

**SECTION II  
LAND USE PLAN**

## **MASTER PLAN GOALS, OBJECTIVES, AND POLICY STATEMENTS**

The Municipal Land Use Law requires that all municipal master plans set forth a statement of objectives, principles, assumptions, policies and standards upon which the master plan recommendations are based.

The Borough of Edgewater master plan proposals for the physical, social, and economic development of the community are predicated upon the following general objectives and specific goals and policy statements.

### **General Objectives**

The Master Plan is predicated on the following general objectives:

1. To encourage borough actions to guide the appropriate use or development of all lands in Edgewater, in a manner which will promote the public health, safety, morals and general welfare.
2. To secure safety from fire, flood, panic and other natural and man-made disasters.
3. To provide adequate light, air and open space.
4. To ensure development within the Borough does not conflict with the development and general welfare of neighboring municipalities, Bergen County, and the State as a whole.
5. To promote the establishment of appropriate population densities and concentrations that will contribute to the well being of persons, neighborhoods, communities and regions and preservation of the environment.
6. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.
7. To provide sufficient space in appropriate locations for a variety of uses and open space, both public and private, in a manner compatible with the character of the borough and the environment.
8. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging the location of such facilities and routes which would result in congestion blight, or unsafe conditions.
9. To promote a desirable visual environment through creative development techniques and good civic design and arrangements.
10. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources, and to prevent urban sprawl and degradation of the environment through improper use of land.

11. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more effective use of land.
12. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals.

### **Goals and Policies**

The plan's residential and non-residential goals and planning policies are as follows:

#### **Goal 1**

To maintain and enhance the existing areas of stability in the community; to encourage a proper distribution of land uses by designating areas which have their own uniform development characteristics. A principal goal of this plan is to preserve and protect the residential character of the community by restricting incompatible land uses from established residential areas, and limiting intensities of use to the levels, and locations, as prescribed herein. Additionally, the goal of this plan is to direct commercial development solely to those specific areas identified in this plan.

**Policy Statement:** The Borough of Edgewater recognizes that one of its most significant attributes is its reinvigorated mix of land uses along its waterfront, which is characterized by a distinct distribution of residential and non-residential development, the continued reduction of the community's former industrial base and its replacement with residential and commercial activity, and a stable residential pattern of comparatively modest intensities-of-use encompassing the westerly portion of the borough along Undercliff Avenue and side streets to the west of River Road wherein there are virtually no intrusions of nonresidential activity or higher density residential use. The borough also recognizes that its former land use policy which encouraged high rise, high density development as a means to upgrade the municipality and eliminate former industrial development no longer serves its interests, and consequently specifically pronounces that this approach to encouraging the revitalization of the borough is hereby rescinded, exclusive of those specific areas shown on the plan.

The plan's land use recommendations are designed to reinforce the distribution of the waterfront residential and commercial activity as shown on the plan, encourage a development design incorporating a building arrangement which emphasizes the site's waterfront location and which enhances waterfront view sheds and physical as well as visual access, and provides suitable buffers to physically separate changes in land use patterns which occur along the waterfront. The plan also seeks to protect and reinforce the more modest prevailing residential development pattern in the westerly portion of the community and discourage any higher density development (except for those areas specified in the plan), preclude any incompatible non-residential use in the established westerly residential neighborhoods, and encourage a reduction in the number of nonconforming uses. The plan additionally seeks to reinforce the intensities of use prescribed herein, and in particular those areas where lower densities are recommended in the plan.

## Goal 2

To ensure that any prospective development is responsive to the borough's environmental features, and can be accommodated while preserving these physical characteristics.

Policy Statement: The borough seeks to encourage development which is sensitive to the community's particular physical characteristics, and preserves the borough's sensitive environmental elements. In particular, the borough seeks to limit development to that which preserves steeply sloped areas (defined to include any slope of minimally fifteen percent grade) and discourage development along the westernmost portion of the community in order to preserve and protect the character of the Palisades. It also reaffirms a land use policy which seeks a reduction in prospective intensity-of-use of those sites which are characterized by steep slope features. Additionally, the borough seeks to protect wetlands and floodplains, and retain vegetation (particularly trees of a caliper of eight inches or more or clusters of trees which may be of lesser caliper if determined appropriate).

## Goal 3

To discourage development on the Palisades and in other steeply sloped areas. Roof lines should be kept below the ridgeline of the Palisades to preserve the character and views of this area; trees should be preserved in these steeply sloped areas.

Policy Statement: The borough recognizes that the Palisades is an important natural resource and physical amenity which adds to the particular character of the community, and therefore should be preserved.

## Goal 4

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 waters edge. Perpendicular pedestrian access from River Road to the walkway system should also be encouraged. 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.

Policy Statement: The borough recognizes that its waterfront represents a significant and unique resource which should be developed in a manner which benefits the entire community. Consequently, every effort should be made to ensure substantive visual and physical access to this area.

## Goal 5

To maintain existing easterly views by limiting the height of buildings on waterfront properties.

Policy Statement: The views of the New York City skyline are a significant visual and aesthetic amenity for the borough's residents, and must be preserved if Edgewater is to maintain the visual qualities which have attracted so many people to the community. The borough must consider the impacts that new developments will have on these views during the overall review process. Consequently, it is recommended that each development application for construction within the waterfront and along River Road include a viewshed study to indicate the impact that such development will have on the views of the skyline from River Road and properties to the west. It is also recommended that the land use ordinance be amended to include this as a specific submittal requirement.

#### Goal 6

To establish regulatory controls which permit the appropriate level of development and/or redevelopment of piers along the Hudson River waterfront.

Policy Statement: The borough seeks to control the amount of redevelopment of existing piers and the development of new piers. It is recommended that these properties have roadway frontage along River Road; a maximum of two stories of principal use over one level of parking; a residential density of thirty-five (35) to forty (40) dwelling units per acre; they should be regulated as a conditional use; encourage viewsheds through the interior of proposed developments; permit limited setbacks relating to the side and rear yards of the pier on which the building is situated; and permit a reduced front yard setback which is not correlated to the River Road frontage, but rather to the adjoining land area.

#### Goal 7

To acknowledge water/riparian areas as part of an overall parcel of land, while at the same time recognizing the need to limit the intensity of development that results on the upland area.

Policy Statement: The borough has witnessed a number of development applications whereby developers have included the riparian lands in determining density and open space provisions. This has resulted in intensive use of the upland property. To address this issue, the municipality is hereby establishing a policy that will require developers to provide the required amount of open space and landscape features within the upland portion of the property.

#### Goal 8

To encourage and provide buffer zones to separate incompatible land uses.

Policy Statement: The borough recognizes the need to reinforce the delineation of boundaries separating residential and non-residential uses. Appropriate buffer/screening devices are to be encouraged to separate incompatible land uses in order to minimize adverse impacts on residential and other properties. This should be accomplished primarily within the framework of appropriate open space buffer widths containing suitable planting elements (incorporating such elements as multiple rows of plant material, planting clusters, etc. as a means to provide suitable buffer protection), with supplemental aesthetically pleasing fencing when appropriate.

### Goal 9

To provide a variety of housing types, densities and a balanced housing supply, in appropriate locations, to serve the borough and region.

Policy Statement: The borough contains a broad and varied housing stock consisting of detached dwellings, townhouses and multi-family units. The borough's policy is to continue to accommodate this broad array of housing, and encourage the provision of some additional multi-family residential development, in accordance with the specific delineations depicted on the Land Use Plan map, but not encourage any additional attached residential development beyond that which is depicted on the Land Use Plan map. The borough's housing policy also recognizes that the State has refined the housing issues to direct attention to the specific need for lower income housing. Within that framework Edgewater has prepared and adopted a Housing Plan Element. This housing plan has been submitted to COAH and has received substantive certification. It affirmatively addresses the municipality's low and moderate income housing obligation and represents the community's response to this particular issue.

### Goal 10

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(s). This is to be accomplished through an appropriate mixture of retail and service commercial activities, with a design emphasizing pedestrian elements, 'public' space which serves as a gathering place for people, and physical and visual linkages to the waterfront.

Policy Statement: The borough seeks to encourage the continued development of the community's business district for retail and service commercial uses. The commercial area in the central portion of the community, in the vicinity of the municipal building, is to be designed to serve the daily needs of the resident population, while a broader-based commercial area is to be encouraged in the southerly portion of the borough. Consideration should be given to design features which encourage the integration of building, parking, landscaping and signage elements into a comprehensive and unified framework.

### Goal 11

To promote the revitalization and redevelopment of the Shadyside area; to provide a comprehensive and coordinated long-range plan to guide the growth, development, and physical improvements which are necessary to ensure the continued vitality of this portion of the borough; and, to encourage the cooperation of merchants, property owners, residents and government in the overall upgrading and enhancement of this business district. The revitalization should include a definitive plan outlining the enhancement of the physical appearance of the business district through comprehensive and integrated streetscape improvements, building renovations, and related physical improvements.

Policy Statement: The Shadyside area is characterized by a unique development pattern which sets it apart from the rest of the borough. Its developed character is typified by a mixed commercial and residential development pattern on small, narrow, and shallow lots. The

building configuration in this area has developed with little or no setbacks. These features indicate the need for the area to have its own special planning and zoning designation. Additionally, the recent relocated River Road and reconfiguration of that roadway has served to highlight the area's need for its own particular emphasis regarding its accessibility. The borough policy is to provide a comprehensive and coordinated long-range plan to guide the growth, development, and physical improvements which are necessary to ensure the continued vitality of this area, including specialized area and bulk regulatory controls, signage and lighting provisions, parking and landscape features.

It is also recognized that the Shadyside area's potential for redevelopment and upgrading should be linked to the redevelopment that occurs in the immediately surrounding area. Linkage between Shadyside and the commercial development potential that exists directly to the east along the waterfront should be actively encouraged in an effort to provide an integrated arrangement of land uses which both complements and provides a symbiotic relationship with each other. Appropriate building relationships, pedestrian orientations, and view sheds should be provided to reinforce a sense of continuity and shared sense of place and community between Shadyside and the waterfront commercial development that occurs to the east.

#### Goal 12

To promote a safe and efficient traffic circulation system that serves the community, which also incorporate aesthetic enhancements.

Policy Statement: The borough recognizes that the existing circulation system incorporates a number of inherent deficiencies which serve to impede traffic flow. The intent of the Plan is to improve the effectiveness and safety of intersections, improve roadway alignments and continue the implementation of the provision of an improved and widened River Road and associated traffic signage and signalization as necessary. It is the objective of the municipality to render traffic improvements along River Road incorporating those associated landscape amenities featured in this plan which will serve as an aesthetic and functional improvement to the community.

#### Goal 13

To require new development applications, which exceed fifty (50) dwelling units and/or 25,000 square feet of non-residential square footage, to submit a traffic study.

Policy Statement: The realignment and widening of River Road has improved the physical constraints that existed for years and limited the amount of development that could occur. However, since River Road is a county road which provides regional access, the amount of traffic has increased from extensive development in the Hudson County area, as well as from development in Edgewater. Therefore, it is recommended that a traffic analysis be submitted with each development application of the size defined above. Particular emphasis should be placed on the traffic generating potential of the proposed development, the ability of the roadway network to accommodate that traffic volume, and the need for any roadway improvements or realignments to enhance traffic movement.

#### Goal 14

Encourage pedestrian circulation facilities (sidewalks, pedestrian crosswalks and bikeways) along the River Road corridor.

Policy Statement: The realignment and widening of River Road has addressed many of the physical constraints that have restricted the efficient movement of vehicular traffic in the community. However, the increase in traffic over the last several years has severely impeded pedestrian circulation. A safe and well planned pedestrian system facilitates movement between residential areas, municipal facilities, local shopping and recreation facilities. At present, the River Road corridor does not promote a well planned pedestrian element, and the waterfront walkway, while an attractive asset, does not supplant the need for such a feature along River Road. It is recommended that the borough require sidewalks along both sides of River Road. The pedestrian crosswalks, sidewalks and landscape improvements recommended in the 1991 Master Plan should be implemented as part of the development application process.

#### Goal 15

To require all residential developments in excess of twenty dwelling units to submit a socio-economic impact study wherein data is presented on the impact the development will have on the local population, school system, recreation needs, and other municipal services. The study should address the current capacity of the schools, a five year projection of school capacity, and an impact analysis indicating the manner in which the development will effect the student population. This study should also be submitted to the Edgewater School Board.

Policy Statement: Presently, the Borough of Edgewater's school system is over capacity. Modular trailers have been erected to house additional students. The impact of future residential development is critical to long-term school facilities planning. The submission of a school impact study would provide the borough, as well as school administrators, with a projection of the anticipated number of school children to be anticipated from new development.

#### Goal 16

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.

Policy Statement: The borough maintains that the general intent of the SDRP, to manage growth within the framework of an assessment of needs and infrastructure capabilities, and the SDRP's specific planning area designation for Edgewater, represents a reasonable approach to growth management.

### Goal 17

To ensure that the borough's zoning regulations are upgraded in a comprehensive manner to implement the proposals set forth herein.

Policy Statement: The borough's land use regulations are presently set forth in separate zoning and site plan and subdivision ordinances. The framework for these regulations dates back more than forty years. An updated comprehensive contemporary Land Development Ordinance is warranted at this time. It should incorporate at a minimum the following: (1) detailed administrative procedures which identify application submittal and review procedures and the responsibilities of the boards regarding the processing, review and evaluation of development applications, the effect and timing of board approvals, and enforcement provisions; (2) specific design standards which facilitate an enhanced developed character, including such elements as parking, lighting, landscaping, signage, utilities, refuse collection, building orientation, waterfront walkway elements, pedestrian sidewalk design, architectural features and related features; (3) a comprehensive set of use, area and bulk regulations.

### Goal 18

To prepare a basis for amending the residential parking standards set forth in the State of New Jersey Residential Site Improvement Standards as they apply to the Borough of Edgewater.

Policy Statement: The Borough of Edgewater is characterized by a lot arrangement and development pattern which has resulted in a significant shortfall of parking spaces to accommodate the needs of residents and their visitors. The borough had attempted to address this issue by mandating an appropriate requirement of two parking spaces per dwelling plus additional parking for visitors. The RSIS standards has required the borough to replace this standard with the less stringent provisions set forth in the RSIS statute. Their standards, however, do not take into account the unique character of Edgewater nor its particular location in the region.

The RSIS statute includes a new provision that enables a municipality to petition the State and obtain the right to impose different parking standards than that which is set forth in RSIS. The regulation provides that alternative parking standards may be accepted if the municipality can demonstrate that their proposed standards better reflect local conditions. Factors affecting the minimum number of required spaces may include household characteristics, availability of mass transit, urban versus suburban location, and availability of off-street parking resources. Based on this provision in RSIS, it is recommended that the borough proceed with a detailed parking analysis which will be used to substantiate a petition to the state to obtain the right to impose different parking standards than that which is set forth by RSIS.

### Goal 19

To prepare a comprehensive community facilities plan element of the master plan pursuant to the provisions of the Municipal Land Use Law.

Policy Statement: The continuing development occurring in Edgewater affirms the need to prepare an extensive community facilities analysis to ensure that public services are available to meet the needs of existing and future residents. As detailed in the background data base, the borough has issued building permits for more than 750 dwelling units in the past ten years, and a significant additional number of units have been approved for development. These prospective residents will impact community resources. The Municipal Land Use Law provides that communities are entitled to prepare master plan elements which analyze the need for, and plan for future community facilities. It is therefore recommended that such a plan be prepared. It should initially identify the location of all existing community facilities and, pursuant to the MLUL, their relationship to their surrounding area. This should be followed by an analysis of future needs and the indication of how that need may be addressed.

## **LAND USE PLAN**

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

The plan is intended to guide the future development for the next six year period in accordance with the provisions of the Municipal Land Use Law, in a manner which protects the public health, safety and general welfare. This plan is designed to serve as the basis for revisions to the borough's land use ordinances including zoning, site plan and subdivision codes.

The borough plan is based on thirteen categories of development. They do not substantially differ from the community's prior master plan designations, although some modifications, particularly in the southerly end of the community, are suggested. The categories are described as follows.

1. **Low Density Residential Land Use.** This land use category encompasses the Edgewater Colony development, located in the northernmost portion of the borough on the east side of River Road, which is characterized by a unique developmental history and land use pattern. Approximately 26 acres of land are in this category. This acreage is typified by a varied terrain, and is developed with approximately 115 detached dwellings distributed in an irregular pattern on private roads within the Colony. This delineation also encompasses a small number of adjoining isolated lots.

The plan recommends that properties within this designation be development at a density of approximately five dwelling units per acre. The borough is particularly interested in preserving and retaining the established prevailing development character of this portion of the community, and the land use plan recommendation is consequently designed to reaffirm this existing pattern of development.

2. **Moderate Density Residential Land Use.** This land use delineation encompasses the older one- and two-family residential neighborhoods situated to the west of River Road. This area has developed in a relatively uniform residential pattern consisting of small lots of no more than approximately 5,000 square feet. It is recommended that future development in this area be in accordance with this established pattern and type of development, with new development essentially consisting of in-filling at comparable densities. Detached single-family dwellings are recommended at a density of nine (9) dwelling units per acre. The conversion of detached single-family to two-family use and the construction of a detached two-family dwelling will also be permitted, where a minimum lot size of 5,000 square feet per two-family unit and adequate on-site parking is provided. However, this is not meant to imply, nor should it be interpreted to suggest that, for other than the isolated infill lot on which a two-family dwelling unit(s) could occur, the borough encourages developments at densities of greater than nine units per acre in this area.

It is noted that, as set forth in the goals and policy statement section of this document, a primary objective of the borough is to minimize development in the steeply sloped westernmost section of the community.

3. Medium Density Residential Land Use. This designation encompasses a variety of sites distributed throughout the municipality. It is designed to permit a density of approximately ten to twenty dwelling units per acre. The category incorporates a number of existing garden apartments and townhouse developments distributed along the River Road corridor. It also incorporates some undeveloped acreage along Gorge Road, and additional property on River Road.

The intent of this classification is to encourage new multi-family residential development at a density ranging from ten to twelve dwelling units to the acre, within the framework of three story building construction. Also, this category acknowledges existing developments which have been developed at densities ranging from ten to twenty units per acre.

4. High Density Residential Use. Existing high density residential uses have densities ranging from thirty to fifty units per acre. This category is designed to reflect existing and approved high density multi-family residential developments. This designation consequently includes the existing Admiral's Walk, Hudson Harbour and Caribbean House sites. Additionally, it acknowledges those parcels which have been previously approved for high density development including the Old Ferry North site, the Alcoa conversion and the Park Edge/St. Moritz site. It is the intent of this classification to limit new high density residential development to thirty units to the acre.
5. Senior Affordable Housing Districts. This category encompasses two existing senior housing developments. A thirty unit building is located at 300 Undercliff Avenue. The second senior development, at 2 Dempsey Avenue, contains 31 units, and was constructed in 1997. Densities range from 43 to 62 units per acre.
6. Shadyside District. The Shadyside area is characterized by a unique development pattern which sets it apart from the rest of the borough. Its developed character is typified by a mixed commercial and residential development pattern on small, narrow, and shallow lots. The building configuration in this area has developed with little or no setbacks. These features indicate the need for the area to have its own special planning and zoning designation. Additionally, the recent relocated River Road and reconfiguration of that roadway has served to highlight the area's need for its own particular emphasis regarding its accessibility. A specific plan has been developed for this area and is set forth in the following section of this document.
7. Neighborhood Commercial Land Use. Neighborhood commercial districts consist of small retail and service commercial establishments and small professional uses that provide for the daily needs of people within a neighborhood. These commercial areas are characterized by small lot arrangements with modest-sized buildings which are readily accessible to the surrounding neighborhoods they serve. This designation encompasses the borough's commercial areas located along the west side of River Road.

The plan for these areas is designed to encourage the following:

- The rehabilitation of buildings and sites and the adaptive reuse of older buildings;
- The provision of additional park benches, landscape features, facade improvements and

- other similar public and private actions;
  - The provision of buffer/screening elements to separate the commercial uses from adjoining residential development;
  - The imposition of uniform signage designed to reinforce a business district identity;
  - Common access and shared parking areas.
8. Waterfront Commercial District. This land use category encompasses a number of sites on the east side of River Road, including: Edgewater Commons Mall; the former Celotex tract; Yaohan Shopping Center; the former Hills Brothers tract; Grand Cove Marina and the Binghamton/Marketplace property.

The Edgewater Commons Mall and the Celotex tract were previously located in a Planned Development land use designation in the 1990 plan. However, these sites have not developed as integrated entities in the manner contemplated in the planned development designation, and therefore is no longer applicable to these sites. The intent of the waterfront district is to acknowledge the existing development pattern which has occurred since the adoption of the 1990 Master Plan and 1994 Master Plan Amendment.

Permitted uses should include retail and service commercial developments which are limited to an FAR (floor area ratio) of 0.25 to 0.30. This designation is designed to permit large scale commercial developments which incorporate adequate on-site parking, substantive landscape amenity and open space features, perimeter buffers, and unified lighting and signage design. A waterfront walkway and orientation to the Hudson River are design components which are essential to the type of development envisioned for this district. Water-related activities such as marina facilities are also encouraged in this district.

The Hills Brothers tract, presently developed with a golf driving range, represents the last remaining underutilized former industrial tract along the waterfront. A waterfront commercial designation is recommended for this tract. However, this site could also be considered for recreation use. It is also recommended that this site be considered for public recreation use, if the borough is able to acquire it.

9. Central Business District. The purpose of this land use category is to serve as the focal point of the central core of Edgewater. This tract, encompassing the former Ferry Building and the Mailbag facility, is located directly opposite the Edgewater Municipal Building. It should provide for a variety of retail and service commercial uses designed to accommodate the shopping needs of the area's residents. Additionally, a residential element, above the first level of retail, is encouraged at this location to enhance the vitality and character of this portion of the borough.

It is suggested that adequate buffers, substantive landscaping, unified lighting and signage be incorporated into the development in this district. The non-residential floor space should be limited to a floor area ratio (FAR) of approximately 0.25 to 0.35. Maximum residential densities should be between ten and twelve dwelling units per acre.

The overall design for development should take advantage of the area's physical and visual

access to the riverfront including the provision of significant view corridors to the waterfront. A waterfront walkway should be incorporated as a unifying element which complements the overall project design. A minimum of twenty-five percent of the site should be devoted to landscape amenity, consisting of substantive planted areas along the street line in a manner consistent with the River Road landscape plan, planting islands within parking areas, and supplemental foundation planting elements. The designs for development must incorporate pedestrian elements which link on-site activity with commercial uses and the municipal building on River Road, to reinforce this area as the borough's "downtown" setting.

10. Office and Research Land Use. This designation encompasses the Lever Brothers tract on both sides of River Road, the Heagney property located on the east side of River Road, the Coffee Associates site, and other properties south of Gorge Road which have been impacted by the realignment of River Road. Octagon Chemical and the Hess Oil facility located on the west side of River Road are also included in this category.

The intent is to encourage the continued reduction in industrial activity in the borough. Additionally, the assemblage of small parcels in this category is also encouraged in order to create larger building lots for the future redevelopment of these properties.

11. Flex-Space and Office Land Use Category. This designation encompasses those properties along old River Road which have been impacted by the realignment of River Road. The category is designed to permit small scale development of flexible building space occupied by trades such as carpenters, furniture builders, welders, etc. Buildings would be encouraged to provide work areas, as well as ancillary office and administrative space. One to two story development would be encouraged. This land use category would serve to provide a complementary land use to the retail uses in Shadyside, without creating additional parking demands on the public parking in the area.
12. Public Land Use. The two public categories include an open space designation and an other-public category. The open space designation identifies all property in governmental ownership which is earmarked for active and passive recreation and open space use. It also incorporates recommendations to preserve portions of the Palisades along the borough's westerly boundary. The other public category identifies all existing schools, municipal facilities, etc., exclusive of active and passive recreation and open space uses which have a separate delineation.
13. Cemetery. This land use designation acknowledges the existing cemetery which is located north of Vreeland Terrace and surrounded by the former Alcoa properties.
14. Waterfront Access and Design. Edgewater's waterfront represents one of the borough's major assets. To ensure that this amenity is retained as an integral part of the community, and remain available to the borough residents as an active and passive recreation resource, it is recommended that a linear pathway along the waterfront be incorporated as a design element in all waterfront developments. Access easements to this linear pathway should be provided as part of new development to ensure access by all residents.

It is also recommended that the zoning for waterfront properties include water-related activities such as marina facilities. Site designs for individual properties should be encouraged to orient their open space amenity to the waterfront and the required waterfront walkway system.

15. River Road Landscape Plan. The Borough of Edgewater River Road Corridor Landscape Plan represents a design component which complements the land use recommendations set forth in the Land Use Plan. The purpose of this plan element is to provide a framework to enhance the physical character of the River Road corridor which represents the single major north-south route through the community.

The corridor study encompasses that segment of River Road which extends from the municipal boundary with North Bergen northward to its intersection with New Jersey State Highway Route 5. This area coincides with a proposed widening and improvement program for River Road. The corridor landscape plan is intended to be implemented as part of the overall planned improvements to River Road.

#### Design Concept Approach:

An analysis of the area's existing conditions reveals that there is a nominal landscaping element present along River Road. This general lack of landscaping creates a visually barren and aesthetically harsh appearance along the streetscape.

In an effort to address this issue a schematic landscape design has been prepared for that segment of River Road described above. The schematic design incorporates a number of landscaping and streetscape elements to visually improve and upgrade the appearance of River Road.

#### Design Elements:

The corridor landscape plan incorporates a number of design elements which, when integrated into the proposed improvements to River Road, will serve to improve the physical and visual amenity of the roadway. These elements, which are highlighted in the attached schematic sketch and streetscape elements, are identified as follows:

**Central Landscaped Median Strip.** This plan is designed to actively encourage the provision of a landscaped boulevard-type character for the River Road corridor. The conceptual River Road Landscape Improvement Plan set forth on an accompanying page schematically depicts the provision of a thirteen foot wide central landscaped island within an eighty foot wide right-of-way. This planted island should include a mix of shade trees planted 40 feet apart, groundcover including perennials and annuals, shrubs and sod;

**Landscaped Strip Along Street Frontage.** Another principal feature of the River Road Corridor Concept is the provision of a substantive landscape element on private property in the area immediately adjacent to the River Road right-of-way. The plan seeks to encourage a 15 foot wide substantive landscape strip along the street line,

which will incorporate a select number of similar features to create an attractive unifying theme along the corridor. (It is specifically noted that this conceptualization study only incorporates a 15 foot wide area adjacent to the right-of-way, and does not encompass or limit developers relative to any additional landscape features in required or desired front yard setback areas). Conceptually, the Plan calls for the use of shade trees, evergreen screening where determined to be appropriate, shrub mass, ornamental trees, decorative paving, etc. Additionally, the plan depicts the use of stylized lighting fixtures, benches, trash receptacles and bus kiosks.

The following table identifies a variety of trees, shrubs and groundcover which are recommended as suitable and appropriate plantings for this area. The table includes shade trees, ornamental trees and evergreens, as well as a variety of groundcovers, shrubs and perennials/annuals which will add color and diversity to the overall landscape amenity. It is recommended that, to produce the desired effect within a short period of time, the Borough requires the following tree standards be imposed: Shade trees 3½-4" caliper; ornamental trees 3-3½" caliper; evergreen trees 6-8' tall.

**TABLE 18**  
**RECOMMENDED PLANT MATERIAL**  
**RIVER ROAD CORRIDOR**

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<u>Shade Trees</u>	
<i>Acer plantanoides</i> 'Crimson King'	King Crimson Maple
<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple
<i>Acer saccharum</i> 'Green Mountain'	Green Mountain Sugar Maple
<i>Celtis occidentalis</i>	Hackberry
<i>Fraxinus americana</i>	White Ash
<i>Fraxinus lanceolata</i>	Green Ash
<i>Gleditsia triacanthos inermis</i>	Thornless Honeylocust
<i>Koelreuteria paniculata</i>	Golden Rain Tree
<i>Platanus acerfolia</i>	London Planetree
<i>Quercus coccinea</i>	Scarlet Oak
<i>Quercus palustris</i>	Pin Oak
<i>Quercus phellos</i>	Willow Oak
<i>Sophora japonica</i> 'Regent'	Regent Scholartree
<i>Tilia cordata</i> 'Greenspire'	Littleleaf Linden
<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova
<u>Ornamental Trees</u>	
<i>Malus baccata</i>	Siberian Crab
<i>Malus eleyi</i>	Eley Flowering Crab
<i>Malus hopa</i>	Hopa Red Flowering Crab
<i>Phellodeendron amurense</i>	Amur Corktree
<i>Prunus serrulata</i> 'Amanogawa'	Amanogawa Cherry
<i>Prunus serrulata</i> 'Kwanzan'	Kwanzan Cherry
<i>Prunus yeodensis</i>	Yoshino Cherry
<i>Sorbus alnifolia</i>	Korean Mountain Ash
<u>Evergreen Trees</u>	
<i>Cryptomeria japonica</i> 'Yoshino'	Yoshino Cryptomeria
<i>Ilex opaca</i>	American Holly (Male/Female)
<i>Pinus strobus</i>	White Pine
<i>Pinus thunbergii</i>	Japanese Black Pine
<i>Thuja occidentalis nigra</i>	Dark American Arborvitae

TABLE (cont'd)

Shrubs & Ground Covers

Acanthopanax pentaphyllum  
Berberis thunbergii  
Cydonia japonica  
Euonymus alatus compactus  
Forsythia in variety  
Ilex crenata in variety  
Juniperus chinensis in variety  
Juniperis horizontalis in variety  
Hedera helix  
Kalmia latifolia  
Ligustrum in variety  
Lonicera fragrantissima  
Pachysandra terminalis  
Pieris japonica  
Rhamnus frangula columnaris  
Spirea vanhouttei  
Symphoricarpos in variety  
Syringa vulgaris  
Taxus baccata repandens  
Vinca Minor

Fiveleaf Aralia  
Japanese Barberry  
Flowering Quince  
Dwarf Winged Euonymus  
Forsythia  
Japanese Holly variety  
Chinese Juniper variety  
Spreading Juniper variety  
English Ivy  
Mountain Laurel  
Privet  
Winter Honeysuckle  
Japanese Spurge  
Japanese Andromeda  
Tallhedge Buckthorn  
Vanhoutte Spirea  
Coral Berry variety  
Common Purple Lilac  
Spreading English Yew  
Periwinkle

The Plan also calls for a number of stylized streetscape elements. These include stylized street lighting fixtures, bollard lights, bus shelters, trash receptacles, benches and tree grates.

## **Proposed Zoning Amendments to Implement Plan**

The proposed Land Use Plan and the review of the present borough development regulations suggest the need to modify the borough ordinances to ensure that they remain current and reflect the municipality's overall land use policy. The recommended changes which are set forth herein include a number of substantive modifications. The following is offered for consideration:

### **1. Zone Districts, Permitted Uses and Area and Bulk Requirements**

The proposed Land Use Plan necessitates modifications to the borough's existing distribution and delineation of zone districts, permitted uses, and area and bulk requirements, as follows:

- a. Waterfront Commercial District. It is recommended that the properties identified on the land use plan map as waterfront commercial be zoned to a new B-4 zone district. This district should permit the following principal uses: any B-1 principal permitted use, as well as shopping centers. The following area and bulk requirements are suggested:
  - Minimum Lot Area: 4 acres
  - Maximum FAR: 0.30
  - Minimum Lot Depth: 300 feet
  - Minimum Lot Width: 300 feet
  - Minimum Front Yard: 75 feet
  - Minimum Side Yard (one/both): 20/40 feet
  - Minimum Rear Yard: 50 feet
  - Maximum Building Coverage: 40 percent
  - Maximum Impervious Coverage: 70 percent
  - Maximum Building Height: 3 stories/35 feet
  - Minimum Open Space: 30 percent
  - Minimum Buffer Area (from nonresidential/from residential): 25 feet/50 feet
- b. Central Business District. It is recommended that the properties identified on the land use plan map as central business district be zoned B-2.
- c. Flex-Space and Office Zone. The lots identified as flex-space and office zone should be rezoned to a B-5 zone district. This zone should permit small scale development of buildings occupied by trades such as carpenters, furniture builders, welders, etc. Ancillary office space should also be permitted within the buildings. Area and bulk requirements similar to the B-1 zone regulations should be used for this district.
- d. Shadyside District. This zone district is presently identified as the B-1A. This district should be modified to also include the 6+ acre island tract situated between Gorge Road and Thompson Lane, as well as the public parking lot to the north of Thompson Lane. The permitted uses should include all uses permitted in the B-1 zone, as well as residential uses

located above the first floor. Congregate care facilities should be permitted as a conditional use. The PDIIA area and bulk requirements should be used as conditions for congregate care facilities. The area and bulk requirements for principal permitted uses should be as follows:

Minimum Lot Area: 5,000 square feet  
Maximum FAR: 0.30  
Minimum Lot Depth: 100 feet  
Minimum Lot Width: 50 feet  
Minimum Front Yard: 0 feet  
Maximum Front Yard: 10 feet  
Minimum Side Yard: 0, where one exists 10 feet  
Minimum Rear Yard: 10 feet  
Maximum Building Coverage: 40 percent  
Maximum Impervious Coverage: 70 percent  
Maximum Building Height: 3 story/35 feet

- e. **R-6 Zone.** The lots identified for high density residential development should be zoned R-6. Presently, those sites located in the southerly end of the borough are located in a PDI zone.
  - f. **Elimination of the PDI, PDII and PDIIA districts.** The ordinance should be modified to eliminate the PDI, PDII, and PDIIA zones.
  - g. **Densities for moderate and high density residential zones.** The ordinance should be amended to reduce the permitted densities for new developments in the moderate- and high-density zones, as follows: A maximum of 12 units to the acre for multi-family and mid-rise developments in the R-3, R- 4, and R-4A. A maximum of 30 units to the acre for multi-family, mid-rise and high-rise developments in the R-5, R-6 and R-7 zone districts.
  - h. **Open space requirements.** The open space requirement for all zones shall be met utilizing upland area.
2. **Signage Regulations.** The borough sign regulations should be revised and updated. It is recommended that the unique character of Shadyside warrants separate and distinct regulations. Additionally, the general sign ordinance should include standards for monument signs and canopy signs. \*
  3. **Buffer Requirements.** The area and bulk regulations should be revised to include a minimum buffer requirement for all multi-family and commercial developments. It is recommended that minimum buffers, from ten to twenty feet, be imposed on those areas characterized by modest lot sizes and dimensions, where additional acreage is not available to accommodate broader buffer dimensions. A landscaped buffer of thirty to fifty feet should be considered in those instances where a substantive change in land use character

occurs, such as where large-scale commercial or retail adjoins a residential area, or where a substantive change in intensity-of-use occurs.

4. **Comprehensive Land Use Regulations.** An examination of the borough zoning ordinance reveals the need for a comprehensive update of the borough's development ordinances. This should incorporate an updated and enhanced structure which would make it easier to find specific requirements, contemporary design criteria which would enhance the regulatory approach to development, incorporate all prior amendments, and provide for a comprehensive administrative code which would also detail all application procedures and the specific responsibilities of the planning and zoning boards.

## **BACKGROUND DATA BASE - EXISTING LAND USE**

### Introduction

The analysis of a community's present development pattern represents one of the fundamental steps in formulating a future development plan for the community. The analysis of existing land use identifies both the extent of development in the community and the amount and location of vacant land remaining to be developed. This data, combined with other information, enables a determination of the community's remaining development potential. It also enables a determination of the community's potential for redevelopment, population growth, and the need for additional community facilities.

### Overview

The Borough of Edgewater occupies an area of 656 acres, or slightly more than 1 square mile. It is one of the smallest municipalities in Bergen County. Only four of the seventy communities in the County are smaller in area than Edgewater.

The Borough's long and narrow configuration is unique. The municipality extends along the Hudson River for a distance of 3.5 miles. Its width, however, varies from 1,100 to 2,600 feet and in general averages 1,800 feet.

As noted in the accompanying table, Edgewater is predominately developed, with 80 percent of the community improved. The remaining developable vacant land is primarily distributed along the easterly side of River Road adjacent to the Hudson River. Additional vacant acreage, characterized by steep slopes, is concentrated along the Palisades in the westernmost portion of the community.

Historically, Edgewater has been characterized as a residential and industrial community. However, many of these former industrial sites have now been replaced with higher density attached residential development, moderate sized shopping areas, and one regional shopping center. This has served to substantially alter the character of the community.

Both the northerly and westerly portions of the community are primarily developed with residential uses, including one to four family residential structures. The majority of the multi-family developments, including townhouses, mid-rise, and high rise buildings have been developed along the waterfront.

Neighborhood commercial development is primarily concentrated in the central portion of the Borough. The completion of the Edgewater Commons Mall, a 420,000 square foot regional shopping center, represents the first large-scale retail development constructed in Edgewater. Other commercial developments include The Marketplace and the Yaohan shopping center. Very few industrial structures exist, concentrated primarily in the southerly portion of the municipality along both sides of River Road.

**TABLE 19**  
**EXISTING LAND USE**  
**1997**  
**EDGEWATER, NEW JERSEY**

EXISTING LAND USE	1997	
	Acres	Pct
Residential		
One and Two Family Detached	57.3	8.7
Three Family	12.2	1.9
Multi Family	113.2	17.2
Edgewater Colony	28.39	4.3
Housing Authority	1.17	0.2
Commercial	73.9	11.3
Industrial	55.5	8.5
Roads	115.76	17.6
Semi-Public	2.70	0.4
Cemetery	1.39	0.2
Public		
Public Facilities	69.89	10.6
Public Open Space	23.8	3.6
	46.09	7.0
Vacant	124.9	19.0
<b>TOTAL LAND AREA</b>	<b>656.3</b>	<b>100.0</b>

Source: Burgis Associates field survey, Borough tax maps

### Residential Land Use

A total of 212 acres is devoted to residential use. The borough's residential development consists of an orderly series of residential neighborhoods. Very few incompatible land uses have developed in the residential neighborhoods west of River Road. The building lots in these areas generally range from 2,500 square feet to 7,500 square feet.

Single and two-family residences account for a significant portion of the residential development in Edgewater. Eighty-four acres are developed with one and two-family homes. Fifty-seven acres, located west of River Road, consists of residences on individual lots. However, approximately 120 residences are located on a single 28 acre known as the Edgewater Colony. This development is located on the easterly side of River Road north of Washington Place and extends to the Edgewater-Fort Lee municipal boundary line.

Three residences account for a relatively small portion of the Borough's total residential land area. Twelve acres are developed with this use. These structures are not concentrated in any one section of the municipality, but are distributed throughout the community.

Multi-family residential development, containing five or more dwelling units, account for approximately 115 acres of land area. The higher density developments are located along the River Road corridor. There are nineteen multi-family sites located on properties which are one acre or larger. These are identified in the accompanying table.

**TABLE 20**  
**MULTI-FAMILY AND ATTACHED RESIDENTIAL DEVELOPMENTS**  
**ONE + ACRE SITES**  
**EDGEWATER, NEW JERSEY**  
**1997**

Development Name	Site Size (Acres)	Number of Units	Density (DU/Acre)	Location
Admiral's Walk	7.58	297	39.2	River Road near Route 5
Caribbean House	1.95	62	31.8	River Road at Orchard St.
Crown Village	6.05	139	22.9	River Road at Garden Pl.
Grand Cove	13.6	157	11.5	River Road at Garden Pl.
Hudson Cove**	4.3	36	8.4	River Road opposite North
Hudson Harbour	5.01	246	49.1	River Rd near Glenwood
Independence Harbor	25.17	520 appr. 369 built	20.6	River Road (former Ford plant)
Mariners Cove	9.1	44 built	4.8	River Road opp. Dempsey
North River Mews (Alcoa)**	9.0	460	51	River Road at Russell Ave.
Old Ferry North**	5.0	174	34.8	River Road opp. Dempsey
Panorama East	4.4	52	11.8	Undercliff Ave. at Demps.
Park Edge (St. Moritz)**	3.8	189	49.7	Gorge Road
Patriot	1.2	25	20.8	Massa Lane
PMG (Old Ferry South)	5.89	110	18.7	River Road, north of Binghamton
River Club	10	266	26	New River Road, north of Independence Harbor
River View	1.3	40	30.8	River Road near Glenwood Avenue
Shelter Bay	12.3	60	4.9	River Road near Glenwood Avenue
Sugar Factory	2.0	40	20	River Road near Garden
Waters Ebb	7.45	212	28.5	River Road near Route 5

\* Received Approval. No construction to date.

### Commercial and Office Land Use

The Borough of Edgewater does not contain a central business district. Commercial development is primarily located along River Road and in the Dempsey Avenue, Hilliard Avenue and Gorge Road areas. Commercial land use comprises 74 acres of the Borough's total land area.

Retail and service commercial uses account for most of the business activity in Edgewater. The community has experienced a substantial amount of commercial development in the last eight years. The completion of the Edgewater Commons Mall, a 420,000 square foot regional shopping center, represents the first large-scale retail development constructed in Edgewater. Other commercial developments include The Marketplace and the Yaohan shopping center.

### Industrial Land Use

Industrial development accounts for 51 acres of the community's total land area. This acreage is concentrated in the southerly half of the municipality. This land use category has experienced a continued reduction since the adoption of the prior master plan. The demolition of the Alcoa building, Hills Brothers, and the buildings on the Celotex site represent examples of further reduction in the amount of industrial land in the community.

### Public Land

Public land uses are divided into two categories - public facilities, and parks and open space areas. Together they comprise nearly 70 acres of the total acreage of the municipality.

Public facilities account for 23 acres, including the 5.7 acres of school property occupied by the George Washington and Eleanor Van Gelder Schools. Other public facilities include the Borough Hall and accompanying parking facilities, other municipal offices located on Hilliard Avenue and Dempsey Avenue, three fire stations, the DPW, and the Post Office.

Parks and open space account for 46 acres. This includes both active and passive recreation facilities and open space lands acquired by the Borough. The borough is presently constructing a 21,000 square foot recreation center located at Veteran's Field.

### Semi-Public

Semi-public uses include those uses of land occupied by private institutions such as houses of worship, social clubs, etc. A total of 2.7 acres are devoted to these uses in Edgewater. Most of this acreage consists of the Holy Rosary Church and school located on the westerly side of Edgewater Place. Other semi-public institutions include the Presbyterian Church on Undercliff Avenue at Sterling Place and the American Legion Hall on River Road, south of Glenwood Avenue.

### Cemetery

A small cemetery located on the westerly side of River Road, north of Vreeland Terrace occupies an area of 1.394 acres. The cemetery is physically surrounded by the former Alcoa building.

### Streets and Roads

A total of 116 acres of land is occupied by streets. River Road, which accounts for more of this acreage than any other street, has recently been widened to a total of five lanes from the Hudson County border northward to Route 5. The southerly portion of the roadway was physically relocated through the former Hartz and Celotex tracts. Additionally several major intersection improvements have been, or are in the process of being, completed as part of the overall improvement to River Road.

### Vacant Land

Approximately 124 acres of Edgewater remains vacant. A significant portion of the vacant acreage has been approved for such projects as Glenwood Mall, a congregate care facility, Hudson Cove townhouses and a golf driving range. Furthermore, a significant amount of vacant land is characterized by the steep slopes of the Palisades.