

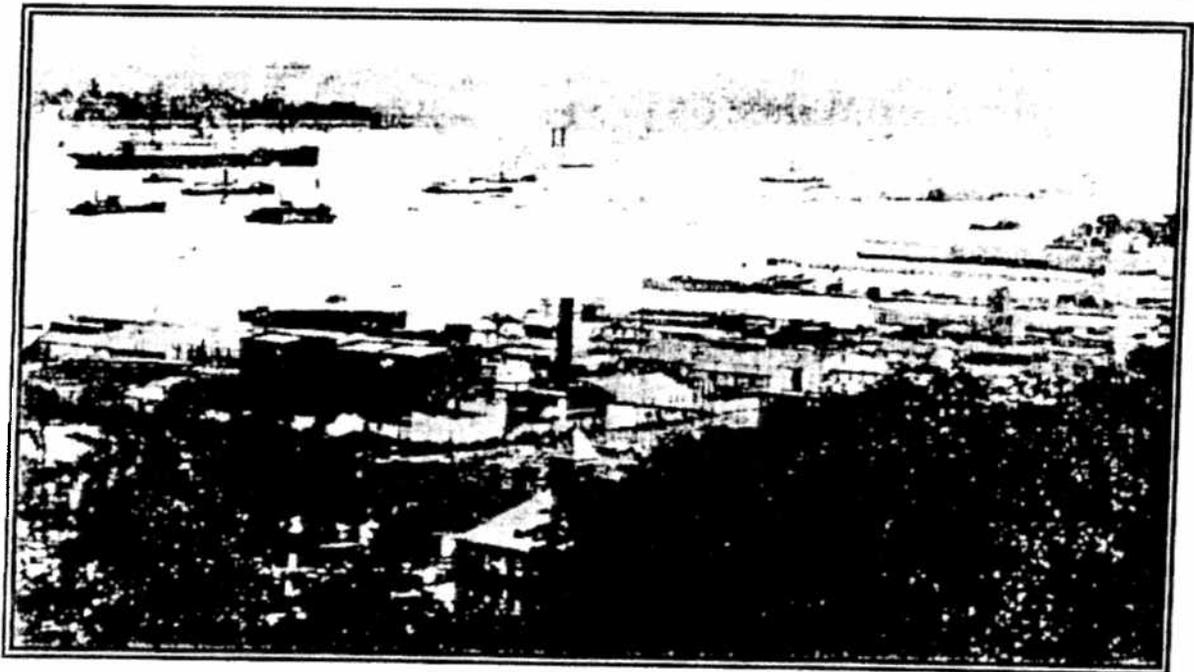
BOROUGH OF EDGEWATER

Bergen County



New Jersey

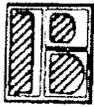
Master Plan



View of the Edgewater Waterfront. Circa- 1930's

Re-examination Report

Adopted: November 23, 1998



BURGIS ASSOCIATES, INC.

COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS

25 Westwood Avenue
Westwood, New Jersey 07675
Phone (201) 666-1811
Fax (201) 666-2599

Community Planning
Land Development and Design
Landscape Architecture

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

PREPARED FOR:

**BOROUGH OF EDGEWATER PLANNING BOARD
96-460-05**

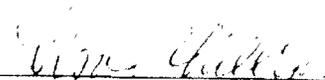
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**PERIODIC REEXAMINATION REPORT
OF THE MASTER PLAN
BOROUGH OF EDGEWATER
BERGEN COUNTY, NEW JERSEY**

The original document was appropriately signed and sealed on November 23, 1998 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.



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



Lisa Phillips, P.P., AICP
Professional Planner #5167

MEMBERS OF THE EDGEWATER PLANNING BOARD

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Philip Boggia, Esq.

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Planning Consultants
Joseph H. Burgis, P.P., AICP
Lisa Phillips, P.P., AICP

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INTRODUCTION

Overview

The 1998 Borough of Edgewater Master Plan Reexamination Report is part of a continuing comprehensive planning tradition initiated by the borough more than thirty years ago. The Borough Planning Board has adopted a number of master plan reports and documents since the adoption of the borough's first master plan document in 1966, adopting seven separate master plan reports between 1966 and the present. The last comprehensive master plan was adopted in 1991. Each of these reports and amendments were designed to guide the future development of the community.

This reexamination report represents a continuing effort on the part of the municipality to ensure that its planning policies and land use goals and objectives remain current and up-to-date. This document does not radically depart from the policies and land use goals set forth in the previous studies, although it does enumerate a more detailed and definitive set of goals and policy statements regarding the borough's future growth and development, and recommends modifications to the borough land use plan and zoning ordinance where conditions warrant it. It also provides a wealth of demographic and related background information on the community. It recognizes that the municipality is essentially a developed community. This established developed character necessitates a planning response which focuses on maintaining the established character of the community, and identifying those areas warranting an upgraded planning and zoning approach to development.

This document is comprised of three principal sections. These include the following:

1. The first section addresses the community's planning and zoning issues within the framework of the statutory requirements of the New Jersey Municipal Land Use Law (MLUL) and its master plan reexamination provisions. The MLUL requires municipalities to periodically reexamine their master plan and development regulations, and the statute mandates that the report must include, at a minimum, five key elements, which identify:
 - a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last Reexamination Report;
 - b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date;
 - c. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land use, housing conditions, circulation, conservation of

natural features, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in state, county and municipal policies and objectives;

- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulation should be prepared;
 - e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.
2. The second section sets forth the borough's land use plan. This section is comprised of four sub-sections; the first subsection is an enumeration of planning goals, objectives, and policy statements; the second subsection is the land use plan which identifies the proposed distribution of land use and intensities-of-use; the third subsection presents zoning amendments to implement the plan's land use recommendation; and the fourth subsection provides the background data regarding the existing land uses in the borough.
3. The third section consists of a special planning study of the Shadyside area which includes design suggestions which will serve as a blueprint to guide the revitalization of Shadyside.

The Legal Requirement For Planning

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

The MLUL identifies the required contents of a master plan and the master plan reexamination. The reexamination provisions are set forth above. The Statute requires that the master plan include a statement of goals, objectives, and policies upon which the proposals for the physical, economic and social development of the municipality are based. The plan must include a land use element which takes into account physical features, identify the existing and proposed location, extent and intensity of development for residential and non-residential purposes, and state the relationship of the plan to any proposed zone plan and zoning ordinance. The MLUL also requires municipalities to prepare a housing plan and recycling plan, and additionally identifies a number of other plan elements such as circulation,

recreation, community facilities, historic preservation and similar elements, which may be incorporated into a comprehensive master plan document.

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

Previous Master Plan Efforts Undertaken By The Borough

The borough adopted its initial comprehensive master plan in 1966. Its most recent comprehensive land use element of the master plan was adopted on January 7, 1991. The document includes background data on land use, population, housing, environmental characteristics and traffic. It contains several general planning goals and a number of specific policy statements which constitute the basis for the land use plan recommendations to guide future development in the borough. An amendment to the land use plan was adopted in April, 1994.

Edgewater has also adopted two housing plans to address its fair share affordable housing obligation in a manner consistent with the New Jersey Supreme Court's Mt. Laurel decisions and the provisions of the state's Fair Housing Act. In October of 1990 the Council on Affordable Housing (COAH) granted Edgewater substantive certification of its first housing element and fair share plan. This plan addressed the borough's 1987 to 1993 fair share obligation.

On April 9, 1996, the borough adopted a housing plan addressing its 1987 to 1999 "cumulative" obligation of 41 units of affordable housing. The borough received substantive certification from COAH on February 4, 1998.

**SECTION I
MUNICIPAL LAND USE LAW
PERIODIC RE-EXAMINATION REPORT**

RE-EXAMINATION CRITERIA

1. Major problems and objectives relating to development at the time of the adoption of the last master plan reexamination report.
2. Extent to which such problems and objectives have since been reduced or have increased.
3. Significant changes in assumptions, policies, and objectives.
4. Specific changes recommended for the master plan or development regulations.
5. Statutory provisions regarding the Local Redevelopment and Housing Law.

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

The MLUL initially requires a reexamination report to identify the major land use problems, and planning objectives that were enumerated in the most recently adopted reexamination report.

Major Problems Identified in the 1991 Master Plan and Reexamination Report

It is necessary to review the 1983 master plan, 1991 master plan and reexamination report, and 1994 master plan amendment to fully understand the nature of the land use issues and problems which affected the community in the 1980's and early 1990's. The principal planning problems faced by the borough at the time of the last master plan effort may be summarized as follows:

1. The need to improve the River Road roadway design characteristics to address capacity problems.
2. The scarcity of vacant land, which, along with development pressures associated with the borough's Hudson corridor location, serve to encourage redevelopment of existing underutilized developed land to its maximum utilization. The plan suggested that this may not be in the best interests of the municipality as the borough seeks to minimize the traffic generating potential of sites while at the same time ensuring an appropriate level of landscape and aesthetic amenity.
3. The development potential of the remaining vacant land in the community presents increased growth pressures.
4. The need to protect the community's environmentally sensitive features. Particular emphasis was placed on the following two areas: the steep topography and wooded areas along the Palisades; and the environmental quality of the Hudson River.
5. The need to provide for a diversity of housing types to accommodate the needs of all of the residents of the community as well as the municipality's low and moderate income housing obligations.
6. The redevelopment of riverfront properties.
7. The need to protect the character of the development pattern along Undercliff Avenue and the other residential streets located to the west of River Road.

Major Goals and Objectives Set Forth in the 1991 Master Plan

The following represent the specific goals which are set forth in the 1991 master plan. The 1991 plan also enumerates the purposes of the MLUL (S. 40:55D-2) as general objectives of the plan:

1. To maintain and enhance existing areas of stability in the community, encourage the proper relationship between land uses by promoting a spatial distribution of uses and establishing areas which have their own integrity and uniformity of purpose. In particular, to preserve and protect the residential character and prevailing density of the community by restricting incompatible land uses from established residential areas, and limiting intensities of use in accordance with the level of development prescribed herein.
2. To ensure that any prospective development and/or redevelopment is responsive to Edgewater's environmental features.
3. To preserve and enhance the amenities of the waterfront area by maintaining and encouraging additional active and passive recreation features which promote access to the waterfront, and by establishing a design policy which will ensure visual linkages to the Hudson River and New York skyline. A continuous waterfront open space and walkway system should be encouraged along the entire water's edge. The system should be designed in association with significant open space/park features which will serve as a unifying element which also provides visual and physical access to the waterfront.
4. To encourage and provide buffer zones to separate incompatible land uses.
5. To provide a variety of housing types, densities and a balanced housing supply, in appropriate locations, to serve the borough and region.
6. To preserve and enhance the borough's commercial areas by defining their functional role in the community and enhancing the quality of life within the commercial center through an appropriate mixture of activities; encourage the assemblage of small properties to foster an efficient and attractive design; encourage the utilization of specified design elements identified in the Master Plan; and to encourage the consolidation and expansion of off-street parking to provide greater convenience for shoppers.
7. To promote a safe and efficient traffic circulation system that serves the community.
8. To support the overall philosophy of the State Development and Redevelopment Plan (SDRP) as a means of providing growth management on a state-wide basis while retaining the principles of home rule.

Major Land Use Issues Currently Facing the Municipality

It is appropriate for the borough to not only consider the major problems which were affecting the municipality at the time of the last master plan report, but to also reflect on the current planning issues facing the community today. The following represents a list of the most significant planning concerns which require the borough's attention. Subsequent sections will offer specific recommendations with respect to the manner in which these issues may be addressed.

1. River Road Improvements. The River Road widening and associated circulation improvements are proceeding. A significant concern is that these improvements occur in

a manner which does not adversely impact the quality of life of the residents of the community. In particular, the borough should be assured that the completion of this project occurs pursuant to the borough's long-standing objective to provide suitable landscape amenity along the right-of-way and, where feasible, provide landscape medians which would establish a "boulevard" character to the street corridor. A pedestrian circulation feature along the street would also serve to enhance the corridor's image as a community amenity serving the public's vehicular as well as pedestrian circulation needs.

2. Dichotomy of Character of River Road Corridor. The development character of the River Road corridor becomes an increasingly significant issue as the roadway takes on a new character with improved circulation design characteristics.

This road serves as an important transportation corridor through eastern Bergen and Hudson Counties as it extends through the borough. It accommodates local traffic movements as well as a large number of regional vehicular movements. It also serves as the borough's "main street". These seemingly incompatible functions need to be reconciled. The manner in which the corridor's development potential is realized is critical to the community's long-range view of itself and the borough's impression as an attractive place to reside and do business in. It is necessary for the planning board to enunciate a specific land use and design policy for the corridor, and provide associated policy statements which identifies the growth and design characteristics which the borough seeks to encourage for the corridor. Such design elements as lighting, landscaping, walkways, paving material, benches, and related streetscape furniture will all serve to reinforce a specific thematic expression for the borough, and should consequently be coordinated. A definitive master plan statement and specific recommended designs and locations for such facilities, along with the appropriate zoning/site plan requirements, would reinforce the borough's land use position and provide the various approving authorities with sufficient direction and authority when these agencies are reviewing development applications for properties along this roadway.

3. Extent of Commercial Uses Along the River Road Corridor. A variety of land uses are distributed along the River Road corridor. Interestingly, the corridor has witnessed an increase in commercial development applications, as demand for retail and service commercial uses has increased with the influx of new residents. The impact of the increased commercial floor area, its traffic generating potential, and the implications for the quality of life within the community, is critical in determining the propriety of permitting additional retail space in this area. An assessment of the maximum amount of retail area that can be accommodated within the borough needs to be addressed.
4. Intensity and Type of Residential Development. The ability to develop high-density residential uses along the borough's Hudson waterfront has always had serious implications for River Road and its ability to handle the associated traffic generating potential and turning movements onto and off of the roadway which this development represents. This has been compounded recently as the traffic volumes along the roadway have increased. Additionally, the type and character of this residential development and its impact on viewsheds is an area of concern. The borough needs to take a look at the permitted levels

and types of development and make determinations regarding the extent and character of residential development it seeks to encourage in this area, to ensure it complements the community as a whole.

Similarly, the borough needs to refine the type of residential development/redevelopment which occurs in the westerly portion of the community, to ensure that the intensity of such development does not overburden parking availability and the narrow local street system.

5. Revitalization of Shadyside. The area known as Shadyside in the southerly portion of the borough is characterized by a development pattern consisting of small shops, close knit building configurations, and a lot arrangement which lends itself to a true downtown ambiance with a pedestrian emphasis. The revitalization of this area has already begun, as storefronts are being converted and the area slowly redevelops into an active community with its own eclectic personality. The borough needs to refine its master plan designation for this area, and establish particular zoning provisions and design standards which emphasize the area's unique character, and which encourages the continued revitalization of this community asset.
6. Access to Shadyside Area. The Shadyside area has been significantly impacted by the redevelopment of the River Road corridor. The realignment of the roadway has placed this area along what is now termed Old River Road, while the main traffic flow is directed to new River Road. It is necessary to provide the proper planning design criteria to ensure that vehicular, as well as visual access to this area is enhanced in a manner which complements the area's private revitalization efforts.
7. Modify Planned Development District Regulations. The Planned Development portion of the borough, while developing as an attractive area, has not evolved in quite the same manner as originally contemplated. Consequently, it may be prudent to modify the regulatory approach to this area.

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

Pursuant to the MLUL statutory provision, this section of the report examines the extent to which problems and objectives enumerated in a previous reexamination report have been addressed. A number of the borough's goals and objectives, as well as the planning problems highlighted in the 1991 Reexamination Report have been addressed, while others remain relatively static. The static nature of most of the problems and planning objectives is a function of the type of long-range planning concerns which they represent, the general nature of most of these problems and objectives, and the extent and type of development which the borough has experienced through the 1990's. For example, the general planning concerns regarding the impact of traffic, land use compatibility and protection of housing supply all represent long term issues which focus on the inherent character of the community, and consequently necessitate continual assessment and reassessment on the part of the borough. It is noteworthy, however, that some of these issues have been partially addressed, while others continue to remain a critical concern, as follows:

1. Prior master plans included a number of recommendations regarding necessary improvements to the alignments and design characteristics of River Road which would serve to enhance the character of the roadway and address capacity deficiencies. The realignment and widening of River Road commenced in July, 1995, with the first phase being completed in August, 1996. These improvements were accomplished as part of a joint effort by the borough, Bergen County and a private developers. Phase II of the roadway improvements are now underway and include road widening to Route 5.
2. The borough has modified some of the zoning along the River Road corridor in an effort to address the concern expressed in prior master plan efforts regarding the prospective intensity-of-use of vacant properties and redevelopment sites. For example, a new zoning ordinance was adopted in the early 1990's to implement a number of the recommendations of the 1991 master plan concerning height and densities along the waterfront, and subsequent to that the Planned Development Zone regulations were refined, and a PD-IIA District was created.
3. The borough is continuing its ongoing efforts to preserve and enhance the amenities of the waterfront, and to redevelop riverfront properties. Edgewater's riverfront acreage has undergone substantial change since the adoption of the last master plan. The 400,000+ square foot Edgewater Commons Mall opened in May, 1996, followed by the construction of 268 units at the Bellemead site and 44 townhouse units on part of the Old Ferry North tract. Additionally, construction commenced this summer on the 109 apartment units on the Old Ferry South property. These developments have provided waterfront walkways along the Hudson River, as well as substantive landscape amenity along both the walkway and River Road.
4. The continued development of the borough's commercial areas is an on-going process. However, some of the concerns expressed in the previous master plans and reexamination reports regarding the borough's commercial areas have been addressed. Recently, a proposal to adapt the Mailbag site into an upscale retail center was granted preliminary

approval. This development is located in the core of the designated central commercial district identified in the prior master plans.

5. The borough has affirmatively addressed its low and moderate income housing obligation by preparing a Fair Share Housing Plan which received substantive certification from the New Jersey Council On Affordable Housing on February 4, 1998.

The plan's objectives generally remain a fair reflection of the community's broad planning objectives due to their static and long-range nature. The borough's objectives generally follow the purposes of the Municipal Land Use Law. Section II includes the refined goals and policy statements of the community.

THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENTAL REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO SPECIFIC PLANNING ISSUES AND GOVERNMENT POLICY.

There are a number of substantive changes at the state and local level which were not contemplated at the time of the preparation and adoption of the 1991 master plan, which require the borough's attention. Additionally, the borough has experienced change resulting from growth and development which are also noteworthy. The following is noted:

A. Changes at the Local Level

1. Population Size. The 1990 census indicated the borough had a population of 5,001 residents. (See Table 1). In 1994 the Bergen County Planning Board estimated the municipality's population to have increased to 5,423 residents, representing an 8.4 percent increase.

**Table 1
Rate of Population Growth
Edgewater, New Jersey**

Year	Population	Population Change	Percent Change
1900	1,006	-	-
1910	2,655	1,649	163.9
1920	3,530	875	32.9
1930	4,089	559	15.8
1940	4,082	-7	-0.2
1950	3,952	-130	-3.2
1960	4,113	161	4.1
1970	4,987	874	21.2
1980	4,628	-359	-7.2
1990	5,001	373	8.1
1994*	5,423	422	8.4

Source: U.S. Census of Population, 1995 Bergen County Data Book

* Estimates of Resident Population by Municipality: Bergen County 1990-1994,

Prepared by New Jersey Department of Labor, Division of Labor Market and Demographic Research, 10/95.

2. Births and Deaths. The number of births can be an important element in assessing future needs for community facilities and services, particularly with respect to the school system and recreational facilities. As shown on Table 2, the birth and death statistics indicate the borough experienced a natural net population increase during the 1980's of 248 persons. That increase has been surpassed in the 1990's, as the borough has had a natural net increase of 259 persons between 1990 and 1993. The census data indicates the borough's population increased to 5,423 residents in 1994 representing a 422 person increase. This data indicates that a significant portion of the borough's population increase is a function of in-migration.

The data also reveals a dramatic increase in the number of births in the past five years, as compared to the preceding five year period. 485 births occurred between 1989 and 1993. Only 352 births in the years 1984 thru 1988. The five year period preceding that witnessed slightly fewer births This has significant implications for the local public school system.

Table 2
Births and Deaths
1980-1993
Edgewater, New Jersey

Year	Births	Deaths	Change
1980	49	52	-3
1981	60	37	+23
1982	55	50	+5
1983	66	28	+38
1984	60	41	+19
1985	68	35	+33
1986	70	44	+26
1987	76	48	+28
1988	78	40	+38
1989	79	38	+41
1990	105	40	+65
1991	86	48	+38
1992	113	29	+84
1993	102	30	+72
Total	1,067	560	+507

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

3. Household Size. Edgewater's household size has generally declined throughout the past twenty year period, as shown in the accompanying table. In 1970, Edgewater had an average household size of 2.64 persons. By 1990 the average household size had continued to decline to 1.77 persons per household.

It is noted that the change in household size is not unique to Edgewater. Declines have been registered in most municipalities in Bergen County. Bergen County's total average household size, for example, decreased steadily from 3.19 persons per household in 1970 to 2.64 in 1990.

Table 3
Average Household Size
1970-1990
Edgewater, New Jersey

Year	Population	No. Of Dwellings	Household Size
1970	4,987	1,892	2.64
1980	4,628	2,230	2.08
1990	5,001	2,827	1.77

Source: 1995 Bergen County Data Book

4. Age, and Sex Characteristics. Data concerning characteristics of the borough's population by age and sex is presented in the accompanying tables. The data indicates that 49 percent of the community is male and 51 percent female. However, amongst those sixty-five years of age and older, the proportion of females to males increases, with 56.5 percent of the municipality's residents sixty-five years of age and older being females.

Table 4
Age And Sex Characteristics
Edgewater, New Jersey
1990

Age Group	1990 Male	1990 Female	Total	% Of Total
Under 5	165	170	335	6.7
5-9	112	89	201	4.0
10-14	77	77	154	3.1
15-19	108	84	192	3.8
20-24	155	193	348	6.9
25-29	264	320	584	11.7
30-34	341	319	660	13.2
35-44	454	444	898	17.9
45-54	299	325	624	12.5
55-59	125	126	251	5.1
60-64	125	123	248	4.9
65-74	145	159	304	6.1
75+	75	127	202	4.1
Total	2,445	2,556	5,001	100.0
Median Age	35.1	36.3	35.6	

Source: 1990 Census of Population

The median age for men is 35.1 years and for women 36.3 years. Overall, the borough residents have a median age of 35.6 years. This is less than the County median age of 37.6, and approximately equivalent to the State median of 35.5.

An analysis of the census data reveals that the percentage of the borough's population 65 years and older is relatively stable. In 1980, 10.9 percent of the residents were 65 and over, compared with the 10.2 percent reported in the 1990 census. This characteristic contrasts with other communities in the County which are experiencing a "graying" of the population. The stability of the aged population in Edgewater is significant to the borough's land use policies.

Census data identifies a decrease in the total number of young residents in Edgewater. The number of residents below the age of eighteen has declined as a percentage of the total population from 21.6 percent in 1980 to 17.6 percent in 1990. The birth statistics reported in

Table 2, which include statistics as current as 1993 suggests, however, that the borough should anticipate an increase in the number of young residents.

5. Racial Diversity. The increasing racial diversity of the borough's population from 1980 to 1990 is evidenced in the accompanying table.

Table 5
Racial Characteristics
Edgewater, New Jersey
1980 And 1990

Persons By Race	1980	Percent of Population	1990	Percent of Population
White	4,337	93.7	4,369	87.4
Black	64	1.4	154	3.1
Asian	144	3.1	371	7.4
Other, including American Indian/Eskimo	83	1.8	107	2.1
Total	4,628	100.0	5,001	100.0

Source: U.S. Bureau of the Census, 1980 and 1990

6. Income Characteristics. Table 6 provides data for household income, by income category, as reported in the 1980 and 1990 census. The 1980 median Edgewater income was reported to be \$20,737. In 1990 this figure increased to \$44,087. Bergen County reported a County-wide median household income of \$24,056 in 1980 and \$49,249 in 1990.

Table 6
Household Income Distribution
1980 And 1990
Edgewater, New Jersey

Income Category	Number 1980	Percentage 1980	Number 1990	Percentage 1990
Less than \$4,999	309	15.0	92	3.9
\$5,000 to \$9,999	261	12.7	171	7.2
\$10,000 to \$14,999	218	10.7	108	4.6
\$15,000 to \$24,999	461	22.4	238	10.1
\$25,000 to \$34,999	349	16.9	257	12.2
\$35,000 to \$49,999	290	14.1	403	17.1
\$50,000 to \$74,999	124	6.0	551	23.3
\$75,000 to \$99,999 *	46	2.2	258	10.9
\$100,000 to \$149,999			120	5.1
\$150,000 or more			132	5.6
Total	2,058	100.0	2,360	100.0
Median household income	\$20,737		\$44,087	

Source: U.S. Census of Population

* 1979 Category: \$75,000 or more

7. Housing Characteristics. The number of housing units in Edgewater has nearly doubled since 1950, when the census reported a total of 1,240 dwelling units in the community. This figure increased by 169 dwellings to 1,409 units in 1960, and to 1,892 dwellings in 1970. The census reported a 17.9 percent increase of 338 units between 1970 and 1980. Census data from 1980 indicates that there were 2,230 units in the Borough. The 1990 Census reported a slight increase to 2,360 dwellings from 1980 to 1990. This data is presented in the accompanying table.

**Table 7
Dwelling Units
1950-1990
Edgewater, New Jersey**

Year	No. Of Dwellings	Numerical Change	Percentage Change
1950	1,240	-	-
1960	1,409	169	13.6
1970	1,892	483	34.2
1980	2,230	338	17.9
1990	2,360	130	5.8

Source: U.S. Bureau of the Census

**Table 8
Year Round Housing Units By Tenure
And Occupancy Status
Edgewater, New Jersey
1990**

Characteristics	Number of Units	Percent
Owner occupied	1,092	38.6
Renter occupied	1,268	44.9
Vacant units	467	16.5
Total	2,827	100.0

Source: U.S. Census of Housing, STF 3, Characteristics of Housing Units.

Table 9
Units In Structure
Edgewater, New Jersey
1990

Units In Structure	Number	Percent
Single Family, Detached	480	17.0
Single Family, Attached	201	7.1
2	306	10.8
3 or 4	359	12.7
5 to 9	277	9.8
10 to 19	266	9.4
20 to 49	167	5.9
50 or more	738	26.1
Mobile Home	0	0.0
Other	33	1.2
Total	2,827	100.0

Source: 1990 Census of Population and Housing, STF 1

8. **Value of Housing Units.** Housing values and rentals have also increased dramatically in Edgewater and throughout the state between 1980 and 1990. At the time of the 1980 census the median contract rent of rental housing was \$322. This figure increased to \$770 in 1990. The median value of owner-occupied non-condominium housing in Edgewater was reported to be \$57,500 in 1980. The 1990 median value of owner-occupied non-condominium housing in the borough was \$188,600.

Table 10
Specified Renter-Occupied Housing Units
1980 And 1990
Edgewater, New Jersey

1980 Rent	1980 Units	1990 Rent	1990 Units
Less than \$50	10	Less than \$250	60
\$50 to \$99	21	\$250 to \$499	181
\$100 to \$149	43	\$500 to \$599	94
\$150 to \$199	144	\$600 to \$699	114
\$200 to \$299	440	\$700 to \$749	148
\$300 to \$399	341	\$750 to \$999	301
\$400 to \$499	213	\$1,000 or more	343
\$500 or more	257		
No cash rent	17	No cash rent	27
Total	1,486	Total	1,268
Median Contract Rent	\$322	Median Gross Rent	\$770

Source: U.S. Census of Housing, STF 1, Characteristics of Housing Unit - 1980 and 1990.

Table 11
Value Of Specified Owner-Occupied
Non-Condominium Housing Units
1980 And 1990
Edgewater, New Jersey

Value Range, 1980	Number	Value Range, 1990	Number
Less than \$10,000	1	Less than \$75,000	19
\$10,000 to \$19,999	6	\$75,000 to \$99,999	23
\$20,000 to \$29,999	18	\$100,000 to \$124,999	27
\$30,000 to \$49,999	103	\$125,000 to \$149,999	34
\$50,000 to \$99,999	198	\$150,000 to \$174,999	85
\$100,000 to \$149,999	12	\$175,000 to \$199,999	67
\$150,000 to \$199,999	2	\$200,000 to \$249,999	34
\$200,000 or more	0	\$250,000 to \$299,999	63
		\$300,000 to \$399,999	61
		\$400,000 to \$499,000	10
		\$500,000 or more	26
TOTAL	304	TOTAL	449
1980 Median Value	\$57,500	1990 Median Value	\$188,600

Source: U.S. Census of Population and Housing, Characteristics of Housing Units 1980 and 1990

9. Comparative Value of Housing Units. The census data for 1990 indicates that the average value of non-condominium housing units in Edgewater was \$240,224. This figure is presented in the accompanying table, and is juxtaposed against data for adjoining municipalities to enable a comparative assessment of Edgewater's position in the marketplace. There is no similar source available to enable an assessment of increases in housing rental prices. However, discussions with local realtors indicate that rental increases have followed the pattern of residential sales increases.

Table 12
Specified Owner-Occupied Non-Condominium Housing Units, By Value
Selected Municipalities
1990

Value of Unit	Edgewater	Cliffside Park	Fort Lee	Bergen County
Less than \$75,000	7	19	39	1,626
\$75,000 to \$99,999	14	35	13	1,680
\$100,000 to \$124,999	27	37	37	3,362
\$125,000 to \$149,999	31	44	47	6,359
\$150,000 to \$174,999	45	153	94	17,843
\$175,000 to \$199,000	49	252	162	28,560
\$200,000 to \$299,999	100	609	819	61,935
\$300,000 to \$399,999	34	163	530	19,893
\$400,000 to \$499,999	18	59	188	8,622
\$500,000 and over	21	28	196	12,395
Average Value	\$240,224	\$239,734	\$307,132	\$265,473

Source: 1995 Planner's Data Book, Bergen County Planning Board

10. Employment Characteristics. Tables 13, 14 and 15 provide various employment data for the Borough of Edgewater. Table 13 depicts covered employment trends in Edgewater from 1981 to 1994. Within that period local employment fluctuated, but overall the recent data indicates a significant decrease in the number of jobs. The data indicates employment peaked in 1988 at 3,713 covered jobs. It declined to 2,384 covered jobs in 1994. The downward trend in employment can be attributed to the region's recession during the late 1980's and early 1990's. Although there has been a general decline in employment since 1988, a slight increase of 197 jobs was reported in 1994.

Table 13
Covered Employment Trends
1981-1994
Edgewater, New Jersey

Year	Number of Jobs	Number of Job Change	Percent Change
1981	2,896	-111	-3.7
1982	2,928	+32	+1.1
1983	2,961	+33	+1.1
1984	3,030	+69	+2.3
1985	2,907	-123	-4.1
1986	2,857	-50	-1.7
1987	2,919	+62	+2.2
1988	3,713	+794	+27.2
1989	3,580	-133	-3.6
1990	2,614	-966	-27.0
1991	2,617	+3	+0.1
1992	2,543	-74	-2.8
1993	2,187	-356	-14.0
1994	2,384	197	+9.0

Source: State of New Jersey, Department of Labor, Office of Demographic and Economic Analysis, New Jersey Covered Employment Trends (1981-1994): "Private Sector Covered Jobs, 3rd Quarter", by municipality.

Tables 14 and 15 describe the employment characteristics and occupational patterns of Edgewater residents, as reported in the 1990 census. Table 14 indicates that 47.5 percent of all jobs are concentrated in three fields- manufacturing, finance, and professional and related services. Table 15 identifies resident employment by occupation. It indicates that 74.6 percent of the population's employment is concentrated in two categories- managerial/professional specialty and technical/sales/administrative support.

Table 14
Employed Edgewater Residents 16 And Over, By Industry
Edgewater, New Jersey
1990

Industry	Number	Percent
Agriculture, Forestry, Fisheries	22	0.7
Mining	0	0.0
Construction	232	7.2
Manufacturing:		
Nondurable Goods	328	10.2
Durable Goods	140	4.4
Transportation	191	5.9
Communication, Other Public Utilities	91	2.8
Wholesale Trade	199	6.2
Retail Trade	351	10.9
Finance, Insurance, Real Estate	395	12.3
Business and Repair Service	285	8.9
Personal Services	67	2.1
Entertainment, Recreation	23	0.7
Professional and Related Services:		
Health Services	216	6.7
Educational Services	139	4.3
Other Professional & Related Services	341	10.6
Public Administration	197	6.1
Total	3,217	100.0

Source: General Social and Economic Characteristics, 1990 Census.

Table 15
Employed Edgewater Residents 16 And Over, By Occupation
Edgewater, New Jersey
1990

Occupation	Number	Percent
Managerial and Professional Specialty:		
Executive, Administrative, and Managerial Occupations	568	17.7
Professional Specialty	655	20.4
Technical, Sales, Administrative Support:		
Technicians and Related Support	127	3.9
Sales	432	13.4
Administrative Support (Clerical)	619	19.2
Private Household Occupations	20	0.6
Protective Service Occupations	65	2.0
Service Occupations (Except Protective and Household)	209	6.5
Farming, Forestry, Fishing	22	0.7
Precision Production, Craft, Repair	209	6.5
Operators, Fabricators, Laborers:		
Machine Operators, Assemblers and Inspectors	124	3.9
Transportation, Material Moving	73	2.3
Handlers, Equipment Cleaners, and Laborers	94	2.9
Total	3,217	100.0

Source: General Social and Economic Characteristics, 1990 Census.

11. Construction Activity. Between 1980 and 1995, a total of 1,389 residential building permits were issued by the borough. Of this total, 750 were issued for single family dwellings, 48 for two to four family units, and 591 were for multi-family dwellings. During the same period, 70 demolition permits were issued. A total of 82 permits have been issued since the beginning of 1990.

Table 16
Number Of Residential Building And Demolition Permits Issued
Edgewater, New Jersey
1980-1995

Year	Single-Family	Two-To-Four	Multi	Total	Demolition Permits Issued
1980	0	6	43	49	12
1981	7	0	0	7	8
1982	61	4	0	65	5
1983	34	0	0	34	4
1984	11	2	0	13	5
1985	3	3	70	76	3
1986	18	15	122	155	7
1987	5	10	203	218	4
1988	522	2	102	626	3
1989	60	4	0	64	1
1990	5	0	0	5	0
1991	1	2	0	3	0
1992	1	0	0	1	0
1993	0	0	17	17	8
1994	0	0	0	0	10
1995 *	22	0	34	56	0
Total	750	48	591	1,389	70

* Preliminary

Source: New Jersey Residential Building Permits, N.J. Department of Labor 1980-1995, and Borough of Edgewater building department.

A modest amount of non-residential development activity was recorded locally between 1982 and 1994. However, since 1994 the borough has experienced an increase in the amount of nonresidential development, including a 420,000 square foot shopping center which opened in the summer of 1996.

Table 17
Non-Residential Development
Site Plan Approvals (1,000's square feet)
1982-1994
Edgewater, New Jersey

Year	Commercial	Industrial	Office	Total
1982	0	0	0	0
1983	4.6	44.2	0	48.8
1984	0	0	0	0
1985	0	0	22.3	22.3
1986	0.7	3.2	0	3.9
1987	13.5	0	0	13.5
1988	0	0	0	0
1989	5	0	0	5
1990	1	0	0	1
1991	0	0	0	0
1992	3	0	0	3
1993	0	0	0	0
1994	1	0	9	10
Total	28.8	47.4	31.3	107.5

Source: 1988 and 1995 Planner's Data Book, Bergen County Planning Board

12. **Zoning Amendments.** Edgewater adopted twelve amendments to the zoning ordinance between 1992 and 1997. Each of these amendments are identified below.

Ordinance 995- 92 (adopted October 10, 1992)

This amendment to the borough's sign ordinance is designed to address the use of non-english and character lettering on signage. Its purpose is to require equal sized lettering in English when non-english and character lettering is used. It is noteworthy that this requirement was declared unconstitutional in another Bergen County town's ordinance.

Ordinance 1009-93 (adopted July 19, 1993)

This amendment modified two sections of the ordinance. The height regulations were modified

to clearly indicate that if either the maximum number of stories or the maximum number of feet permitted was exceeded that a variance was required.

The amendment also modified the requirements relating to retaining walls. A sentence was added requiring that the applicant address the positive and negative criteria of the statute in order to exceed the height limitation for retaining walls.

Ordinance 1013-93 (adopted October 18, 1993)

The distribution of uses, and the intensities of use in the PDI and PDII zones were modified by this amendment. This amendment was superceded by Ordinance 1031-94.

Ordinance 1015-93 (adopted December 20, 1993)

The site plan ordinance was amended to include a requirement for recycling areas in all new multi-family housing developments. The amendment sets forth standards for the location, accessibility, and protection of the recycling areas. This amendment was adopted in compliance with the state mandate for separate recycling areas.

Ordinance 1031-94 (adopted June 6, 1994)

This amendment revised the PD I and PD II zone requirements. The minimum area dedicated for open space was increased, as was the maximum floor area ratio for retail development. Additional modifications included the following: the addition of a one hundred (100) foot buffer between residential and non-residential developments within the PD zones; and the increase of the maximum density permitted for residential use.

The amendment was adopted to implement the master plan amendment of April 1994. The master plan document proposed reducing the amount of acreage devoted to residential use and increasing the amount of area dedicated to retail development due to changing market conditions. Statistics concerning the glut of office space in Bergen County was set forth in the plan, as well as data from the Census of Retail Trade to indicate the need for additional retail services in the community.

Ordinance 1035-94 (adopted November 14, 1994)

This amendment defined "amusement games" and set forth zoning requirements for permitting amusement games as an accessory use in the B-2 zone.

Ordinance 1065 - 96 (adopted March 4, 1996)

This amendment permits outdoor cafes as a conditional use in all zones permitting restaurants. The amendment sets forth the requirements and conditions applicable to outdoor cafes such as application submission requirements, location, and noise control.

Ordinance 1075-96 (adopted June 3, 1996)

Chapter 166 of the Code of Edgewater was amended to establish new regulations relating to escrow deposits for professionals. This amendment was written in compliance with N.J.S.A. 40:55d-53.1.

Ordinance 1081-96 (adopted October 21, 1996)

Chapter 166 of the Code of Edgewater was amended to require specific dollar amounts for reviews by the Borough Professionals based on the type of application submitted for review.

Ordinance 1096-97 (adopted May 19, 1997)

This amendment created a new PDIIA zone which encompasses the island tract created by the construction of New River Road. The tract is bounded by New River Road, Old River Road, Gorge Road and Thompson Lane. The ordinance permits congregate care (assisted living) facilities, retail and service commercial use, restaurants, and multi-family dwelling units as principal uses in the PDIIA zone.

Ordinance 1110-97 (adopted December 1, 1997)

This amendment created a new B-1A zone in the Shadyside area to replace the B-1 zone. Essentially, the modification related to requiring certain architectural facade treatments and signage regulations which are consistent with the character and theme of Shadyside. The amendment retained the use provisions and the area and bulk requirements of the B-1 zone.

Resolution-185 (adopted July 14, 1997)

This resolution was adopted in opposition to any efforts by developers to rely upon public parking areas as a rationale for justifying relief from the parking requirements established by the ordinance. The Shadyside area is excluded from this resolution of opposition.

B. Changes at State Level.

1. The State Development and Redevelopment Plan. A significant change in State land use policy which occurred since the adoption of the borough's 1991 Reexamination Report is the State of New Jersey's adoption of the State Development and Redevelopment Plan (SDRP), which was adopted on June 12, 1992.

The Plan's main objective is to guide future development and redevelopment to ensure the most efficient use of existing infrastructure systems, and to maintain the capacities of infrastructure, environment, natural resources, fiscal, economic and other systems. To this end the Plan divides the State into five different categories of "Centers", which are compact forms of development, and four different types of "Planning Areas" that are regional in scale. Generally, the Plan attempts to curb development in rural areas and in those parts of the State where development has only recently begun, encourage new development along transportation corridors, in older cities and in suburbs that have the necessary infrastructure to accommodate it, and concentrate development around selected centers in rural areas. Planning and zoning decisions remain the province of the municipality. However, the State is expected to use the Plan as a guide in determining the distribution of funds for infrastructure improvements, and within that framework its recommendations will be implemented as a growth management tool.

Edgewater has been classified in a category entitled Metropolitan Planning Area. As stated in the SDRP, the communities in this Planning Area form a part of the "metropolitan mass" where there is little distinction between municipal boundaries. The communities in the Metropolitan Planning Area have the following characteristics: they are predominantly developed with little available vacant land; have an aging infrastructure; recognize that redevelopment will be the predominant form of growth; and understand that certain municipal services and systems need to be regionalized. The Plan recommends that there be both public and private investment/reinvestment in the Metropolitan Planning Area and that growth and redevelopment be promoted in these communities. The Plan encourages both development and redevelopment in order to take advantage of the benefits of areas within the Metropolitan Planning Area which have an existing development pattern, extensive public transportation system, and access to regional markets.

2. Housing Issues. In 1986, the State of New Jersey established the Council On Affordable Housing which was directed to prepare a comprehensive planning and implementation response to the constitutional obligation to provide, through municipal land use regulations, a realistic opportunity for the construction of low and moderate income housing to accommodate the needs of the State's lower income households. Every municipality is obligated, by virtue of a 1987 amendment to the Municipal Land Use Law, to prepare and adopt a Housing Plan. Municipalities have the discretionary authority to prepare the Plan in accordance with the COAH regulations and seek substantive certification of the Housing Plan from the State agency. The major benefit of achieving certification is the protection it offers municipalities in the event of a Mount Laurel lawsuit.

The Borough of Edgewater adopted a Housing Plan in 1996 addressing the 41 pre-credited need identified by COAH for the 1987 - 1999 housing need cycle. The borough's Housing Plan incorporates several means of satisfying the community's low and moderate housing obligation. These methods include rehabilitation of existing dwelling units, credit for existing senior housing, transfer of units to a receiving municipality via a Regional Contribution Agreement. The Plan also provides a Development Fee Ordinance to assist the community in satisfying its obligation and funding of the rehabilitation component.

3. **Recycling.** The State has amended the Municipal Land Use Law to require a Master Plan recycling Plan element "which incorporates the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of materials within any development proposal for the construction of fifty or more units of single-family residential housing or twenty-five or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of one thousand square feet or more of land."

The Statute was also amended to require that the Master Plan include a specific policy statement indicating the relationship of the proposed development of the municipality as developed in the Master Plan to the district solid waste management plan required pursuant to the provisions of the Solid Waste Management Act.

The Borough of Edgewater has adopted a Mandatory Recycling Ordinance which requires the separation and recycling of various recyclable materials.

4. **Residential Site Improvement Standards.** The Residential Site Standards Act, P.L. 1993, c. 32, created a Site Improvement Advisory Board (SIAB) and provided the SIAB with the authority to recommend to the Commissioner of the Department of Community Affairs (DCA) mandatory statewide site improvement standards that are to be applicable to residential development in New Jersey. The SIAB promulgated proposed regulations establishing residential site improvement standards in June 1996. These regulations went into effect on June 3, 1997.

The adopted rules establish technical standards for streets and parking, water supply, sanitary sewers and stormwater management relating to residential development. The standards will be the minimum requirements for site improvements that must be adhered to by all applicants for residential subdivision and site plans before planning boards and zoning boards of adjustment. They also represent the maximum that such boards can require of an applicant.

Pursuant to the Act, the adopted standards will supersede any local standards established for these systems. However, they will not supersede local ordinances regulating the use, height, bulk, density or design of residential development. The standards also do not include requirements for landscaping, shade trees, transit stops, noise barriers, snow removal guarantees or assessments for off-tract improvements. These issues will remain the purview of the local reviewing agencies. The regulations also provide for special planning areas where the municipality may adopt standards that recognize existing local conditions.

The borough should be cognizant of these residential site standards and be prepared to implement them as required by the statute. It is recommended that the borough's old regulations be compared to the RSIS standards to determine where the borough's provisions are consistent or inconsistent with the new standards. It should also be noted that these standards govern residential development only. Any local standards governing nonresidential development will not be affected.

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

This periodic reexamination report points out a number of factors influencing the planning process and its implementation in the Borough of Edgewater. The planning review indicates that it is appropriate for the borough to prepare an update to its land use plan, including detailed planning goals, objectives, and policy statements, and clearly identify the basis for the borough's various land use categories. The appropriate recommendations are set forth in the Land Use Plan section of this document.

The planning review also indicates that it is appropriate for the borough to prepare zoning provisions designed to implement the land use plan recommendations and update the code's regulatory controls. The revisions are designed to ensure that the borough's regulatory controls remain current and reflect the municipality's overall land use policy. The appropriate recommendations are set forth in a subsequent section of this document.

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

In 1992 the State of New Jersey adopted into law legislation which revised and updated the State's local redevelopment and housing enabling legislation and in 1994, the State amended the MLUL to require, as part of a Master Plan recommendation, that the issues raised in the LRHL be addressed. The Local Redevelopment and Housing Law (LRHL) replaces a number of former redevelopment statutes, including the Redevelopment Agencies Law, Local Housing and Redevelopment Corporation Law, Blighted Area Act, and Local Housing Authorities Law, with a single comprehensive statute.

The LRHL provides the statutory authority for municipalities to designate areas in need of "redevelopment", prepare and adopt redevelopment plans, and implement redevelopment projects. Specifically, the governing body has the power to:

1. Cause a preliminary investigation to determine if an area is in need of redevelopment;
2. Determine that an area is in need of redevelopment;
3. Adopt a redevelopment plan, and/or;
4. Determine that an area is in need of rehabilitation.

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

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

1. "The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions;
2. "The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable;
3. "Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography or nature of the soil, is not likely to be developed through the instrumentality of private capital;
4. "Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community;
5. "A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare;
6. "Areas in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated".

The statute defines redevelopment to include "clearance, replanning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes,

including recreational and other facilities incidental or appurtenant thereto, in accordance with a development plan". It is noteworthy that the statute specifically states that a redevelopment area may include lands which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is necessary for the effective redevelopment of an area.

A review of the LRHL indicates that the municipality's development character does not warrant a redevelopment area designation at this time.