan to determine their relevance to current and future development conditions within the Township. The purpose of this analysis is to ensure that the Township's planning efforts are current in light of changing circumstances and community needs and are consistent with statutory requirements. This planning effort is particularly noteworthy as the Township enters the 21st century.

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

The 1994 Township Master Plan contains six elements as provided for by the MLUL. Each element separately addresses goals and objectives relating to that element. Although problems are not specifically enumerated, they are inferred in the text of the document.

Major Problems Identified In The 1994 Master Plan

1. **Land Use.** The Land Use Element notes the developed character of the Township and expressed concern over the future development of the remaining significant tracts in Wayne. The remaining lands for development are characterized as environmentally sensitive and the plan expressed the need to regulate the density and intensity of future development. The plan further noted problems associated with an outdated zoning ordinance, which it describes as inadequate and in need of substantive revision.
2. **Circulation.** The Circulation Element identified problem intersections and noted the need for intersection improvements, roadway improvements and roadway extensions. The plan further recommends that the Township Official Map be amended to eliminate certain roadways and roadway connections as being problematic or unnecessary.
3. **Community Facilities.** The Community Facilities Element identified problems associated with the need to provide additional space for the Police Department, a training facility for the Township Fire Department and for three additional tennis courts in order to satisfy National Recreational Park Association (NRPA) standards for a community the size of Wayne. Additionally, the plan identified space inadequacies at the Randall Carter and Ryerson Schools. This finding was based upon student enrollment figures developed by the plan utilizing the Cohort-Survival Methodology.
4. **Conservation.** The Conservation Element expressed concern over the need to protect environmentally sensitive tracts from over-development. The plan noted, as in the land use element, that the Township zoning ordinance required revisions to adequately reflect the environmental constraints affecting tracts of land posed by steep slopes, flood plain or wetlands.
5. **Economic Development.** The Economic Development Element noted no problem areas.
6. **Utility Service Plan.** The Utility Service Plan Element identified problems associated with infiltration into the Township's sewer lines and expressed the need to continue efforts to address this issue. The plan further identified problems associated with the need to develop storm water management standards relating to detention basin design and the need to further develop regional detention basins.

Major Objectives Identified In the 1994 Master Plan

The 1994 Master Plan's seeks, as its overall primary goal, to "preserve Wayne Township's existing quality of life..." The Plan further states that " Quality of life has been a consistent concern in Wayne, whether relating to transportation issues, land use issues, or environmental issues." With this as the plan's primary mission, the planning recommendations enumerated in each plan element are predicated upon the following objectives.

Land Use Element

1. Protect and preserve existing neighborhoods.
2. Encourage residential development that is consistent with the scale and density of the existing neighborhoods in Wayne Township.
3. Provide for lower income housing in a manner that complies with state and court mandated affordable housing laws.
4. Provide appropriate housing options for senior citizens.
5. Enhance the appearance of new and existing commercial areas.
6. Maintain the viability of the Township's commercial and industrial areas to ensure a solid municipal tax base.

Circulation Element

1. Encourage the use of public transportation and alternative forms of transportation.
2. Provide road and intersection improvements to reduce safety hazards at primary accident locations and improve circulation in congested areas.
3. Minimize the traffic from new development.

Community Facilities Element

1. Maintain and improve existing Township resources rather than construct or acquire major new facilities.
2. Provide community facilities that will meet local needs and respond to the varying demands of different demographic groups.

Conservation Element

1. Preserve and protect important natural features including lakes, lake edges, streams, woods, flood plains, open spaces and steep slopes.
2. Acquire and retain passive open space as development occurs.

3. Reduce the flood hazard risk in flood hazard areas, particularly in the Old Wayne Area and Hoffman Grove.

Economic Element

1. Maintain the Township's commercial and industrial tax base that contributes 31.25 percent of each tax dollar to the Township.
2. To provide an appropriate balance of land uses which can provide convenient employment opportunities to area residents, reduce traffic loads and help achieve clean air standards.

Utility Services Element

1. Continue to provide sanitary sewer service to all Township residents in a safe and efficient manner.
2. Maintain the Township's potable water supply.
3. Control storm drainage and strictly regulate development in the flood plain to alleviate flooding problems.
4. Reduce the Township's solid waste stream.

The extent to which the problems or concerns expressed by the 1994 Master Plan have been addressed or if new problems have emerged since its adoption as well as an analysis of accomplishments relating to the plan's stated goals is discussed in the ensuing section.

Extent To Which Problems And Objectives Have Been Reduced Or Have Increased Subsequent To The Previous Reexamination/Master Plan

The 1994 Master Plan describes the Township as a developed suburban community. This finding remains valid today in that, the Township land use patterns are well established and for the most part are fixed. Development activity can be best described as infill development and redevelopment of properties. Despite the developed character of the Township significant development has occurred in the intervening years and continues to date as the last remaining parcels of land are developed. To this extent, the concerns expressed by the plan regarding the development impacts of the remaining tracts of land upon the Township's quality of life and the objectives that stemmed from these concerns are still relevant today. To more fully understand the nature of these impacts, an analysis was made of changes affecting the community since 1994.

Extent of Change in the Community

Since the adoption of the 1994 Master Plan, the US Census Bureau has released 2000 census data.

As indicated in Table 1, the Township experienced a population increase of 13% between 1990 and 2000. This is nearly double the population increase experienced in the County as a whole and is a significant increase over the 1.2 percent experienced by the Township between 1980 and 1990.

The Census Data also indicates that the Township is changing demographically by age. The fastest growing segment of the population is the senior population age 65 and older which grew by 41% since 1990 followed by the Under 5 and five to fourteen age categories which increased by 24.2% and 35.8% respectively. The age group 35-44 remains the single largest age group making up 17.2% of the Township's population. It is significant to note however that the senior population over 65 now makes up the second largest percentage of residents at 16.2 percent of the Township's total population.

As indicated in Table 3, Township household size declined slightly from 2.86 persons per household to 2.74 persons per household. This is contrary to the trend exhibited for Passaic County which indicates that household size increased slightly from 2.85 to 2.92. The decrease in household size, although contradicted by the growing number of children in the Township, reflects the aging of the Township's population and would be consistent with the increasing number of seniors.

Table 1

POPULATION GROWTH
Township of Wayne and Passaic County
Township of Wayne
Population Change

Year	Population	Population Change	
		Number Changed	Percent
1940	6,868	--	--
1950	11,822	4,954	72.1
1960	29,353	17,531	148.3
1970	49,141	19,788	67.4
1980	46,474	(2,667)	(5.4)
1990	47,025	551	1.2
2000	54,069	7,044	13.0

Passaic County
Population Change

Year	Population	Population Change	
		Number Changed	Percent
1940	309,353	--	--
1950	337,093	27,740	9.0
1960	406,618	69,525	20.6
1970	470,782	64,164	15.8
1980	447,579	(23,203)	(4.9)
1990	453,060	5,481	1.2
2000	489,049	35,989	7.4

Source: U.S. Bureau of Census

Table 2

POPULATION BY AGE, 1990 AND 2000
Township of Wayne

	1990		2000		Change, 1990-2000	
	No. of Persons	Percent	No. of Persons	Percent	Number	Percent
Under 5	2,666	5.7	3,313	6.1	647	24.2
5-14	5,363	11.3	7,285	13.5	1,922	35.8
15-24	6,948	14.7	6,311	11.7	(637)	(9.1)
25-34	6,633	14.0	5,608	10.4	(1,025)	(15.5)
35-44	7,484	15.8	9,316	17.2	1,832	24.5
45-54	6,238	13.2	7,857	14.5	1,619	25.9
55-64	5,771	12.2	5,617	10.4	(154)	(2.7)
65 and Over	<u>6,192</u>	<u>13.1</u>	<u>8,765</u>	16.2	<u>2,573</u>	41.6
Totals:	47,295	100.0	54,069	100.0	6,777	100.0

*Numbers may not add up due to rounding

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

Table 3

HOUSEHOLD CHARACTERISTICS			
Township of Wayne and Passaic County			
	Township, 2000		County, 2000
<u>Household Size</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>
1 person	3,797	20.2	36,301
2 persons	5,964	31.7	44,740
3 persons	3,365	17.9	29,043
4 persons	3,577	19.0	27,272
5 persons	1,420	7.5	14,458
6 persons	451	2.4	6,265
7 or more persons	<u>181</u>	.09	<u>5,777</u>
Totals:	18,755	100	163,856
<u>Median Persons Per Household:</u>			
1990	2.86		2.85
2000	2.74		2.92

Housing data indicates that the Township is composed primarily of single-family residences (71.4 %) that are primarily owner occupied (82.0%). The housing data also indicates an extremely low vacancy rate of only 2.4% of all units. The majority of structures were constructed between 1940-1969. Interestingly, 36.3% of householders moved into their units between 1995 and 2000 (see Table 5) indicating a high turnover rate in the housing stock.

Median housing values have increased from a median value of owner occupied units of \$241,300 in 1990 to a median value of \$278,200. The 2000 Census mean value of owner occupied housing for the Township is \$299,825.

Indicators of housing condition as reported in the 2000 Census is utilized to determine the quality of the Township's housing stock and to determine housing needs for rehabilitation. Table 6 indicates that very few units within the Township's housing stock are substandard.

Table 4

HOUSING DATA IN 2000		
Township of Wayne		
	2000	2000
<u>Year Round Housing Units</u>	<u>Number</u>	<u>Percent</u>
Occupied	18,755	97.6
Vacant	463	2.4
 <u>Tenure of Occupied Units</u>		
Owner Occupied	15,371	82.0
Renter Occupied	3,384	18.0
 <u>Year Structure Built</u>		
1999 to March 2000	222	1.2
1995 - 1998	1,223	6.5
1990 - 1994	1,424	7.6
1980 -1989	2,101	11.2
1970 - 1979	1,659	8.8
1960 - 1969	5,126	27.3
1940 - 1959	5,567	29.7
1939 or earlier	1,443	7.7
 <u>Units at Address</u>		
Single-Family Detached	13,727	71.4
Single-Family Attached	1,609	8.4
Two or More Units	2,932	15.6
Mobile Home	178	0.9
 <u>Number of Rooms</u>		
One	52	0.3
Two	399	2.1
Three	1,389	7.2
Four	2,080	10.8
Five	1,907	9.9
Six	2,919	15.2
Seven or more	10,482	54.5

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

Table 5

YEAR HOUSEHOLDER MOVED INTO UNIT Township of Wayne		
	<u>Total</u>	<u>Percent</u>
1999 to March 2000	1,998	10.6
1995 - 1998	4,814	25.7
1990 - 1994	3,621	19.3
1980 - 1989	3,471	18.5
1970 - 1979	3,459	22.0
1970 - 1979	1,992	10.6
1969 and Earlier	<u>2,869</u>	<u>15.3</u>
Totals:	15,757	100.0

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

Table 6

INDICATORS OF HOUSING CONDITIONS, 2000 Township of Wayne		
<u>Total Housing Units</u>	<u>Number</u>	<u>Percent</u>
1. <u>Status of Plumbing Facilities</u> Lacking complete plumbing facilities for exclusive use	48	0.2
2. <u>Persons Per Room</u> 1.01 or more	208	1.1
3. <u>Age of Housing</u> Housing built before 1940	1,481	7.9
4. <u>Water or Sewer Problem</u> Lack of public sewer, septic tank or cesspool	26	0.2
5. <u>Telephone Availability</u> Lack of telephone	27	0.1
6. <u>Nonstandard Heating Fuel</u> Use of coal, coke, wood or no fuel for heating	52	0.3

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

The impact of change affecting the Township can be best viewed as a function of development. According to Department of Labor statistics, from 1994 to 2002 the Township Of Wayne authorized the construction of 1,180 single-family residential units. This corresponds to 131 dwelling units per year. The distribution of units by type and year are indicated in Table 7.

Table 7
Residential Dwelling Units Authorized by Building Permit
1994 - 2002

Year	Single Family	Multi-Family
1994	196	62
1995	116	48
1996	74	
1997	203	
1998	170	
1999	149	16
2000	107	
2001	46	
2002	119	
Totals	1,180	126

Source: NJ Department of Labor Building Permit Data

With the exception of 1996, Wayne Township led Passaic County in residential construction permits.

Residential construction from 1994 occurred throughout the Township mostly as a function of infill development arising primarily from small-scale subdivision developments. Table 2 provides a summary of development activity as approved by the Township Planning Board.

Table 8
Subdivision Approvals Granted by the Planning Board
1994 - 2000

Year	Block/Lot	Development	No. of Lots	Zone
2000	2415/17,18, & 19	Pt View at Pt. View Oak	8	RB
	3407/2 & 8	Robert Wolf	9	RB
	3516/64	Castle Rock	2	RB
	2205/102	Scuralli, Eleanor	2	RB
1999	2800/48	Apple Lane Estates	20	RB
	1010/11,12 & 29	Pt View at French Hill	17	RB
	2104/79 & 80	Valley Tone Estates	6	RB
	2329/5	The Ridge	34	R-BC
	1505/12&13	Carbon, John	2	RB
1998	2205/124	Red Barn Estates	22	RB
	3611/66	Lee, Daniel	2	RA
	1109/46	Radzik, Valerie	2	RB
	3406/14	Sherman, Brett	2	RB
1997	1902/43	Mountain Crest Estates	14	RC2.5
	1902/90	Hrabovsky, Peter	6	RB
	911/15 & 16	Devoid, Howard	2	RB
	1101/10	Cardaci, John	2	RB
	2901/155	Dziobek, Walter	2	RB
	1326/57	Grandstrand, Mark	2	RB
	1109/44	Iraola, Michael	2	RB
	4506/5	Lytell, Michael	2	RA

	1901/10	Murphy Elizabeth (estate)	2	RB
1996	2700/18-20	Van Orden Estates	30	RB
	923/20	Alps View Associates	2	RB
	1105/31	Kern, Stephen	2	RB
	4504/13	LaSala, Sheila	2	RA
	4700/124 & 131	Morel Builders	2	RA
	101/17	Scerbo, Enzo	2	RB
	1714/14 & 15	Tatham, Thomas	2	RB
1995	2800/25 & 26	Alfieri/Antinora/Blackwell	2	RB
	1902/43	Mountain Crest Estates	14	RC2.5
	2320/21	Silverstein, Jane	3	RB
	1831/5.01	Charter Oaks (South Ridge)	9	RB
	2003/128	Almadera Estates	2	RB
	1831/6	DiGravina, Pat	2	RB
	1831/5	Duchac, Fred	2	RB
	1317/33	Murray, Barbara	2	RB
	2711/77	Neuwirth, Nathan	2	RB
1994	2800/50	Lincoln Glen	98	AH-1
	2320/35	Bourbon Street West	3	RB
	1801/23-32	Sunny Hills, at Wayne (PII)	12	RB
	4501/11	Sunny Knolls	4	RA
	3516/5	Vizcaya Sect IVB	48	RA
	1610/3&4	McCoobery	6	RB
	1610/2	McCoobery	2	RB
	2901/99	Bluegrass Hills	2	RC2.5
	2329/14 & 15	Uberto, Margaret	2	RB
Total Lots			415	

Source: Township Planning Department Files

Table 8 supports the finding that infill development is occurring as most of the applications approved by the board fall within the established RB zones and consist mostly of minor subdivisions. The fact that much of this activity is occurring in the RB is noteworthy. The RB Zone permits single-family development on 15,000 square foot lots and is the predominant land use category in the township. Consequently, existing development patterns are being supported.

In addition to single-family residential development, the Township has realized further construction of housing units both in beds and dwellings targeted towards senior citizens. Table 3 provides a summary of the major senior developments since 1994.

Table 9
Senior Units Approved or Constructed

Summer Hill (Senior Citizen Housing Corp)	164 Rental Units
Four Seasons at Wayne	230 Active Adult Dwellings
Marriott International	112 Beds (approved)
Arden Courts (Manor Care)	158 Beds
Sunrise Assisted Living	72 Rental Units/92 Beds
Atrium at Wayne	175 Beds
Siena Village	250 Units

Source: Township Planning Department Files

Development activity in the Town has been and remains primarily residential. The Township has experienced however, redevelopment activities within its non-residential zones. Most notably, redevelopment is occurring along the Route 23 corridor. Treasure Island has recently constructed a major retail facility on Route 23 on the site of a former lumberyard. Enterprise Rent-A-Car has located its northeastern regional headquarters in Wayne renovating and occupying the former Schlott/Frasseto Building also on Route 23. Enterprise has also created a rental car-processing center at the site. The tract has further developed with a major vehicular repair facility (Goodyear) and a Wendy's fast food chain. Retail facilities, most notably the Wayne Hills Mall, Preakness Shopping Center, T Bowl Center and Wayne Towne Square have renovated and updated their appearance. It is noteworthy that the Cyanamid property is now occupied and under redevelopment as the corporate headquarters of Toys R Us. The importance of this development is significant in light of the sale of the Union Camp corporate headquarters on Valley Road extension to William Paterson University and the relocation of State Farm Insurance from its Wayne offices located on Route 23 to Parsippany. The former State Farm property is now the subject of an application for redevelopment by the Lowes Corporation seeking to establish a national hardware chain at this site. Additionally, despite one of the strongest and most prolonged economic growth periods of this nation's history during the period of the late nineties and early 2000, there has been a notable lack of office construction as properties located along Route 46 (the Muscarelle Tract) and within the Office Research Zone on Valley Road extension (the McBride tract) remain undeveloped. The diminished demand of office space was exacerbated by events surrounding the tragedy of 9/11. Despite the availability of land zoned for office construction, alternative development proposals such as an ice hockey facility, hotel and private school (all on the McBride Tract on Valley Road extension) are the subject of recent applications to the Township Board of Adjustment. The Board of Adjustment recently approved the Wayne Ice Hockey Arena in 2002 on Barbour Pond Drive, which is zoned for office research use. Available office rental data indicates that the office market remains weak within this region of Passaic County. Vacancy rates over the past few years, an indication of market demand, show an increase from a low of 17% in 1999 to a rate of 34% in 2000. This is a doubling of the vacancy rate in only one year and illustrates the volatility of the office market.

Interest in the corridor is also being generated by public storage facilities. Two significant applications before the Township for the construction of self-storage facilities totaling approximately 1,600 self-storage units were presented in 2000. Additional interest has been expressed to construct an additional self-storage facility on Route 46 and one on the Paterson Hamburg Turnpike. The application on the Hamburg Turnpike, Affordable Storage by Daniel was recently approved by the Board of Adjustment.

In addition to redevelopment activity occurring in the Route 23 corridor, the Township continues to receive applications for the approval of cellular towers submitted by the various cellular carriers. For the most part these applications have been limited to existing towers and rooftops in non-residential areas. In response to continued cell tower development, the Township Council has recently adopted a cell tower ordinance that prioritizes cell tower locations giving highest priority to municipally owned properties.

The Township has realized a significant increase in its net valuation in real property since 1994. In 1994, the total valuation for the Township was \$4,774,646,800. This figure represents 100 per cent valuation since the Township had just completed a township wide reassessment of property

in 1993. In 2001, this figure had grown to \$5,254,55,900.00. Using the present equalization ration of 0.8414, this results in an equalized value of \$6,245,015,332. This is an increase of \$1,470,368,532 since 1994. Table 10 indicates the present breakdown in property valuation in the Township.

Table 10
Property Valuation for 2001

No. of line items	Real Property Classification		2001 Assessment
705	1- Vacant Land		77,473,900
16,400	2-Residential (4 Families or Less)		3,614,942,400
7	3a - Farm (Regular)		1,677,100
11	3b - Farm (Qualified)		91,200
515	4a-Commercial	1,218,601,000	
87	4b-Industrial	222,214,300	
9	4c-Apartments	119,556,000	
	Total Class 4		1,560,371,300
Total Assessment			5,254,555,900

Source: Township Tax Assessment Office

Development however, has also impacted the land use coverage in the Township and has increased traffic congestion. Mapping provided by the New Jersey Department of Environmental Protection entitled "Wayne Township, New Jersey - Showing Growth in Developed Use Areas from 1986 to 1995/97" (see addendum) indicates that during that period, the Township added approximately 278 acres of total impervious area (building, sidewalks, driveways, parking lots, etc). The solid yellow areas represent those lands that have been developed since 1986. According to this figure, this is an increase of 7.2 percent. The projected total impervious surface to 1997 is estimated by the NJDEP to be 24 percent of the total acreage of the Township.

With development, traffic volumes have also increased causing traffic congestion and delays on the Township's major thoroughfares during peak hours. Initiatives to handle various traffic issues will be discussed in further detail in the ensuing section of this report.

The 1994 Master Plan carefully inventoried vacant land throughout the Township and assessed its development potential. Each site was not only categorized by its development potential taking into consideration environmental constraints, but zoning recommendations were also provided. A copy of this analysis and the corresponding map is appended to this report. It is significant to note that of the 107 lots identified, very few of these properties have been developed. The Ridge Development (identified as tract 38), Boston Scientific (identified as tract 56), Manor Care (identified as tract 52), Red Barn Estates (identified as tract 35) and Four Seasons (identified as tract 49) have actually developed. This leaves the majority of properties still available for development. Consequently, their potential impact upon the community has yet to be felt.

Extent to Which Objectives Have Been Achieved and Problems Reduced

Each element described in the 1994 Master Plan included recommended implementation policies to address concerns and achieve the desired objectives specified. Therefore, the effectiveness of achieving the master plan's objectives can be viewed as a function of analyzing the success of each implementation policy.

Land Use Element

There are six implementation policies recommended under the Land Use Element as follows:

1. Create a limited office zone with stringent design standards for residential areas that are located on the Paterson-Hamburg Turnpike between Valley Road and Alps Road; between Surry Drive and Jackson Avenue on the south side of Paterson-Hamburg Turnpike, and for several Properties located west of Colfax Road and east of Black Oak Ridge Road on Paterson-Hamburg Turnpike.

Discussion: This policy has not been implemented by the Township.

2. Incorporate design standards for landscaping, building design, parking lots, roads and signs into the land development ordinance.

Discussion: This policy has not been implemented by the Township.

3. Create a Special Improvement District for the Wayne Hills shopping area to fund improvements including unified signage, landscaping and sidewalk treatments.

Discussion: This policy has not been implemented by the Township.

4. Encourage efforts to build senior citizen housing within the SCH zone.

Discussion: This policy was implemented by the Township. Senior citizen housing development has occurred in the Township within the SCH overlay zone primarily as a function of Township efforts. Consequently no new expansion of this zone is needed or recommended at this time.

5. Reevaluate the Township's industrial zone requirements with particular attention paid to the types of uses that can reuse older industrial buildings and sites.

Discussion: This policy has not been implemented by the Township.

6. Reevaluate the Township's office/research zone requirements in terms of the long term viability of these areas and increased competition from newer office space in the region at competitive rents.

Discussion: Recognizing the need to provide for expanded development opportunities available in the marketplace in light of the fact that sustained efforts to attract research and development users to its RD zone have not been successful, the Township has

amended the Township Zoning Ordinance to permit mixed use development of the Wellsford property (formerly Cyanamid Tract) located on Berdan Avenue. Potential mixed use development as permitted by the ordinance would consist of a combination of uses including a resort/hotel complex offering state of the art corporate training facilities, office space, a nine hole golf course and residential development limited to 225 attached or multifamily units. Recognizing the sensitive nature of this tract and its close proximity to residential neighborhoods, stringent environmental controls were incorporated into the ordinance amendment. This is consistent with the environmental objectives specified in the master plan. It is noted however, that the purchase of the entire Cyanamid Tract by Toys R US for use as their corporate headquarters makes this development scenario less likely.

Circulation Element

There are nine implementation policies specified under the Circulation Element.

1. Encourage through streets that will not disturb existing neighborhoods.

Discussion: The Circulation Element of the Master Plan recommended a number of road connections. Only two of the eleven road connections identified by the plan were implemented. These were the West Belt connection and the connection road between Langdale Road and Garside Avenue through the Falcon Ridge and Radcliff Village approved developments. Additionally, the plan recommended that the Township Official Map be amended to eliminate certain road connections that were deemed unnecessary or problematic. The Official Map has not been amended to implement this recommendation.

2. Encourage construction of the West Belt roadway to reduce traffic on existing local, County and State Roads and provide direct access from Valley Road and Riverview drive to Route 23, Route 80 and the Willowbrook Mall.

Discussion: Construction of the West Belt roadway was completed in 2001 and is open to traffic.

3. Improve intersection improvements to reduce safety hazards at primary accident areas and improve circulation in congested areas.

Discussion: The plan identified eight intersection improvements. Of the improvements, three were completed or partially completed as follows:

- a. The median barrier on the Paterson-Hamburg Turnpike has been constructed by the County but only as far as Church east of Furino Place. A landscaped median as recommended by the plan was not constructed by the County in favor of a metal guardrail.*
- b. The jughandle at the intersection of Paterson-Hamburg Turnpike at the Berdan Avenue/Byrne Court intersection has been constructed.*

- c. *A temporary signal has been installed, paid for by Federal funds, at the intersection of Black Oak Ridge Road and Pompton Plains Cross Road. This signal has been in place since 1986.*
4. Coordinate with County and State agencies to concentrate capital improvements on new jughandles, intersection improvements and synchronized traffic lights along Paterson-Hamburg Turnpike, Route 23, Riverview Road and Valley Road.

Discussion: The Township has been an active participant in encouraging the County and State to make intersection improvements. Recent examples would include the Township's involvement with the county in planning the jughandles along the Paterson-Hamburg Turnpike and incorporating a major jughandle improvement as part of the Westminster townhouse development on the Paterson-Hamburg Turnpike opposite Jackson Avenue.

5. To the extent possible, locate traffic generating uses in areas where available road capacity exists.

Discussion: This is a general planning policy that is implemented through the planning process and development review process.

6. Require new development to provide improvements to both the physical and visual qualities of roadways.

Discussion: This has been standard Township policy implemented through the site plan review process.

7. Where possible, require new development to provide parking lot intersections and parallel access drives.

Discussion: This policy would be implemented as part of the development review process as the opportunity presents itself. To date, commercial applications where the Township could implement this policy has not presented itself.

8. Pursue programs with NJDOT and NJ Transit to provide alternative forms of transportation, including but not limited to, bicycle trails, circulator bus service and additional park and ride lots.

Discussion: The Township has participated in the county study regarding the feasibility of constructing bicycle trails in the Township as a linked network.

9. Assist local businesses to prepare Transportation Management Plans (TMPs) to reduce Traffic congestion and meet the mandates of the Clean Air Act.

Discussion: As a matter of policy, the Federal EPA is no longer requiring TMP's. Consequently, this policy is no longer warranted.

Although not specifically identified in the Circulation Element, in addition to the Township's completion of the West Belt, the Route 23 fly-over has also been completed to the benefit of area traffic flow.

Conservation Element

There are five implementation policies specified under the Conservation Element.

1. Revise the zoning for areas with the most significant environmental constraints to reflect the sensitive environmental conditions.

Discussion: This policy has not been implemented by the Township.

2. Closely examine the buy-out program updated by the Army Corps of Engineers and reserve judgment until the details are provided.

Discussion: The Township is an active participant in the NJDEP Blue Acre flood plain buy out program. Although this is not the Federal program described by the plan, the effect is the same in achieving the goal of relocating property owners out of the floodway and flood plain.

3. Reduce the impacts of flooding in the most flood-prone areas by encouraging property owners to participate in a program for relocating homes or swapping land in the flood hazard areas to upland properties.

Discussion: As stated previously, the Township is an active participant in encouraging property owners to participate in the flood hazard area buy out program.

4. Continue to acquire properties with tax liens in the Old Wayne Area and Hoffman Grove to reduce the opportunity for development and reduce the number of flood-prone residences in the flood hazard area.

Discussion: The Township has a longstanding policy of acquiring properties in the flood hazard area and land banking these for potential parkland/open space purposes and to discourage further development in the flood plain.

5. Preserve environmentally sensitive areas along rivers and streams by requiring conservation easements and/or dedication of open space to the Township.

Discussion: This is a general implementation policy that would be implemented during the course of development review. This policy would be pursued should the opportunity present itself, however, since 1994, there has been no development directly along the Pompton River.

It should be noted that the Township Environmental Commission has prepared a detailed Natural Resources Inventory (NRI) dated June 30, 1998, last revised to November 17, 1999 that details environmental conditions in the Township. This document provides a valuable tool in assessing

the environmental impacts. It is significant to note that the Township residents approved the open space referendum on November 4, 2003 providing two cents per one hundred dollars of assessed valuation for the dedicated purpose of acquiring open space and to promote recreation in the Township. As a result of this approval, the Township is forming an Open Space Committee for the purpose of establishing a Township Open Space Plan to guide the expenditure provided by this funding.

Community Facilities Element

There are five implementation policies specified under the Community Facilities Element.

1. Provide additional space at the Municipal Building for storage and police use by shifting or relocating municipal departments to other Township buildings, such as the Civic Center.

Discussion: The Township is currently conducting a detailed investigation of its space needs to address space utilization issues within the municipal building.

2. Allow the fire department to use one of the vacant sites owned by the Township for use as a fire training facility.

Discussion: This policy recommendation has not been implemented by the Township. The possible construction of a Passaic County Fire Training facility in Wayne on County owned property bordering Wayne and Haledon, if constructed, will satisfy this recommendation.

3. Expand Rumana Park by encouraging the adjacent property owner (Vacant Site #35) to use the cluster development option when developed and locating the open space adjacent to Rumana Park.

Discussion: This policy has not been implemented by the Township and the property has developed so as to preclude its implementation.

4. Provide three additional tennis courts on existing Township Parks to meet the minimum recreation established by the National Recreation and Parks Association.

Discussion: This policy has not been implemented by the Township.

5. Provide additional space at the elementary schools by either reopening Fallon School, expanding Randall Carter and Ryerson schools, redistricting or increasing class sizes.

Discussion: The Township Board of Education has embarked upon a building expansion program based upon project school enrollments and has developed a long range facilities plan consistent with the requirements of the School Financing and Construction Act. Funding provided under that statute will be utilized for the expansion of the school district's facilities. It is further noted that the Board of Education has appeared before

the Planning Board concerning the capital project review of a number of school expansion projects.

Utility Services Element

There are six implementation policies specified under the Utility Services Element.

1. Continue the sanitary sewer pipe rehabilitation program to reduce water infiltration and sewer seepage problems.

Discussion: Sewer improvements are an ongoing program managed under the Department of Public Works.

2. Increase the minimum lot size in the Old Wayne and Hoffman Grove area to 30,000 square feet to reduce the public health and safety hazards caused by septic systems on small lots.

Discussion: This policy recommendation has not been implemented by the Township.

3. Revise the flood plain ordinance and zone standards to restrict new development in flood hazard areas.

Discussion: This policy recommendation has not been implemented by the Township. It should be noted however, that the Township has prepared an updated flood management plan as required under FEMA regulations that partially addresses this issue.

4. Prepare a comprehensive storm water management plan to ensure the appropriate design location of storm water facilities.

Discussion: This policy recommendation has not been implemented by the Township. It should be noted however, that the Township, by ordinance, does assess and collect impact fees associated with developments that generate drainage impacts upon the regional collection system of the Singac Brook.

5. Establish design standards for detention basins.

Discussion: This policy recommendation has not been implemented by the Township.

6. Revise the Township's site plan standards to require new development to provide facilities for recycling.

Discussion: This policy recommendation is addressed under the Township's recycling ordinance as required under the State Mandated Recycling statutes.

Economic Development

There are four implementation policies specified under the Economic Development Element.

1. Re-evaluate the Township's industrial zone requirements, with particular attention paid to the types of uses that can reuse industrial buildings.

Discussion: This policy recommendation has not been implemented by the Township.

2. Reevaluate the Township's office/research zone requirements in terms of the long-term viability of these areas and increase competition from newer office space in the region at competitive rates.

Discussion: This policy recommendation has been implemented by rezoning the Wellsford tract as previously discussed by this report.

3. Establish a residential scale office zone in residential areas that border Paterson-Hamburg Turnpike and are no longer viable for residential use.

Discussion: This policy recommendation has not been implemented by the Township.

4. Designation of the southern area of the Township near the Route 80/Route 23/Route 46 intersection as a Regional Center in accordance with the requirements of the State Development and Redevelopment Plan.

Discussion: This policy recommendation has not been implemented by the Township.

In summary, it is apparent that a number of significant implementation policies intended to achieve enumerated planning objectives were not accomplished. This has the affect of undermining the master plan document. In general, the majority of implementation policies recommended require a regulatory response either by amending the Township's zoning ordinance or development regulations. The Master Plan goes into great detail in its recommendations concerning zoning going so far as to recommend the development of an entirely new ordinance document. The problems with the Township's current zoning ordinance is succinctly stated by the 1994 Plan:

"The current zoning ordinance establishes thirty-two different zone districts in the Township. In fact, three of the listed zones are not even shown on the zoning map (other than the Senior Citizens Housing floating zone). There is a significant amount of overlap in the zoning ordinance, many inconsistencies in district regulations, special zones directed at single parcels, and ineffective or missing controls needed to properly regulate development. The result is much confusion, inefficiencies and use and bulk controls which do not reflect the physical characteristics of the property or prevailing land use patterns."

Further, other policy recommendations for circulation, community facilities, conservation and utilities are also tied to recommendations that the Township improve its regulatory framework. Specific zoning recommendations contained in the plan are appended to this report.

Additionally, the Township needs to reevaluate policy recommendations in other areas that were also not implemented for possible solutions or alternatives since many of the problems suggested by the plan remain.

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 Specific Planning Issues and Governmental Policies

The basic assumptions, policies and objectives that form the basis of the plan for the most part remain current and should remain in effect. A number of policy concerns however, have emerged that were not contemplated by the plan that should also be addressed.

Affordable Housing

The Township has satisfied and exceeded its requirements under the Fair Housing Act to provide affordable housing. Two of the Mount Laurel Incentive District (MLID) sites that were formed under court consent orders however, remain undeveloped. As part of any comprehensive zoning ordinance amendment, these areas need to be evaluated and zoned appropriately. The MLID zones are located on the Paterson-Hamburg Turnpike and are situated near residential zones. Consequently, zoning should seek to promote uses that are compatible with residential neighborhoods and generate low traffic volumes.

COAH has now promulgated Third Round regulations based upon a “Shared Growth” approach. This approach is a substantial departure from previous rules and regulations and seeks to link the actual production of affordable housing with municipal development and growth.

The growth share methodology allows each municipality to determine its capacity and desire for growth. The affordable housing that becomes the municipality’s obligation is calculated based upon a share of that growth.

The proposed regulations have three components:

1. Rehabilitation Share
2. Remaining Prior Obligation 1987-1999
3. Growth Share

The Rehabilitation Share is the number of deficient housing units occupied by low and moderate-income households within a municipality as of April 1, 2000. This represents the Township’s in town existing affordable housing need.

The Remaining Prior Round Obligation includes the number of units a municipality is obligated to from the previous two affordable housing rounds resulting from the Fair Housing Act. This does not impact the Township of Wayne since the Township had obtained COAH certification and satisfied its prior round obligations.

The Growth Share requirement has the potential for the greatest impact upon the Township. The Growth Share requirement is based upon both residential and commercial development and assesses an affordable housing obligation according to the issuance of certificates of occupancy at the following ratios:

1. Residential: 1 affordable unit for every 10 units built.

2. Non-Residential: 1 affordable unit for every 30 jobs created by commercial expansion calculated on floor area and UCC use designations.

The proposed COAH regulations leaves the affordable housing obligation on the municipality to decide based upon a ten-year projection of development. Consequently, careful planning is required to properly balance the extent of anticipated development to be permitted and the subsequent affordable housing obligation.

The policy implications are clear. The more growth incurred results in a greater affordable housing obligation. Township planning policies therefore, should be guided accordingly. The Board notes however, that the regulations have not yet been officially adopted.

The Township successfully amended its Fair Share Housing Plan with COAH to remove the Greenberg Tract as a Mount Laurel development site. This property is located on Route 23 and is substantially impacted by wetlands rendering residential development inappropriate. Despite the amendment to the Township Fair Share Plan the parcel remains zoned for affordable residential housing. Due its significant site constraints, this site should be considered for possible purchase under the Township's Open Space Plan.

Farmland Preservation

The State of New Jersey has made monies available for the purchase of development rights to protect the remaining farmland acreage in the State.

The zoning status of the Kuehm farm needs to re-assessed as the Township proceeds to prepare a new zoning ordinance. This tract is presently zoned for RB residential development. The Township however, is supportive of the County's efforts to purchase the development rights to the farm stemming from the funding available in the state Farmland Protection Act. This tract is the largest of only two working farms left in the Township and is located at a busy intersection (Black Oak Ridge Road and Pompton Crossroad). Portions of the tract are also impacted by the flood plain associated with the Pompton River that flows past the westerly property line of the property. The preservation of the Kuehm Farm would serve to protect the Township's past legacy as a farming community and preserve open space. If the farming rights to this property cannot be purchased then the property should be rezoned away from residential development consistent with the Township's desire to limit future population increases that lead to increased demands for public services.

Self Storage Facilities

The sudden interest in developing public self- storage facilities along the Route 23 corridor has raised issues regarding the appropriateness of such uses along the highway. The zoning ordinance lacks a clear definition or specific site design standards to accommodate this type of use in the business zones.

Redevelopment

Given the developed character of the Township, it is anticipated that more redevelopment of existing developed properties will occur in the community. It is further anticipated that this will be particularly true in the southerly end of the Route 23 corridor where the urban renewal tract is located along with other vacant or underutilized tracts of land. As traffic improvements are constructed and as economic conditions make redevelopment opportunities feasible, the Township should be prepared with updated zoning and development regulations to guide the appropriate development of these tracts. Again, the basis for these regulations are provided by the objectives enumerated by the plan and the information contained in the document.

Traffic and Circulation

Circulation and traffic problems continue to affect the quality of life of Township residents. It is noted that the North Jersey Transportation Planning Authority (NJTPA) has released two significant studies relating to traffic and needed improvements to the Route 23/46/80 Corridor. The NJTPA released its 2025 Regional Transportation Plan on September 25, 2000. It has also released its NJ 23/46/80 Interchange Study. These studies identify traffic problems associated with this particular corridor, project future traffic demands and then recommends both short term and long term traffic improvements.

The Township should remain an active participant in the planning process for this corridor to ensure that needed improvements are implemented in the best interest of the community and the region as a whole.

New NJDEP Regulations

The New Jersey Department of Environmental Protection (NJDEP) is currently in the process of updating and adopting new comprehensive water quality planning regulations. The NJDEP is preparing to adopt stricter standards and guidelines to manage regional water quality issues. In summary, the preparation of water quality management plans for septic development of six lots or more will require a detailed alternatives analysis prior to obtaining required NJDEP discharge permits. The same will be required for amendments affecting sewer service boundaries. The impact of the State Plan's recommendations affecting the various state regions will also be incorporated into the NJDEP review process. These regulations will effect development throughout the State. The Township will need to be cognizant of these regulations when they become effective.

The State NJDEP has also developed what it terms the "BIG MAP" which is intended to delineate areas where growth should and should not be permitted. Once adopted, the NJDEP intends to utilize this map for its decision making in rendering required permits. The map impacts certain areas of the Township, however, due to controversies and comments received by the NJDEP in response to the map's publication, the NJDEP has withdrawn the map for further consideration and revision. At this point in time the NJDEP has not reissued the map for review. The Township has requested to be included in any discussions with the NJDEP regarding the development of the map as it impacts the Township.

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

The 1994 Master Plan is comprehensive and broad in scope. The objectives and implementation policies contained in the plan remain, except as otherwise indicated in this report, valid. Consequently, the preparation of a new master plan at this juncture is not required. However, consistent with the recommendations of the plan, the following recommendations are proposed:

1. The Township should seek to completely revise its zoning and development regulations to address the issues presented by the 1994 Master Plan. Within the context of this effort, undeveloped parcels and inappropriately zoned properties should be carefully evaluated. This evaluation should incorporate the recommendations and most particularly the objectives of the master plan in determining the appropriate zoning. Furthermore, the development regulations should be addressed to provide for clear standards of development consistent with the objectives of the plan. Specific recommendations are reflected in the attached Appendix 4 - Proposed Zoning Ordinance Amendments Report.
2. After extensive review and consideration given to comments made during the public hearing process the Board adopts the following land use recommendations which should be incorporated into the new comprehensive zoning ordinance:
 - a. The Board finds that sufficient housing exists both in quantity and diversity to satisfy present housing needs of the community and into the foreseeable future. Consequently, zoning proposals resulting in increased housing development that will increase the population and density of Wayne Township should be discouraged.
 - b. Consistent with the above finding, the Board finds that there is sufficient housing provided for its senior population for active adults (55+ and older) and for older seniors 65 and older that require specialized housing. Consequently, any new proposed housing development for this targeted age group should be discouraged except in appropriate locations uniquely suited to support such development. To prevent overdevelopment of sensitive land any such development should not occur at densities that exceed 5 units per acre.
 - c. The Keuhm Farm tract should be preserved as permanent opens space as a working farm utilizing State funds set aside to preserve agricultural lands. If the development rights to the farm cannot be purchased, it is recommended that the property be rezoned from RB, single family residential to an Industrial Park/High Tech zone designation given the site's direct access to Route 23 leading to Route 287. In conjunction with such development appropriate road improvements to Pompton Plains Crossroad and at the intersection of Pompton Plains Crossroad and Black Oak Ridge Road must be incorporated into any such development plan.
 - d. The Board notes that "Big Box" retail establishments exist within the Township primarily within established retail centers. Given the concern over increased traffic associated with big box retail development and the prominent lack of any

such free standing uses along the Route 23 or Route 46 corridor within the Township, the Board finds that such development would be out of character with the land use pattern associated with the existing highway corridor and therefore, should be discouraged.

- e. The Board notes that there are continuing applications for self storage facilities within the Township. Due to the nature of this use, their appearance and function, the Board finds that such facilities are most appropriately located in Industrial zones and not within commercial business areas.
 - f. The status of the MLID 3 and 4 Zones are presently subject to the Township's current affordable housing plan as approved by COAH. These sites have outstanding court order agreements that cannot be unilaterally changed without COAH consent or with the consent of the property owners. Consequently, the status of these properties will remain as they presently exist until such time as the new COAH guidelines are finalized and a new Affordable Housing Plan is prepared. Consistent with the findings enumerated under a. and b. above, these properties should not be developed with high density projects.
 - g. The Board seeks to encourage the improvement of existing commercial areas within the Township and discourage the creation of new commercial zones in areas that are not presently commercial.
 - h. The Board takes notice of the changes that have occurred associated with traditional houses of worship. Specifically, houses of worship have expanded tremendously in the scale of services that they provide the community. Where traditionally located in residential areas to serve local parishioners, the Township has recently been faced with religious uses that are more regional in character. Such intensive religious uses are now of such massive scale as to be incompatible with their location in residential neighborhoods. The Township zoning ordinance should be amended to address this issue by promulgating appropriate standards to permit religious uses but on a scale that minimizes its potential impact upon the surrounding community.
3. The plan should be reviewed by the Board at least once on an annual basis to maintain currency and to evaluate the implementation status of objectives.
 4. The Township should prepare a new official map to designate and finalize future road alignments.
 5. In conjunction with the Township's recently established "Open Space Preservation Fund" approved by referendum on November 4, 2003 and the State Green Acres program, the Township should prepare an open space plan to designate areas of high priority for purchase under the State Green Acres Program. The preparation of the plan will greatly facilitate the application process for state and county funding for the purchase of open space and increase the grant yields to the Township. Included in this plan would be an analysis of Township owned properties located within the flood plain in the Old Wayne

area and developing policies for the disposition of these parcels as either parkland or future development.

Master Plans In Adjoining Municipalities And The State Development And Redevelopment Plan

The Municipal Land Use Law requires master plans to include a specific policy statement indicating the relationship of the proposed plan to that of adjoining municipalities. The plan must also address its relationship to the State SDRP.

The 1994 Master Plan details the relationship between the Township's master plan and that of Passaic County and adjoining communities. There appear to be no changes in the planning issues or recommendations as presented in the plan that warrant amendment or reconsideration.

The Township, through Passaic County Planning Board, has participated in the recent cross-acceptance procedure relative to the reexamination of the State Development and Redevelopment Plan. The Township's designation as a PA-2 mature suburb is appropriate for the Township given its developed character and does not pose serious constraints on the Township's efforts to continue to grow and redevelop. It is further noted that the PA-5, Environmentally Sensitive designation, associated with High Mountain Park is also appropriate.

APPENDIX

Appendix 4

REPORT PROPOSED ZONING ORDINANCE AMENDMENTS

PERIODIC MASTER PLAN REEXAMINATION REPORT

TOWNSHIP OF WAYNE PASSAIC COUNTY, NEW JERSEY

The original document was appropriately signed and sealed on June 18, 2001 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

John P. Szabo, Jr., P.P., Township Planner
Professional Planner #3445

Amended June 24, 2003
Amended December 16, 2003

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INTRODUCTION

The Planning Board of the Township of Wayne is presently conducting a re-examination of its 1994 Master Plan. The 1994 Master Plan made numerous recommendations for amending the Township's Zoning Ordinance and cited concerns with its current regulatory framework. The problems with the Township's current zoning ordinance is succinctly stated by the 1994 Plan:

"The current zoning ordinance establishes thirty-two different zone districts in the Township. In fact, three of the listed zones are not even shown on the zoning map (other than the Senior Citizens Housing floating zone). There is a significant amount of overlap in the zoning ordinance, many inconsistencies in district regulations, special zones directed at single parcels, and ineffective or missing controls needed to properly regulate development. The result is much confusion, inefficiencies and use and bulk controls which do not reflect the physical characteristics of the property or prevailing land use patterns."

The Planning Board directed that the Planning Department review the zoning recommendations of the 1994 Master Plan and offer recommendations to the Planning Board either re-affirming the 1994 recommendations or alternatively, offering additional or different recommendations. This report is in response to the Board's directive.

The recommendations of the 1994 Master Plan can be categorized in two ways. Recommendations were made affecting the regulatory framework of the ordinance, its structure and organizational deficiencies and secondly, zoning recommendations were offered on 107 specific properties. Consequently, this report is organized to address each.

STRUCTURAL CHANGES RECOMMENDED TO THE ZONING ORDINANCE

The 1994 Master Plan recommended structural change to the Township Zoning Ordinance to address issues with conflicts, environmental concerns, inconsistencies between zones and in some instances the lack of appropriate regulations to guide development. Each zoning recommendation corresponds to land use designations recommended by the adopted Land Use Plan and corresponding Map. As discussed elsewhere in the Reexamination Report, these changes were never implemented leaving the Township's zoning ordinance substantially inconsistent with the Township's master plan.

These changes were summarized by land use category as follows.

Residential

Specific recommendations made by the 1994 Plan for changes to the Residential Zoning Districts included:

1. Permitting cluster development as an option in the R-AA, R-A and R-B zones which would allow reduced lot sizes to conserve open space with the submittal of a conforming development plan to determine the appropriate number of lots. Reduced lot sizes to be permitted in each zone would include:
 - a. R-AA – 20,000 sq. ft
 - b. R-A/RC 1.25 – 15,000 sq. ft.
 - c. RB/RC 2.5 – 7,500 sq. ft.

Comment: The Planning Staff generally agrees with the concept of cluster zoning. It is recommended however, that the minimum cluster lot size for the RB zone be increased to 10,000 square feet.

2. Combining Residence B-1 (RB-1) and Residential Leasehold (RLD) zones with the R-A zone to promote residential lot consolidations due to septic requirements. It was further recommended that the new ordinance exempt existing houses on undersized lots and pre-existing leaseholds.

Comment: The Planning Staff agrees with the concept provided that provisions are made to exempt pre-existing conditions.

3. Recommending that the I zone be reduced in the Old Wayne area to be consistent with boundaries of existing industrial uses. Existing residential areas should be rezoned to RA to reflect the residential character of the area and to upgrade the recommended lot size for septic systems.

Comment: The Planning Staff agrees in concept but notes that the same exemption for existing homes be incorporated into the changed zoning as discussed above.

4. Discouraging the conversion of residential properties to commercial uses on Valley Road and permitting professional office conversion only if
 - a. Off street parking can be provided to the rear or side screened from view;
 - b. Maximum impervious coverage of 50% is maintained
 - c. A maximum of 30 percent of the gross floor area is used for professional and office purposes.

Comment: The Planning Staff supports this recommendation.

Commercial

Specific recommendations made by the 1994 Plan for changes to the Commercial Zoning Districts included:

1. Consolidating commercial districts from eleven zones to six.

Comment: The Planning Staff supports this recommendation.

2. Eliminating the Garden Apartment/Office Building (G/O) and Urban Renewal 1 (UR-1) districts since neither are delineated on the Township's Zoning Ordinance.

Comment: The Planning Staff supports this recommendation.

3. Creating a distinction between the various commercial areas based upon neighborhood and highway locations. Presently, all retail districts are designated as Zones with the exception of the RR, Regional Retail Zone which encompasses the Willowbrook Mall area.

Comment: The Planning Staff supports this recommendation.

4. Introducing the concept of limiting building floor area based on specific Floor Area Ratios and impervious coverage limits per zone as follows:
 - a. Commercial neighborhood : FAR: 0.15; Impervious Cover: 60 percent
 - b. Highway Commercial: FAR 0.20 – 0.25; Impervious Cover: 70 percent
 - c. Regional Retail: FAR 0.25; Impervious Cover: 70 percent
 - d. Office Limited (SB Zone): FAR 0.15; Impervious Cover: 60 percent

Comment: The Planning Staff supports this recommendation with a recommended FAR of 0.2 for Highway Commercial.

5. Rezoning several residential areas along the Paterson Hamburg Turnpike to Office Limited use.

Comment: The Planning Staff supports this recommendation.

6. Rezoning the Office Building Zone (across from the Kings Shopping Center) to Office Limited (SB) to permit small-scale office development.

Comment: The Planning Staff supports this recommendation.

7. Combining the Office Research and Research Development Zones into one zone with an FAR of .20 and maximum building coverage of 50 percent.

Comment: The Planning Staff supports this recommendation.

Industrial

Specific recommendations made by the 1994 Plan for changes to the Industrial Zoning Districts included:

1. Consolidating the Industrial Zones into one zone thereby eliminating the Industrial Park designation as a separate zone. Industrial Parks would be permitted as a conditional use within the Industrial Zone.

Comment: The Planning Staff supports this recommendation.

2. Introducing the concept of limiting building floor area based on specific Floor Area Ratios and impervious coverage limits in the Industrial zone as follows:
 - a. FAR: Between 0.20 and .25
 - b. Impervious Coverage: Between 50 to 60 percent

Comment: The Planning Staff supports this recommendation with a recommended FAR of 0.25.

3. Rezoning the south side of Pompton Plains Cross Road from Residence B to Industrial.

Comment: While it is true that non-residential uses exist on the south side of Pompton Plains Cross Road, it is recommended that if the area is to be rezoned to Industrial that a minimum 100-foot buffer should be required where only 50 feet is required now.

4. Rezone existing non-industrial land uses within industrially zoned areas (commercial and residential) to the appropriate commercial or residential category.

Comment: The reduction of the industrial area needs to be carefully analyzed so as not inhibit future development of industrial uses thereby adversely affecting the tax base of the Township.

Public and Semi-Public Areas

The 1994 Plan recommended the creation of an Open Space/Government Use District consistent with the Land Use Plan's Public and Semi-Public land use category. This district would primarily affect lands owned by governmental agencies or are severely environmentally constrained or in private recreation to replace much of the R-AA zone. This district is intended to preserve existing open space and public areas in the Township. The district would permit government uses, parks, golf clubs, schools, country clubs and similar open space uses. Additionally, low density residential development of one-unit/three acres with a cluster option is also proposed for privately owned lands falling within this category.

Comment: The Planning Staff supports this recommendation.

SPECIFIC ZONE CHANGES AFFECTING PRIVATE PROPERTY

In addition to structural changes recommended for the Township Zoning Ordinance, specific recommendations were made for one hundred seven (107) individual properties. The recommendations presented in the Plan reflect an analysis of existing land use patterns and the estimated presence of environmental constraints on these parcels. A matrix along with a key map identifying the studied parcels was included in the 1994 Plan and attached to the Reexamination Report. An updated matrix which now includes the Planning Department's recommendations are appended to this report as Table 1.

ZONING ISSUES NOT CONTEMPLATED BY THE 1994 MASTER PLAN

As discussed in the Periodic Reexamination Report, changes have occurred in the communities that are not addressed by the 1994 Plan. These changes now require the Township's attention and include the following:

1. Rezoning the MLID Zones. The court ordered mount laurel settlements affecting the two remaining MLID properties (MLID-3 and 4) have expired and the sites are not needed to satisfy the Township's affordable housing obligations.

Comment: The MLID or Mount Laurel Incentive District zones permit mixed commercial development with a payment in lieu of for affordable housing. These sites are located along the Paterson-Hamburg Turnpike located in near residential areas. The MLID-3 was previously zoned R-A prior to the consent order. The MLID -4 was previously zoned R-B prior to the consent order. There are two possible rezoning options for these tracts. One option would be to revert the zoning back to their original residential designation. Alternatively, the second option would be to permit low intensity commercial development consistent with the SB zone. These sites however, are presently incorporated into the Township's COAH approved Fair Share Plan and cannot be unilaterally changed without COAH and Plaintiff consent. Consequently, the status of these properties will remain as they presently exist until such time as the new COAH guidelines are finalized and a new Affordable Housing Plan is prepared.

2. Rezoning the Greenberg Tract located on Route 23 from its current AH-3 Affordable Housing designation to reflect that the Township's amended fair share-housing plan approved by the Council on Affordable Housing eliminating the tract from the plan.

Comment: The property owner of this tract previously applied to the Planning Board to rezone the property to B, commercial. The Planning Board at that time declined to recommend the business rezoning and recommended instead a rezoning to RB, residential. The Township Council never took action on this recommendation. The Township is presently contemplating a Green Acres application to purchase the site as open space. If successful in its application, then it is recommended that the property be rezoned to the OS/GU designation as recommended in the 1994 Master Plan for other similar properties. Should the Township not be successful in acquiring the parcel, consideration should be given towards a low intensity commercial zone.

3. Rezoning of the Kuehm Farm to reflect the Township's desire to maintain the site as an active farm.

Comment: Rezoning the parcel from RB to OS/GU would be consistent with the Township's stated desire to see the tract preserved as an active farm. However, if the development rights cannot be purchased, it is recommended that the property be rezoned from RB to IP.

A low intensity Industrial Park designation is consistent with the surrounding land use pattern which is distinctly non-residential and its ready access to Route 23 and Route 287.

4. Determining the appropriate locations and development standards for self storage facilities.

Comment: Provided that appropriate standards are developed to regulate the scale and intensity of self-storage uses, it is suggested that Self-storage facilities can be permitted by right in industrial zones.

5. In addition to the above, the Township must also address the lack of new office development in the Township and determine whether those properties situated on Route 23 and currently zoned for Special Business development are still viable. This is particularly significant given the departure of State Farm from its Route 23 location. Rezoning the SB properties along Route 23 to a highway commercial designation permitting retail development will provide expanded opportunities for economic development and improvement to the Route 23 corridor provided regulations concerning intensity of development are also adopted. This issue however, must also be considered in light of increase traffic volumes that can be anticipated from increased retail activity on the highway. Therefore, it is recommended that the Route 23 corridor be rezoned to an Highway Commercial (HC) designation incorporating appropriate development standards to guide the intensity and design of such development provided further however, that such rezoning be consistent with the Board's policy of discouraging stand alone "Big Box" retail along the Route 23 corridor.
6. A review of recent residential redevelopment occurring within the Township indicates a need to regulate the size of single family building additions which are oversized by lot standards and are now increasingly overwhelming the character of residential neighborhoods. This is particularly true with the residential construction occurring in the Township's lake communities. It is noted that present residential zoning regulations for single family residential development do not specifically regulate building coverage or proscribe a maximum floor area. It is recommended that building coverage limits and FAR standards be developed to regulate the size and scale of residential development to protect the character of existing residential neighborhoods.
7. A concern has been expressed by the lake communities that standards be developed to protect the view shed of existing lakes that are part of a residential community. It is recommended that such standards should be developed so as to protect the character of the lake communities and to prevent over-development of lake front properties.

8. There are other zoning changes that also should be considered that were not addressed in the 1994 Master Plan as follows:
 - a. There are properties along the Route 23 highway corridor that are deep and extend into residential zones. Bisecting these properties between zones necessitate a use variance application often unnecessarily. Consequently, it is recommended that the commercial designation of these lots follow lot lines where appropriate.
 - b. The Industrial zone permits all uses permitted in the B, Business district. To prevent over zoning of commercial property and to diversify the Township's economic base, it is recommended that the industrial zone be amended to eliminate the reference to uses permitted in the B zone and that activity be limited to presently permitted industrial zones.

APPENDIX – TABLE 1

TABLE 1

**VACANT AND POTENTIALLY DEVELOPABLE LAND ANALYSIS
Township of Wayne, Passaic County, New Jersey**

Key No.	Size (acres)	Flood Plain (acres)	Wetlands (acres)	Steep Slopes (acres)	Developable Area (acres)	Existing Zoning	Proposed Zoning	Comments
1	2.41	2.41	0	0	0	RB	RB	No zone change. RB zoning is consistent with Flood plain and access limitations preclude development.
2	2.8	2.8	0	0	0	RB	RB	No zone change. RB zoning is consistent with Flood plain and access limitations preclude development.
3	5.54	5.54	0	0	0	I	HC	Rezone to Highway Commercial. Property is adjacent to Route 46 and Route 80 and is adjacent to commercial development. Flood plain limitations.
4	14.8	14.8	0	0	0	I	HC	Rezone to Highway Commercial. Property is adjacent to Route 46 and Route 80 and is adjacent to commercial development. Flood plain limitations.
5	3.15	2.75	0	0	0.4	IP	I	Rezone to I with industrial parks as conditional use. Flood plain limitations.
6	6.22	0	0	0	6.22	IP/RB	I/RB	Lot contains three parcels. One parcel received conditional use approval in 1989, a second lot is an isolated parcel, and the third lot is vacant. Rezone to I with industrial parks as a conditional use.
7	2.19	1.3	0	0	0.89	I	I	No zone change. Flood plain limitations.
8	11.03	9	2.76	0	2.03	RB	RB	No zone change. RB zone is consistent with current use pattern. Flood plain limitations.
9	13.81	12.81	2.76	0	I	I	I	No zone change. Flood plain limitations.
10	2.25	2.25	2.25	0	0	RB	OS/GU	Rezone to OS/GU because adjacent to park and access limitations preclude development.
11	13	13	0	0	0	B/RB	HC/RB	No zone change. Zoning is consistent with current use pattern. Flood plain limitations.

¹ No Change (NC)

TABLE 1

**VACANT AND POTENTIALLY DEVELOPABLE LAND ANALYSIS
Township of Wayne, Passaic County, New Jersey**

Key No.	Size (acres)	Flood Plain (acres)	Wetlands (acres)	Steep Slopes (acres)	Developable Area (acres)	Existing Zoning	Proposed Zoning	Comments
12	21.66	21.66	21.66	0	0	I	R-A	Rezone to R-A because adjacent to residential limitations.
13	2.04	2.04	1.43	0	0	I	R-A	Rezone to R-A because adjacent to residential limitations.
14	3.57	3.57	3.57	0	0	I	OS/GU	Rezone to OS/GU because adjacent to public flood plain and access limitations preclude other zoning.
15	2.12	2.12	2.12	0	0	I	R-A	Rezone to R-A because adjacent to residential limitations.
16	7.87	7.25	0.79	0	0.62	IP	I	No zone change. Flood plain limitations.
17	8.73	0	0	0	8.73	RB	RB	No zone change. Alps Road location with flood plain residential is consistent with surrounding land use.
18	11.2	0	0	0	11.2	AH-5	AH-5	No zone change. Affordable housing site (C).
19	9.02	0	0	0	9.02	AH-4	AH-4	No zone change. Affordable housing site (C).
20	3.71	0	0	0	3.71	B	HC	No zone change. HC zone is consistent with surrounding land use pattern and property has Rt. 23 frontage. No flood plain development.
21	8.64	8.64	1.3	0	0	B/RB	HC/RB	No zone change. Zoning is consistent with surrounding land use pattern and has Route 23 frontage. Flood plain limitations.
22	4.86	0	0	0	4.86	RB	RB	No zone change. No constraints to develop residential is consistent with the surrounding land use.
23	12.36	11.11	4.94	0	1.25	I	I	No zone change. Flood plain and wetland limitations.
24	6.29	6.29	0	0	0	I	I	No zone change. Flood plain limitations.
25	7.29	0	0	0	7.29	SB	OB-L	No zone change. No constraints to develop residential is consistent with the surrounding land use pattern.
26	2.02	0	0	0	2.02	RB	RB	No zone change. No constraints do develop residential is consistent with the surrounding land use.
27	18.24	0	0	0	18.24	AH-3	AH-3	No zone change. Affordable housing site (C).
28	3.72	0	0	0	3.72	B	HC	No zone change. No constraints to develop residential is consistent with the surrounding land use pattern.

TABLE 1

**VACANT AND POTENTIALLY DEVELOPABLE LAND ANALYSIS
Township of Wayne, Passaic County, New Jersey**

Key No.	Size (acres)	Flood Plain (acres)	Wetlands (acres)	Steep Slopes (acres)	Developable Area (acres)	Existing Zoning	Proposed Zoning	Comments
29	6.9	6.4	4.83	0	0.5	IP	I	Rezone to I with industrial parks as conditions and wetland limitations.
30	7.47	6.35	2.73	0	1.12	IP	I	Rezone to I with industrial parks as conditions and wetland limitations.
31	4.67	3	0.5	0	1.67	RB	RB	Property received development approval in 1998. Problems with flooding in area have been addressed since construction of the Barbour Pond detention pond.
32	9.53	0	0	8.53	1	RB	R-A	Rezone to R-A. Property contains a significant amount of steep slopes and low density cluster development on this site to minimize impact to the environment.
33	16.73	0	0	0	16.73	RC-2.5	RB	No zone change. No constraints to development. RB residential is consistent with the surrounding residential pattern.
34	36.01	0	1.8	25.21	10.8	RB	R-A	Rezone to R-A. Property currently used as residential. Significant amount of steep slopes. Low density development is strongly encouraged on this site to minimize impact to the environment.
35	14	2.1	2.1	0	11.9	RB	RB	No zone change. Property currently contains significant constraints to development. RB residential is consistent with the surrounding residential pattern.
36	14.13	0	2.83	0	11.3	RB	OS/GU	Rezone to OS/GU. Property is used by Passaic County homeowner's association for private recreation.
37	7.34	0	0	0	7.34	RB	RB	No zone change. No constraints to development. RB residential is consistent with the surrounding residential pattern.
38	34.29	0	0	27.43	6.86	R-BC	R-A	Rezone to R-A. Property contains a significant amount of steep slopes and low density cluster development on this site to minimize impact to the environment. Consistent with the recommendations for this area prepared by Hintz/Nelessen.

TABLE 1

**VACANT AND POTENTIALLY DEVELOPABLE LAND ANALYSIS
Township of Wayne, Passaic County, New Jersey**

Key No.	Size (acres)	Flood Plain (acres)	Wetlands (acres)	Steep Slopes (acres)	Developable Area (acres)	Existing Zoning	Proposed Zoning	Comments
39	48.9	3	5.4	0	40.5	RD	RD	No zone change. While there are environmental constraints on the site, further nonresidential development of the site is encouraged. Future development of nonresidential sites on the property is encouraged to maintain the Township's tax base.
40	4.62	0.46	2.31	0	2.31	RB	OS/GU	Rezone to OS/GU. Property contains a detached garage owned by the Township
41	10.28	0	0	0	10.28	SB	OB-L	No zone change. Property has frontage on a road adjacent to commercial highway uses. Property is suitable for development.
42	9.15	5.5	5.5	0	0	RB	RB	No zone change. Property is constrained by wetlands and is located adjacent to a variety of commercial land uses. Residential zoning is appropriate at this time to ensure that any development of the site is consistent with adjacent land uses.
43	28.05	28.05	28.05	0	0	RB	OS/GU	Rezone to OS/GU. Property is constrained by wetlands, is not accessible and borders a Township road.
44	2.1	0	0	0.21	1.89	RB	RB	No zone change. Property contains few constraints to development and RB residential is consistent with the surrounding land use pattern.
45	1.98	0	0	0	1.98	RB	RB	No zone change. Property currently used as residential with no constraints to development. RB residential is consistent with the surrounding land use pattern
46	19.23	0	0	0	19.23	RB	RB	No zone change. Property contains few constraints to development and RB residential is consistent with the surrounding land use pattern
47	2.36	0	0	0	2.36	RB	RB	No zone change. Property contains no constraints to development and RB residential is consistent with the surrounding land use pattern.

TABLE 1

**VACANT AND POTENTIALLY DEVELOPABLE LAND ANALYSIS
Township of Wayne, Passaic County, New Jersey**

Key No.	Size (acres)	Flood Plain (acres)	Wetlands (acres)	Steep Slopes (acres)	Developable Area (acres)	Existing Zoning	Proposed Zoning	Comments
48	3.78	0	0	0	3.78	IP	OB-L	Rezone to OB-L. Property has frontage on Turnpike and does not have the lot depth needed for development. OB-L zone is consistent with surrounding land use pattern.
49	35.42	0	0	0	35.42	IP	I	No zone change. Property is surrounded by residential, commercial and quasi-public uses. Property is a family detached residential neighborhood, adjacent to an approved low and moderated-income housing development, a shopping center, a YMHA, a concrete plant and an industrial park. Industrial uses are appropriate for the area and will help maintain the Township's tax base.
50	6.65	0	4.99	1.33	1.66	R-A	OS/GU	Rezone to OS/GU. Property is currently zoned R-A and has steep slopes and no access. Property is adjacent to Jersey Country Club and High Mountain Park. Property is consistent with OS/GU zone designation.
51	26.88	0	2.69	0	24.19	OB	OB-L	No zone change. Property contains few commercial uses and development and OB-L zone is consistent with surrounding land use pattern.
52	18.95	0	3.79	7.58	11.37	SB/RA	OB-L/RA	No zone change. The property is adjacent to a school building, a commercial shopping center, a community center and a single-family residential neighborhood. Property has some development constraints, but developable area is consistent with surrounding land use pattern. Property is adjacent to Paterson-Hamburg Turnpike where the property currently zoned R-A should rezone to OB-L/RA.
53	3.3	0	0.33	2.5	0.8	R-A	R-A	No zone change. Property contains significant commercial uses and development constraints, but is consistent with surrounding land use pattern.
54	7	0	0	0	7	R-A	OB-L	Rezone to OB-L. Property has frontage on Turnpike and is not appropriate for residential use. Surrounding land use pattern is consistent with OB-L zone.

TABLE 1

**VACANT AND POTENTIALLY DEVELOPABLE LAND ANALYSIS
Township of Wayne, Passaic County, New Jersey**

Key No.	Size (acres)	Flood Plain (acres)	Wetlands (acres)	Steep Slopes (acres)	Developable Area (acres)	Existing Zoning	Proposed Zoning	Comments
55	59.31	1.75	3.5	6	48.06	OR	OR	No zone change. Property contains few developable areas and OR zone is consistent with surrounding land use pattern.
56	22.97	0	2.3	2.3	20.67	OR	OR	No zone change. Property contains few developable areas and OR zone is consistent with surrounding land use pattern.
57	2.06	0	0	0	2.06	B	HC	No zone change. Property is a narrow lot that requires a road extension. HC zone is consistent with surrounding land use pattern and property contains no constraints.
58	23.8	0	0	0	23.8	OB/RA	OB-L/RA	No zone change. Site contains steep slopes and requires site observations.
59	3.51	0	0	0	3.51	RB	RB	No zone change. Property fronts on Black Horse Pike Turnpike and contains no constraints to development and is consistent with the surrounding land use pattern.
60	4.66	0	0	0	4.66	AH-2	AH-2	No zone change. Property is an affordable housing site.
61	3.71	3.71	0	0	0	RB	OS/GU	Rezone to OS/GU. Property is constrained by flood plain limitations and is surrounded by public uses.
62	45.01	22.51	0	0	22.51	RB	OS/GU	No zone change. Property is partially constrained by flood plain but RB zoning is consistent with surrounding land use pattern.
63	8.04	5.5	0	0	2.54	RB	OS/GU	Rezone to OS/GU. Property is constrained by flood plain limitations and is surrounded by public uses.
64	8.7	0	0	0	8.7	RB	RB	No zone change. Property has frontage on Black Horse Pike Turnpike, but its lot depth allows for appropriate development consistent with adjacent properties.
65	7.61	5.71	1.52	0	1.9	SB/RB	OB-L/RB	Western area of property contains flood plain limitations. Developable area fronts on Paterson Turnpike which is appropriate for OB-L development.
66	2.32	2	0	0	0.32	B	HC	No zone change. Property is located within a residential area currently used as a parking lot. Zoning is consistent with surrounding land use pattern.

TABLE 1

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Township of Wayne, Passaic County, New Jersey**

Key No.	Size (acres)	Flood Plain (acres)	Wetlands (acres)	Steep Slopes (acres)	Developable Area (acres)	Existing Zoning	Proposed Zoning	Comments
67	21.7	0	0	4.34	17.36	R-A	RA/OB-L	Rezone frontage for OB-L because property fronts on Hamburg Turnpike. Frontage is appropriate for development and rear of property is appropriate for development.
68	6.74	0	0	0.67	6.07	R-A	R-A	Access to property is from residential neighborhood on Paterson-Hamburg Road. Access not feasible from Paterson-Hamburg Road.
69	10.03	0	1	2.01	8.02	RC-2.5	RB/SCH	Rezone to RB with a Senior Citizen Housing Overlay. Legality of RC-2.5 zoning is questionable, and development is proposed to be a conditional use. In addition, the property is subject to an agreement with the Wayne Township Council, the owners (Alpine Senior Housing developers (Senior Citizen Housing Corporation, Wayne Township) for development of senior citizen housing.
70	6.65	0.66	1	0.66	5.65	R-AA	R-AA	No zone change. Property contains few commercial uses and R-AA zoning is consistent with surrounding land use pattern.
71	3.6	0.36	0.36	0	3.24	R-AA	R-AA	No zone change. Property has received a building permit for development and is no longer considered potential.
72	5.41	0	1.08	2.16	3.25	RD	R-A	Rezone to R-A. Property fronts on Berdan Road which is too small for RD development. R-A zoning is consistent with surrounding land use pattern.
73	17.07	1.71	1.71	0	15.36	OR	R-A	Rezone to R-A. Field inspection and topographic maps of the site indicate that very steep slopes are located along the Road frontage of the site. The site would be better suited for Chicopee Drive which serves the adjacent Paterson-Hamburg Road. Low-density residential use of the site is more appropriate than adjacent land uses.
74	26.34	0	2.63	15.8	10.54	R-AA	R-AA	No zoning change. Property contains few commercial uses and R-AA zoning is consistent with surrounding land use pattern.

TABLE 1

**VACANT AND POTENTIALLY DEVELOPABLE LAND ANALYSIS
Township of Wayne, Passaic County, New Jersey**

Key No.	Size (acres)	Flood Plain (acres)	Wetlands (acres)	Steep Slopes (acres)	Developable Area (acres)	Existing Zoning	Proposed Zoning	Comments
75	4.36	2	0.44	0	2.36	R-A	R-A	No zone change. Property contains few cor development and R-A zoning is consistent v use pattern
76	16.95	7.2	0	1.85	7.95	R-A	R-AA	Rezone to R-AA. Property contains signific development and contains two streams.
77	3.27	3.27	3.27	0	0	R-A	R-A	No zone change. Property is located in floo is consistent with surrounding land use patte
78	5.18	4.18	4.18	0	1	R-A	R-A	No zone change. Property is Located in floo zoning is consistent with surrounding land u

PROPERTIES WITH DEVELOPMENT APPROVALS

79	7.22	7.22	0	0	0	B	HC	No zone change. Property is part of Urban (Quadrant II), contains flood plains and is a (Cooper Toombs Property).
80	91.22	91.22	72.98	0	0	I	I	No zone change. Property is part of Urban (Quadrant II), contains flood plains and wet approved for Cooper Toombs mixed use pro piece of property is suitable for developmen with surrounding land uses.
81	36.3	0	7.26	0	29.04	I	I	No zone change. Property is owned by Berl developable part of property was used for ex use.
82	16.83	16.83	16.83	0	0	B/I	HC/I	No zone change. Property is constrained by received approval for a retail center (Vornac industrial zoning is consistent with the exist
83	45.15	4.52	0	9.03	36.12	RC-2.5	RB	Rezone to RB. Property is approved for tov Village & Falcon Ridge), which would be a RB zoning proposed in the land use plan. T allow the developers to amend the approved single-family detached housing that is consi development pattern in the surrounding neig

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Township of Wayne, Passaic County, New Jersey

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84	4.35	0	0.87	0	3.48	IP	I	Rezone from IP to I with industrial parks as a condition. Property is approved for office development as permitted in the I zone.
85	10.54	0	0	0	10.54	MLID-1	MLID-1	No zone change. Zone was established as a condition of Order to permit a Continuing Care Retirement Community (Marriott).
86	6.33	0	0	0	6.33	MLID-4	MLID-4	No zone change. Zone was established as a condition of Order to permit a retail center (Weinman).
87	5.24	0	0	0.52	4.72	MLID-3	MLID-3	No zone change. Zone was established as a condition of Order to permit a retail center (Pagano).
PUBLIC VACANT LAND								
88	4.87	2.87	4.87	0	0	I	OS/GU	Rezone to OS/GU. Property is owned by a private entity and approved for a N.J. Transit bus storage site. Property is located within flood plains and wetlands.
89	44.4	43	39.96	0	1.4	I	HC	Rezone to HC. Property is located within flood plains (Quadrant III) and has received approval for a parking lot (Farcal Realty).
90	16.08	16.08	16.08	0	0	I	OS/GU	Rezone to OS/GU. Property is owned by a private entity and constrained by flood plains, wetlands and steep slopes. Property contains the alignment for the proposed West Belt Highway.
91	9.73	9.23	8.76	0	0.5	I	OS/GU	Rezone to OS/GU. Property is owned by a private entity and constrained by flood plains and wetlands. Property is used as Township's public works garage.
92	2	0.5	0	0	1.5	RB	OS/GU	Rezone to OS/GU. Property is owned by a private entity and contains the fire training school.
93	2.07	2.07	2.07	0	0	RB	OS/GU	Rezone to OS/GU. Property is owned by a private entity and constrained by flood plains, wetlands and steep slopes.
94	28.54	28.54	28.54	0	0	I	OS/GU	Rezone to OS/GU. Property is owned by a private entity and constrained by flood plains and wetlands. Property contains the alignment for the proposed West Belt Highway.

TABLE 1

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Township of Wayne, Passaic County, New Jersey**

Key No.	Size (acres)	Flood Plain (acres)	Wetlands (acres)	Steep Slopes (acres)	Developable Area (acres)	Existing Zoning	Proposed Zoning	Comments
95	10.6	10.6	10.6	0	0	I	OS/GU	Rezone to OS/GU. Property is owned by a constrained by flood plains and wetlands.
96	2.95	2.95	2.95	0	0	I	OS/GU	Rezone to OS/GU. Property is owned by a constrained by flood plains and wetlands. Future park use as part of the Wayne Area P
97	2.07	2.07	0.83	0	0	I	R-A	Rezone to R-A. Surrounding property is loc Property is owned by the Township and ma exchange more floodprone housing lots clos
98	2.07	2.07	2.07	0	0	I	R-A	Rezone to R-A. Surrounding property is loc Property is owned by the Township and ma exchange more floodprone housing lots clos
99	9.99	4	0	0	5.99	RB	OS/GU	Rezone to OS/GU. Property is owned by th and is planned for future athletic fields.
100	2.3	2.3	2.3	0	0	IP	OS/GU	Rezone to OS/GU. Property is owned by a constrained by flood plains and wetlands an park.
101	38.93	38.93	23.36	0	0	IP	OS/GU	Rezone to OS/GU. Property is owned by a constrained by flood plains and wetlands an park.
102	3.36	3.36	2.69	0	0	R-B1	R-A	Rezone to R-A. Surrounding property is loc Property is owned by the Township and ma exchange more floodprone housing lots clos
103	38.18	0	3.64	0.7	34.54	RB	RB/SCH	Include in Senior Citizen Housing overlay z proposed for senior citizen housing by the C
104	24.9	0	2.49	4.98	19.92	RB	OS/GU	Rezone to OS/GU. Property is owned by th and is planned for future athletic fields.
105	3.1	0	0	0	3.1	RB	OS/GU	Rezone to OS/GU. Property is owned by a constrained by lack of access.
106	2.72	0	0	0	2.72	OR	OS/GU	Rezone to OS/GU. Property is owned by a
107	2.22	2.22	0	0	0	RB	OS/GU	Rezone to OS/GU. Property is owned by a constrained by flood plains and wetlands.