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MASTER PLAN
BOROUGH OF EDGEWATER
BERGEN COUNTY, NEW JERSEY

PREPARED FOR:

BOROUGH OF EDGEWATER PLANNING BOARD

The original document was appropriately signed and sealed on December 3, 1990 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

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INTRODUCTION

The Borough of Edgewater entered into an agreement with Stewart/Burgis, its planning consultant, in 1989 to provide technical assistance in the preparation of a Land Use Plan update of the Borough's 1983 Master Plan. The Borough proceeded with this endeavor recognizing that its seven year old Master Plan was no longer current and needed to be updated, and to ensure that the community's planning efforts remain consistent with the applicable provisions of the Municipal Land Use Law (MLUL). This State Statute mandates that all local zoning regulations be predicated on up-to date land use and housing plans.

This report represents the culmination of the Borough's efforts to establish a plan to guide the future development of Edgewater. This document consists of three sections. The first section sets forth the obligatory background data required to be compiled prior to the formulation of the master plan recommendations. This background data base includes information on Edgewater's regional location, land use, population, housing, environmental features, utilities, traffic, a review of planning in adjoining communities, and an assessment of the State Development and Redevelopment Plan recommendations pertaining to the Borough.

The second section of this report includes specific goals and objectives, and master plan recommendations which resulted from the assessment of the above noted background data. The Plan is directed to the immediate needs of the community and is intended to serve as a basis for growth management for the next six year period, in accordance with the provisions of the Municipal Land Use Law. This Master Plan document should be reviewed in conjunction with the Borough Housing Plan, which was previously adopted by the Planning Board.

A third section represents the State-mandated Periodic Re-examination of the 1983 Master Plan. This document was prepared at the outset of this overall master plan process, and was completed in fulfillment of statutory requirements.

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



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REGIONAL LOCATION

The Borough of Edgewater is located in the southeastern corner of Bergen County. The Borough adjoins three other municipalities including the Boroughs of Fort Lee to the north and west and Cliffside Park to the west in Bergen County, and North Bergen to the south in Hudson County. The Hudson River and New York City are located to the east.

Access to Edgewater is provided by four roads. River Road (County Route 505) is the major north-south roadway extending the length of the municipality joining North Bergen to the south and Fort Lee to the north. State Highway Route 5 bisects the Borough in an east-west direction. Gorge Road and Edgewater Road joins Edgewater with Cliffside Park.

Routes 4, 46, I-80 and I-95 are located immediately to the north of Edgewater. These regional highways provide east-west access linking northern New Jersey to New York City via the George Washington Bridge. The Palisades Parkway to the north, Routes 1 and 9 to the west, and Routes 3 and 495 (and the Lincoln Tunnel) to the south are also important regional highways serving Edgewater.



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EXISTING LAND USE

Introduction

The analysis of a community's present development pattern represents one of the fundamental steps in the preparation and formulation of a land use plan. The analysis of existing land use is designed to identify both the extent of development in the community and the amount and location of vacant land remaining in the municipality. Additionally, land use studies may be utilized to identify evolving changes in historic development patterns or areas which may become susceptible to change. This data, in association with an analysis of environmental features, community facilities, and other elements, can facilitate an assessment of the community's full development potential and the ability to properly accommodate additional growth. This information consequently serves as a basis for forecasting future land use, intensity of use, and the distribution of uses within the framework of the land use plan.

A lot line base map of the Borough was initially prepared to facilitate the land use inventory. Land use data from the tax office was recorded on the Borough tax maps, the data was field verified to ensure accuracy, and subsequently recorded in mapped form as an existing land use map utilizing the lot line base map as the foundation for recording the information.

A total of 14 land use categories were used in this survey. They include five residential categories, two public categories, one commercial category and separate categories for industrial use, semi-public activities, utilities and vacant land, and categories identifying streets and railroad rights-of-way.

Overview of Edgewater

The Borough of Edgewater occupies an area of 615 acres, or slightly less than one 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.



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As noted in Table 1, Edgewater is predominantly developed, with 90 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 and moderate-sized shopping centers. 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, townhouse and mid-rise and high-rise buildings. Commercial development is primarily concentrated in the central and northerly portions of the Borough, although some isolated commercial uses are also located in the northerly end of town. Commercial development includes four recently developed shopping centers which range in size from 15,000 to 93,000 square feet, as well as individual commercial establishments. Some industrial structures still exist, concentrated primarily in the southerly portion of the municipality along both sides of River Road. These uses typically consist of industrial, transportation and warehousing activities.



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TABLE 1
EXISTING LAND USE
BOROUGH OF EDGEWATER
1990

<u>Land Use</u>	<u>Area (ac)</u>	<u>Percent Of Total</u>
Residential	<u>210.9</u>	<u>34.2</u>
One and Two-Family Detached	47.2	22.3
Townhouse	10.7	5.2
Three and Four-Family	2.4	1.2
Multi-Family	124.3	58.9
Edgewater Colony	26.2	12.4
Commercial	<u>64.8</u>	<u>10.5</u>
Industrial	<u>131.6</u>	<u>21.4</u>
Utility	<u>7.4</u>	<u>1.2</u>
Railroad	<u>28.6</u>	<u>4.6</u>
Roads	<u>58.2</u>	<u>9.5</u>
Semi-Public	<u>3.3</u>	<u>0.5</u>
Cemetery	<u>1.6</u>	<u>0.3</u>
Public	<u>41.1</u>	<u>6.8</u>
Public Facilities	9.8	23.8
Public Open Space	31.3	76.2
Vacant	<u>68.0</u>	<u>11.0</u>
Private Property	62.4	91.7
Municipal	1.1	1.8
State	<u>4.5</u>	<u>7.1</u>
Total Land Area	615.4	100.0
Water Area to Bulkhead Line	<u>174.9</u>	
Total Land and Water Area	790.3	

Source: Borough of Edgewater Tax Maps, Field Survey by Stewart/Burgis.

Residential Land Use

A total of 211 acres, representing 34 percent of Edgewater's total land area is devoted to residential use.



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The Borough's residential development consists of an orderly series of residential neighborhoods. Very few incompatible 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. Seventy-three acres, or 34 percent of all residentially developed land, are developed with one and two-family homes. Two-thirds of this acreage, located west of River Road, consists of residences on individual lots. However, approximately 120 residences are located on a single twenty-six acre parcel 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. It represents 12 percent of all the residentially developed acreage in Edgewater.

Three and four-family residences account for a relatively small portion of the Borough's total residential land area. Less than 3 percent of the residentially developed land is developed with these uses. 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 nearly sixty percent of all residentially developed land in Edgewater. A total of 124 acres are devoted to this use. There are over fifty structures in Edgewater characterized as multi-family residences. Many of these are located on lots of less than one acre and contain no more than ten dwelling units. The higher density developments are located along the River Road corridor. There are approximately 18 multi-family sites located on properties which are one acre or larger. These are identified in Table 2.

TABLE 2
 MULTI-FAMILY DEVELOPMENTS
 ONE+ ACRE SITES
 EDGEWATER, NEW JERSEY
 1990

	<u>Site Size (Acres)</u>	<u>Number Of Units</u>	<u>Density Dwelling Units/Acre</u>	<u>Location</u>
Admiral's Walk	7.58	297	39.2	River Road near Route 5
Caribbean House	1.95	62	31.8	River Road at Orchard Street
Crown Heights	5.80	139	22.2	River Road at Archer Street
Edgewater Tower and Marina*	1.00	54	-	River Road at north end
Grand Cove	13.60	157	11.5	River Road at Garden Place
Grand Harbour	9.10	284	31.2	River Road at Dempsey Avenue
Grand Towers**	4.10	240	58.5	River Road North of Binghamton
Hudson Harbour	5.01	246	49.1	River Road near Glenwood Avenue
Independence Harbour (Phase I)*	34.80	520	14.9	River Road (former Ford Plant)
Oyster Development	4.40	73	16.6	River Road at Dempsey Avenue
Patriot	1.20	25	20.8	Massa Lane
Renaissance Square/Alcoa	8.00	709	88.6	River Road at Russell Avenue
River View	1.30	40	30.8	River Road near Glenwood Avenue
Shelter Bay	12.30	60	4.9	River Road near Glenwood Avenue
Sugar Factory	2.00	40	2.0	River Road near Garden Place
The Commodore*	20.90	279	13.3	River Road at North Street
Water's Ebb	7.45	212	28.5	River Road near Route 5

* Preliminary Stage

** Received Approval. No construction to date.

Source: Land Use Survey by Stewart/Burgis, Bergen County Planning Board.



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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, Hillard Avenue and Gorge Road areas. Commercial land use comprises approximately 65 acres, or 11 percent 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 revitalization in commercial development in the latter 1980's, as four moderate-sized shopping centers were built to accommodate need. These facilities range in size from 15,000 to 93,000 square feet, and include the Marketplace, Yaohan Plaza, Calender and Waterside Plaza.

Industrial Land Use

Industrial development accounts for 132 acres of the community's total land area. This acreage is concentrated in the southerly half of the municipality. Within this area are slightly less than thirty developed properties containing approximately forty industrial establishments. They range from such large industrial concerns as Lever Brothers and Hill Brothers on ten+ acre sites to a number of small industrial facilities on less than one acre.

The industrial district includes a number of existing deteriorated structures and other buildings which are presently vacant. The development potential of these buildings and acreage is significant, and many of these former industrial sites have been proposed for redevelopment. The redevelopment of these properties will serve to reduce further 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 41 acres of nearly 7 percent of the total acreage of the municipality.



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Public facilities account for 9.8 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 Hillard Avenue and Dempsey Avenue, three fire stations and the Post Office.

Parks and open space account for 31.2 acres. This includes both active and passive recreation facilities and open space lands acquired by the Borough. Recreational facilities in the Borough of Edgewater are summarized in the following Table 3.

TABLE 3
BOROUGH PARK, RECREATION AND OPEN SPACE ACREAGE
BOROUGH OF EDGEWATER, NEW JERSEY
1990

<u>Facility</u>	<u>Acreage (acres)</u>
Veteran's Field	20.0
Borough Hall Park	0.7
Memorial Park	0.2
Undercliff Avenue Playground	1.4
Palisades Open Space	<u>8.9</u>
Total	31.2

Source: Borough of Edgewater Tax Maps and Records.
Field Survey of Stewart/Burgis.

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 3.27 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 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 1.64 acres. The cemetery is physically surrounded by the former Alcoa building.



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Utilities

Utility facilities accommodate 7.36 acres and represents 1.2 percent of all land in Edgewater. The two utility sites in the Borough include the 3.26 acre Borough Sewage Treatment Plant located on the westerly side of River Road south of Archer Street and the 4.1 acre Transcontinental Gas line property which extends westward from the Hudson River to the Edgewater-Fort Lee municipal boundary line at State Highway Route 5.

Streets and Roads

A total of 58.2 acres of land is occupied by streets, representing 9.5 percent of the Borough's total land area. River Road, which accounts for more of this acreage than any other street, has a right-of-way which fluctuates between 33 feet at its narrowest point (in the vicinity of Borough Hall, among other locations) to a width of 90 feet at Maple Street and 100+ feet at the Edgewater-Fort Lee municipal boundary north of Massa Lane.

At the other extreme, such streets as Lasher Lane, Hooks Lane and Leary Lane have rights-of-way of only 15 to 20 feet. The North Glen Lane right-of-way which serves residential properties fronting on River Road and Myrtle Avenue has a ten foot right-of-way width.

Railroad

The rail lines which extend in a north-south direction through the southerly portion of Edgewater occupies 28.6 acres of land. This represents nearly five percent of all land in the municipality. The railroad historically has provided service to the Edgewater industrial district, with numerous spurs extending from the main line paralleling River Road to individual industrial establishments. A substantial portion of the railroad property is to be incorporated into a future River Road roadway widening program. There is also an east-west rail line owned by the Delaware Otsego rail system which extends from the Edgewater Tunnel westward into Fairview. The line surfaces in the vicinity of Broad Avenue.

The tunnel is one of two such facilities which extend westward under the Palisades. The other tunnel is located in Weehawken.



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Vacant Land

Approximately 68 acres of Edgewater remains vacant. A significant portion of the vacant acreage is encompassed by the forthcoming second phase development of Hartz. Additional vacant acreage has been approved for such projects as Old Ferry North and South. Furthermore, a significant amount of vacant land is characterized by the steep slopes of the Palisade. An assessment of the vacant land's development potential is provided in a subsequent section of this report.

Water Area

There are a total of 175 acres of water area located between the land area abutting the Hudson River and the established bulkhead line. The distance between the shoreline and bulkhead line varies significantly along the length of the municipality. The bulkhead line is coterminous or within a few feet of the shoreline in the vicinity of the Binghamton complex. At the other extreme, the bulkhead line is approximately 930 feet from the shoreline in the vicinity of Lever Brothers to the south and approximately 1,120 feet from the shoreline in the vicinity of Lasher Lane to the north.



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PHYSICAL FEATURES

Introduction

An analysis of the Borough's physical characteristics is important in determining the development potential of the community's remaining vacant undeveloped acreage. This is particularly critical in terms of assessing the prospective development potential of the Borough's waterfront area extending along the Hudson River. Additionally, information on physical features is useful in assessing sites being considered for redevelopment.

The principal environmental features which are typically assessed within the framework of a master plan include topography, slope, soils, wetlands and flood plain characteristics. Each are described below.

Topography

The Borough of Edgewater is characterized by two distinct topographic features, including low lying property adjacent to the Hudson River and the steeply sloped cliffs of the Palisades which rise along the community's westerly border.

The area of the Borough east of River Road is characterized by a very level and flat terrain, exclusive of the northernmost portion of the Borough. Elevations in this portion of the Borough are generally less than ten feet above sea level.

Similarly, the area between River Road and Undercliff Avenue is typified by a moderate topography. Elevations in the area south of Route 5 generally range from approximately ten feet to sixty feet above sea level. The area north of Route 5 varies from 50 to 100 feet above sea level.

The westernmost portion of the Borough, which encompasses the Palisades, has a much steeper topographic differential. Elevations in this area increase dramatically. Elevations range from approximately 90 to 100 feet above sea level to 240 feet above sea level.



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Topographic Slopes

The steepness of slopes is one of the most significant factors in the physical features study. The slope analysis identifies those areas where the percent of slope is fifteen percent or greater. This steepness, especially when combined with other factors, makes development much more difficult.

A total of 155 acres of land, representing 25 percent of the Borough, consists of slopes of at least fifteen percent grade. Most of this acreage is part of the Palisades on the westerly portion of the municipality and remains undeveloped today. However, certain steeply sloped areas have been developed. These include the Edgewater Colony, the multi-family and other residential development at the westerly end of Massa Lane and Leary Lane, and the mixed residential and commercial development in the vicinity of River Road and Route 5.

Soil Characteristics

In 1989, the United States Soil Conservation Service (SCS) of the Federal Department of Agriculture prepared the Bergen County Soils Survey. The report indicates that soil characteristics have been mapped and analyzed based upon aerial surveys, soil borings and engineering tests. The data reveals that there are four types of soils in Edgewater. Each are described below.

1. Boonton-Urban Land Complex

The Boonton soils series consists of deep, moderately well-drained and well-drained soils on uplands. They formed in glacial till. Typically, these soils have a dark brown silt loam surface layer, eight inches thick. The subsoil layers, from eight to thirty inches, are dark yellowish-brown fine sandy loam, dark brown gravelly loam and dark brown gravelly fine sandy loam. A very firm and brittle fragipan, from thirty to sixty inches, is dark reddish brown gravelly sandy loam.

These soils are designated on the SCS Soils Map as BuB, BuC and BuD. The steepness of slope represents the distinguishing feature amongst these three classifications of Boonton soils.



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The Boonton soils are generally concentrated in the northerly portion of Edgewater. Wetness and frost action represent the most significant limitations on development imposed by these soils. Wetness represents a severe limitation to dwellings with basements when they are constructed in Boonton soils. This and related soils data is shown on the accompanying table entitled Soils Limitations to Development.

2. Boonton-Rock Outcrop Complex

This soil series is characterized by Rock Outcrop consisting of basalt or diabase that, in places, are imbedded with red sandstone.

Permeability in the fragipan and the hazard or erosion is very severe. In unlimed areas, the reaction is strongly acidic above the fragipan, moderately acid in the fragipan and slightly acid or neutral in the substratum.

These soils are designated on the accompanying soils map as BsE and BsF. The steepness of slope represents the distinguishing feature amongst the various soil units in this series. This Boonton soil contains slopes ranging between 25 and 40 percent. These soils are generally found in the westerly portion of the Borough as part of the Palisades.

3. Udorthents

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

Ue soils are found along the Hudson River, in the north central portion of the Borough.



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4. Urban Land

Urban Land soils category consists of areas that have been previously developed. During the course of their development these areas were leveled or cut and filled to such an extent that forty to eighty percent of the original soil has been altered. These soils, designated Ur on the SCS Soils Map, are distributed throughout the Borough

All the aforementioned soil types are summarized in Table 4.

TABLE 4
SOILS LIMITATIONS TO DEVELOPMENT
EDGEWATER, NEW JERSEY

Percent Slope, Development Category, and Limitation Factor

<u>Soil Type</u>	<u>Dwellings w/out Basements</u>	<u>Dwellings w/Basements</u>	<u>Commercial Buildings</u>	<u>Streets</u>
Boonton	0-8 Moderate: wetness 8-15 Moderate: wetness 15+ Severe: slope	0-15 Severe: wetness 15+ Severe: wetness slope	0-4 Moderate: wetness 4-8 Moderate: wetness slope 8+ Severe: slope	0-8 Moderate: wetness, frost action 8-15 Moderate: wetness, slope, frost action 15+ Severe: slope
Boonton, Rock Outcrop	25-40 Severe: slope	25-40 Severe: wetness slope	Severe: slope	Severe: slope
Udorthents	-	-	-	-
Urban Land	-	-	-	-

Source: Soil Survey of Bergen County, New Jersey, U.S. Department of Agriculture,
Soil Conservation Services, 1989



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Flood Hazard Area

In October of 1980, the Federal Insurance Administration of the Department of Housing and Urban Development published its preliminary Flood Hazard Boundary Map for the Borough of Edgewater.

The data indicates that a substantial portion of the area east of River Road is identified in this flood hazard zone. Flood hazard areas on the westerly side of River Road are confined to a small area in the vicinity of Archer Street and Vreeland Terrace, the area north of Gorge Road, and the area abutting the Edgewater-North Bergen municipal boundary line.

Wetland Areas

The National Wetlands Inventory, prepared by the United States Department of the Interior, Fish and Wildlife Service, provides an inventory of all wetland areas for Edgewater as well as other municipalities in the State of New Jersey.

The wetlands data was prepared by the federal government utilizing stereoscopic analysis of high altitude aerial photographs. The wetland delineations were based upon vegetation, visible hydrology and geography in accordance with acknowledged source data pertaining to wetlands classification.

The National Wetlands Inventory indicates that wetlands exist in Edgewater only in a small area south of the former Ford plant. This area is designated LIOW: Lacustrine Limnetic Open Water. The Lacustrine system includes wetlands and deepwater habitats with the following characteristics: the wetland is situated in a topographic depression or a dammed river channel; it lacks trees, shrubs, persistent emergents, emergent mosses or lichens with greater than thirty percent areal coverage; and the total area of the wetlands exceeds twenty acres.

The Lacustrine system is bound by upland or by wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens. This system, which is generally formed by damming a river channel, is bound by a contour approximately the normal spillway elevations or normal pool elevations.



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POPULATION CHARACTERISTICS

Historic Trends

Edgewater has grown from a moderately developed community of 1,006 residents at the turn of the century to a community of more than 4,700 people in 1990. The Borough experienced its largest population increase in the first three decades of this century, when its population increased by over three hundred percent to 4,089 people in 1930. This increase was attributed to the burgeoning industrial plants which were located along the Hudson River in Edgewater during the early part of the twentieth century.

While the Borough's population has fluctuated somewhat since 1930, it has remained relatively stable. The local population declined by less than four percent to 3,952 people in 1950, but this modest trend then reversed itself, and by 1970, the Borough's population increased to 4,849 residents.

The 1980 United States Census indicates that there were 4,628 people residing in the Borough in 1980. This represents a seven percent decline from the preceding census year. The State of New Jersey estimates that the Borough's population through 1988 increased by 2.5 percent to 4,743 residents. The historic population trends of the Borough of Edgewater are noted in Table 5.

TABLE 5
RATE OF POPULATION GROWTH
1900 - 1988
EDGEWATER, NEW JERSEY

<u>Year</u>	<u>Population</u>	<u>Numerical Change</u>	<u>Percent Change</u>
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	4,849	736	17.9
1980	4,628	-221	-4.5
1988*	4,743	115	2.5

* New Jersey Department of Labor Estimate
Source: U.S. Census of Population



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Births and Deaths

An analysis of birth and death statistics enables a municipality to determine if its population change is a function of natural increase or decrease, or results from migration into or out of the community. The number of births is also 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 the accompanying table, the birth and death statistics indicate the Borough experienced a natural population increase during the 1970's of 75 persons. Between 1980 and 1988 the number of births again exceeded deaths, and an additional natural increase of 207 residents was recorded. Thus without any migration, the Borough population would have increased to 4,924 residents by 1980 and 5,131 residents by 1988. The census data, however, indicates the Borough's population declined between 1970 and 1980 by 221 residents. There was an increase of 115 residents through 1988. This suggests that a net out-migration of 296 residents occurred through the 1970's. Between 1980 and 1988 the Borough experienced an additional net out-migration of 92 residents.

The overall out-migration recorded over the 1970-1987 period referenced above is not unique to Edgewater. The substantial out-migration recorded in the 1970's can be attributed generally to the many former residents who grew into adulthood during the decade and subsequently left their parent's home to form their households elsewhere. It is also due, in part, to the general aging of the population, higher incidence of divorce in our society, and the high cost of housing which precludes a significant segment of the population from being able to afford to live in the community in which they were raised and in which their parents remain. The reduction in out-migration occurring in the 1980's can be attributed to both the overall age structure of the community and the stabilization of the population, as well as the influx of new residents in the various major residential developments which took place over the past ten years.



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TABLE 6
NUMBER OF BIRTHS AND DEATHS
EDGEWATER, NEW JERSEY

<u>Year</u>	<u>Births</u>	<u>Deaths</u>	<u>Change</u>
1970	70	46	24
1971	70	56	14
1972	58	44	14
1973	46	56	-10
1974	67	57	10
1975	53	41	12
1976	47	41	6
1977	64	51	13
1978	43	47	-4
1979	43	47	-4
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	<u>78</u>	<u>40</u>	<u>38</u>
	1,143	861	282

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

Household Size

The Borough's average household size has declined continually since 1960. At that time the community had an average household size of 3.08 persons. This figure declined slightly, to 2.87 persons per household, by 1970. The 1980 census data revealed a further decline to 2.23 persons. It is estimated that, through 1987, this figure decreased another eight percent to 1.73 persons per household.

The Borough's declining household size reflects the changing socio-economic characteristics of the population. It is a function of an aging population, younger households with fewer or no children, and older households remaining in their single-family dwellings after their children have left to form their own households elsewhere.



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It is noted that the decline in household size is not unique to Edgewater. Similar declines have been registered in most municipalities in Bergen County. Bergen County's total average household size, for example, decreased from 3.19 persons per household in 1972 to 2.76 in 1980. This represents a thirteen percent decline during this period.

TABLE 7
AVERAGE HOUSEHOLD SIZE
1940 - 1987
EDGEWATER, NEW JERSEY

<u>Year</u>	<u>Total Population</u>	<u>Total Occupied Households</u>	<u>Person Per Household</u>
1940	4,082	1,280	3.57
1950	3,952	1,240	3.14
1960	4,113	1,333	3.08
1970	4,987	1,775	2.81
1980	4,628	2,080	2.23
1987*	4,674	2,697	1.73

* Stewart/Burgis estimate utilizing NJ Department of Labor data.

Source: US Census of Population and Housing.

Age and Sex Characteristics

Data concerning characteristics of the Borough's population by age and sex is presented in the accompanying table. The data indicates that 50 percent of the community is female and 50 percent male. However, amongst those sixty-five years of age and older, the proportion of females to males increases slightly, with approximately 57 percent of the 503 residents sixty-five years of age and older being female.



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TABLE 8
AGE AND SEX CHARACTERISTICS
EDGEWATER, NEW JERSEY
1980

<u>Age Group</u>	<u>Male</u>	<u>Female</u>	<u>Total</u>	<u>Percent of Total</u>
Under 5	92	102	194	4.2
5-9	96	92	188	4.1
10-14	129	133	262	5.7
15-19	183	180	363	7.7
20-24	250	256	506	10.9
25-29	305	264	569	12.2
30-34	266	198	464	10.0
35-44	289	269	558	12.1
45-54	252	278	530	11.5
55-59	139	132	271	5.9
60-64	108	112	220	4.8
65-74	140	174	314	6.8
75+	76	113	189	4.1
Total	2,325	2,303	4,628	100.0
Median Age	32.0	33.1	32.5	

Source: U.S. Census of Population.

The median age for men is 32.0 years and for women 33.1 years. Overall, the Borough residents have a median age of 32.5 years.

Census data identifies the decline in the number of young residents in Edgewater. The number of residents below the age of fifteen has decreased as a percentage of total population from 25 percent in 1970 to fourteen percent in 1980. The number of residents below the age of ten decreased from seventeen percent to 1970 to eight percent in 1980. The birth and death statistics reported in Table 6 suggests that the Borough should not anticipate any significant reversal in this trend with the publication of the forthcoming 1990 census data.



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INCOME CHARACTERISTICS

Income Level

Table 9 provides data for household income by income category as reported in the 1980 census. The median Edgewater household income was reported to be \$ 20,737. Bergen County reported a County-wide median household income of \$ 24,056.

TABLE 9
 FAMILY AND HOUSEHOLD INCOME
 EDGEWATER, NEW JERSEY
 1980

<u>Income Category</u>	<u>Households</u>		<u>Families</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
TOTAL	2,058	100.0	1,097	100.0
Less than \$2,500	147	7.1	31	2.8
\$ 2,500- 4,999	162	7.9	29	2.6
\$ 5,000- 7,499	154	7.5	55	5.0
\$ 7,500- 9,999	107	5.2	45	4.1
\$10,000-12,499	79	3.8	12	1.1
\$12,500-14,999	139	6.8	76	6.9
\$15,000-17,499	108	5.3	69	6.3
\$17,500-19,999	100	4.9	72	6.6
\$20,000-22,499	112	5.4	49	4.5
\$22,500-24,999	141	6.9	97	8.9
\$25,000-27,499	51	2.5	33	3.0
\$27,500-29,999	108	5.2	73	6.7
\$30,000-34,999	190	9.2	153	13.9
\$35,000-39,999	162	7.9	110	10.0
\$40,000-49,999	128	6.2	71	6.5
\$50,000-74,999	124	6.0	76	6.9
\$75,000 or More	46	2.2	46	4.2
MEDIAN		\$20,737		\$26,023
MEAN		\$23,520		\$29,195

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

The New Jersey Department of the Treasury provides more current income data for the homeowner segment of the Borough's resident population. Their data indicates that the average gross income for Edgewater homeowners was \$ 25,420 in 1980, as reported on State income tax returns.



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This increased to \$ 67,293 in 1987, the last year for which data is available. It noted that the Department of the Treasury data excludes social security and other similar incomes, and also excludes certain retirement incomes up to \$ 16,000 per year.

The accompanying table identifies gross homeowner incomes for Edgewater, adjoining municipalities, Bergen County and the State of New Jersey.

TABLE 10
AVERAGE GROSS INCOME REPORTED
ON NEW-JERSEY INCOME-TAX RETURNS FOR HOMEOWNERS
SELECTED JURISDICTIONS
1980 - 1987

<u>Jurisdiction</u>	<u>1980</u>	<u>1982</u>	<u>1984</u>	<u>1987</u>
Edgewater	\$25,420	\$35,014	\$52,787	\$67,293
Cliffside Park	\$38,516	\$47,307	\$52,029	\$59,291
Fort Lee	\$41,710	\$60,966	\$72,493	\$80,708
Bergen County	\$37,647	\$46,109	\$53,912	\$64,828
New Jersey	\$31,361	\$37,634	\$43,346	\$51,171

Source: NJ Department of the Treasury Division of Taxation.

A review of the homeowner income data reported for the entire County indicates that Edgewater's average gross income ranks twenty-sixth in 1987 out of the seventy municipalities in Bergen County. The average County figure was reported to be \$ 64,828, while the Statewide average was reported to be \$ 51,171.



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EMPLOYMENT CHARACTERISTICS

Tables 11 through 13 provide various employment data for the Borough of Edgewater.

Table 11 depicts covered employment trends in Edgewater from 1980 to 1987. Within that period of time local employment experienced significant fluctuations. A total of 3,007 jobs were recorded in 1980. During the 1980-87 period the number of jobs locally declined to as low as 2,857 in 1986, and increased to 2,919 in 1987.

TABLE 11
COVERED JOBS
EDGEWATER, NEW JERSEY
1980-1987

<u>Year</u>	<u>Covered Jobs</u>	<u>Change in Number</u>	<u>% Change</u>
1980	3,007	--	--
1981	2,896	-111	-3.7
1982	2,928	32	1.1
1983	2,961	33	1.1
1984	3,030	69	2.2
1985	2,907	-123	-4.1
1986	2,857	-50	-1.7
1987	2,919	62	2.2

Source: State of New Jersey, Department of Labor, New Jersey Covered Employment Trends (1980-1987).

Tables 12 and 13 describe the employment characteristics and occupational patterns of Edgewater residents, as reported in the 1980 Census. Table 12 indicates that 34 percent of all residents jobs are concentrated in two fields - retail trade and manufacturing. Manufacturing accounts for 22 percent of all employment, while retail trade comprises twelve percent.

Table 13 identifies resident employment by occupation. It indicates that over seventy percent of the population is concentrated in two categories - Managerial and Professional Specialty, Technical Sales, and Administrative Support.



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TABLE 12
EMPLOYED PERSONS 16 AND OVER, BY INDUSTRY
EDGEWATER, NEW JERSEY
1980

<u>Industry</u>	<u>Number</u>	<u>Percent</u>
Agricultural, Forestry, Fisheries, Mining	13	0.5
Construction	105	4.0
<hr/>		
Manufacturing:		
Nondurable Goods	373	14.2
Durable Goods	210	8.0
<hr/>		
Transportation	189	7.2
Communication, Other Public Utilities	76	3.0
Wholesale Trade	225	8.6
Retail Trade	312	11.9
Finance, Insurance, and Real Estate	171	6.5
Business and Repair Services	186	7.1
Personal, Entertainment, Recreation	118	4.5
Professional and Related Services:		
Health Services	226	8.6
Education Services	148	5.6
Other Professional and Related Services	104	4.0
Public Administration	<u>165</u>	<u>6.3</u>
TOTAL	2,621	100.0

Source: General Social and Economic Characteristics, 1980
Census, STF-3.



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TABLE 13
EMPLOYED PERSONS 16 AND OVER BY OCCUPATION
EDGEWATER, NEW JERSEY
1980

<u>Occupation</u>	<u>Number</u>	<u>Percent</u>
Managerial and Professional Specialty:		
Executive, Administrative, Managerial	405	17.4
Professional Specialty	481	20.6
Technical, Sales, Administrative Support:		
Technicians and Related Support	44	1.8
Sales	279	11.9
Administrative Support (clerical)	528	22.6
Service:		
Farming, Forestry, Fishing	6	0.3
Precision Production, Craft Repair	219	9.5
Operators, Fabricators, Laborers:		
Machine Operators, Assemblers, Inspectors	134	5.7
Transportation, Material Moving	169	7.3
Handlers, Equipment Cleaners, Laborers	<u>67</u>	<u>2.9</u>
TOTAL	2,332	100.0

Source: General Social and Economic Characteristics,
1980 Census, STF-3.



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HOUSING CHARACTERISTICS

Historic Background

The number of housing units in Edgewater has grown two-fold 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 by an additional 34 percent to 1,892 dwellings in 1970. The census reported another increase in total housing units, to 2,230 units, in the 1980 census. Building permit data between 1980 and 1988 indicates there presently are an estimated 2,799 units in the Borough.

This data is present in the accompanying table.

TABLE 14
DWELLING UNITS
EDGEWATER, NEW JERSEY
1950-1988

<u>Year</u>	<u>Number of Dwellings</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
1950	1,240	--	--
1960	1,409	169	13.6
1970	1,892	483	34.2
1980	2,230	338	17.9
1988*	2,799	569	25.5

* Estimate by Stewart/Burgis based on building permit and demolition records.

Source: U.S. Census of Housing
NJ Residential Building Permits, NJ Department of Labor, 1980-1988.

Housing Units by Structure

Single unit structures account for one-quarter of all dwelling unit types in Edgewater. The 1980 census reported that there were 608 single-family dwellings in the Borough. This represents 27 percent of the units in the community. The data also reveals that there are 1,016 dwellings with 2-9 units, and 593 units in larger multi-family dwellings. This data is shown in the accompanying table.



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TABLE 15
UNITS IN STRUCTURE
YEAR-ROUND HOUSING UNITS
EDGEWATER, NEW JERSEY
1980

<u>Units In Structure</u>	<u>Number</u>	<u>Percent</u>
1 Unit	608	27.4
2 to 9 Units	1,016	45.8
10 or more Units	593	26.7
Mobile Home	<u>2</u>	<u>0.1</u>
TOTAL	2,219	100.0

Source: 1980 U.S. Census of Housing, General Housing
Characteristics NJ; STF-3.

A review of building/demolition permits in the period 1980-1987 reveals a significant change has occurred in the composition of the local housing stock. Building activity since 1980 has added 139 new single-family and townhouse dwellings, 40 two- and four-family dwellings, and 438 multi-family units, while 48 units were demolished, thereby increasing the Borough's housing stock to 2,799 units.

Housing Units By Tenure

The census reported in 1980 that 584 of the 2,080 occupied dwelling units in the Borough are owner-occupied. This represents less than one-third of the Borough's housing stock. A total of 1,496 units were renter-occupied units in 1980.

The proportion of owner- to renter-occupied units is anticipated to have increased through the 1980's due to the community's condominium development. The magnitude of this change will be identified in the forthcoming 1990 census.

Value of Housing Units

Housing values have changed dramatically in Edgewater and throughout the State since the publication of the 1980 census data. At that time the census reported that Edgewater's median value of housing was \$57,500. The median value of rental housing was reported to be \$322. This is shown in the accompanying tables.



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TABLE 16
SPECIFIED OWNER-OCCUPIED
NON-CONDOMINIUM HOUSING
UNITS BY VALUE
EDGEWATER, NEW JERSEY
1980

<u>Value</u>	<u>Number</u>
Less than \$10,000	1
\$ 10,000 - \$ 19,999	6
\$ 20,000 - \$ 29,999	18
\$ 30,000 - \$ 49,999	103
\$ 50,000 - \$ 99,999	198
\$100,000 - \$149,999	12
\$150,000 - \$199,999	2
\$200,000 or more	0
TOTAL	304
MEDIAN VALUE	\$57,500

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

TABLE 17
SPECIFIED RENTER-OCCUPIED HOUSING UNITS
EDGEWATER, NEW JERSEY
1980

<u>Rent</u>	<u>Number</u>
Less than \$50	10
\$ 50 to \$ 99	21
\$100 to \$149	43
\$150 to \$199	144
\$200 to \$299	440
\$300 to \$399	341
\$400 to \$499	213
\$500 or more	257
No cash rent	17
TOTAL	1,486
MEDIAN	\$322

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



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Housing values have increased four-fold since the 1980 census data was recorded. A review of residential sales in Edgewater in 1987 indicates that the median sales price was \$246,128. This median figure is presented in the accompanying table and is juxtaposed against data for adjoining municipalities to enable a comparative assessment to indicate Edgewater's position in the marketplace.

TABLE 18
 COMPARABLE RESIDENTIAL SALES
 SELECTED MUNICIPALITIES
 BY PRICE CATEGORY
 1987

	<u>Edgewater</u>	<u>Fort Lee</u>	<u>Cliffside Park</u>
Less than \$50,000	0	6	0
\$50,000-99,999	1	32	5
\$100,000-149,999	20	94	20
\$150,000-199,999	46	37	64
\$200,000-299,999	56	91	132
\$300,000-399,999	14	47	37
\$400,000 & over	<u>0</u>	<u>49</u>	<u>8</u>
Total Sales	137	356	266
Median Sales	\$246,128	\$268,898	\$252,615

Source: NJ Department of the Treasury, Division of Taxation, Average Assessment/Sales Ratio by New Jersey Taxing District
 Calculations by Stewart/Burgis.

Similar data for current rental housing value is not as readily available as it is for sales housing. The most recent source data compiled by the County Planning Board is now five years old, and it does not identify rental values by individual municipalities. The data is presented to reflect the six sub-regions into which the County Planning Board has subdivided the County for planning purposes. Edgewater's data is placed within the southeast Bergen sub-region. The information, presented in the accompanying table, indicates that rentals in 1984 in this portion of the County ranged from a mean of \$376 for a studio to over \$789 for a three-bedroom unit.



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TABLE 19
RENTALS IN BERGEN COUNTY
STRUCTURES WITH 25 UNITS OR MORE
1984

<u>Region</u>		<u>Studio</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>
Southeast Bergen	#	190	1444	730	63
	mean	\$376	\$433	\$497	\$789
	range	\$171-534	\$200-675	\$192-850	\$436-900
Southwest Bergen	#	122	1424	624	4
	mean	\$333	\$471	\$496	--
	range	\$173-525	\$250-896	\$277-801	--
Central Bergen	#	359	4863	1903	48
	mean	\$306	\$423	\$481	\$610
	range	\$172-565	\$200-840	\$231-900	\$484-950
Northern Valley	#	32	781	412	62
	mean	\$361	\$424	\$474	\$568
	range	\$208-525	\$242-751	\$310-850	\$330-904
Pascack Valley	#	3	434	162	0
	mean	--	\$538	\$644	--
	range	--	\$315-450	\$435-850	--
Northwest Bergen	#	41	486	260	30
	mean	\$464	\$598	\$667	\$714
	range	\$295-545	\$400-750	\$444-895	\$566-1070
Sample Total	#	747	9435	4104	207
	mean	\$339	\$446	\$504	\$664
	range	\$171-565	\$200-896	\$192-900	\$330-1070
Source	NJ Division of Civil Rights, Multiple Dwelling Reporting compiled by the Bergen County Planning Board.				

Additional Housing Data

The Borough of Edgewater Housing Element of the Master plan contains additional housing data, and should be referred to in conjunction with any review of this document.



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TRAFFIC AND CIRCULATION

Introduction

The Borough of Edgewater has a well established road network that has not changed significantly since the preparation of the 1983 Master Plan. Consequently, much of the descriptive information contained in the prior plan remains valid and is therefore incorporated into this report. The technical data base and conclusions have been updated to reflect current information and conditions.

As detailed in the 1983 Master Plan, the Borough of Edgewater is served by a unique street system. The street system has been determined by the municipality's historic development, its elongated and narrow dimensions, and its physical features. These factors have served to establish a road network consisting of two north-south routes, only one of which is a through road, a number of short east-west streets terminating at the base of the Palisades, and three east-west through roads connecting Edgewater with the abutting municipalities to the west.

This section of the master plan studies report presents the results of the analysis of the road network serving the Borough of Edgewater. The study was undertaken to provide an understanding of the Borough's street system and its adequacy for present and future development. This section investigates such factors as right-of-way and paved widths, traffic volumes, accident locations and intersection designs.

Regional Highway Structure

Edgewater has a favorable geographic location in terms of access to regional highways. The Borough is served directly by River Road, County Route 505, and State Highway Route 5. Immediately to the north of the Borough are a number of east-west highways and expressways, including Routes 4, 46 and I-80 and I-95, which also connects to New York City via the George Washington Bridge. Other nearby regional highways include the Palisades Interstate Parkway to the north, Routes 1 and 9 to the west and Routes 3 and 495, and the Lincoln Tunnel, to the south.



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Major Traffic Routes

There are approximately 9.6 miles of roadway within the Borough of Edgewater, consisting of 0.9 miles of State road (Route 5), 3.8 miles of County roads, (River Road and Gorge Road), and 4.9 miles of municipal streets. Generally, these streets can be classified according to the functions they serve. For planning purposes, the roads are classified in three categories: major, collector and local roads. Since the major streets are of primary concern, they are identified in greater detail below. An inventory of all streets in Edgewater, including their significant physical characteristics and suggested classification, is presented in the accompanying table.

River Road (County Route 505) is the major transportation roadway in Edgewater, extending 3.5 miles in length. This street is the only north-south through-road in the Borough, serving both local and through traffic. It is characterized by a narrow, varying right-of-way and pavement width, a winding alignment, and visual obstructions. Development along this artery includes a variety of uses. The northerly portion of this roadway is primarily developed with residential uses and consists of both single and multi-family residences. The central portion is developed with a variety of commercial, residential and municipal functions. The southerly portion of the road is dominated by industrial sites, commercial development and Hartz Mountain's Planned Development which presently contains a portion of a proposed 520 unit project entitled Independence Harbor.



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TABLE 20
STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS
BOROUGH OF EDGEWATER, NJ

<u>STREET NAME</u>	<u>CLASSIFICATION</u>	<u>RIGHT-OF-WAY WIDTH (FT)</u>	<u>PAVED WIDTH (FT)</u>
River Road	Major	33-100	26-52
U.S. Route 5	Major	51-90	35-38
Gorge Road	Major	66	30
Undercliff Ave	Collector	40-50	24-30
Annette Ave	Local	60	N.A.
Arlington Ter	Local	20	14.5
Adelaide Place	Local	35	22.5
Archer Street	Local	50	30
Burdette Court	Local	24	N.A.
Beverly Place	Local	35	22
Casta Lane	Local	25-28	17.7
Chemical Lane	Local	25	N.A.
Columbia Terrace	Local	30	20
Dempsey Ave	Local	62	40
Edgewater Place	Local	50	30
Garden Place	Local	31	20
Glenwood Ave	Local	30	20
Hilliard Ave	Local	50	30
Hooks Lane	Local	20	14
Hudson Ave	Local	35	22
Hudson Terrace	Local	25	15
Lasher's Lane	Local	15-30	15-30
Leary Lane	Local	20	15
Maple Street	Local	25	12.5-15.7
Massa Lane	Local	20	12
Myrtle Avenue	Local	40	23.5
North Street	Local	36	21
North Glen Lane	Local	10	N.A.
Oakdene Place	Local	15-30	13-20
Old Wood Road	Local	20	10
Orchard Street	Local	60	38.7
Palisade Plaza	Local	15	N.A.
Palisade Terrace	Local	45	26
Park Street	Local	47	29.5
Rockwood Place	Local	30	19
Russell Avenue	Local	45	30
Sterling Place	Local	40	23.5
Valley Place	Local	40	23
Vista Lane	Local	15-20	N.A.
Vreeland Terrace	Local	25	18
Washington Place	Local	15-20	N.A.
Winterburn Place	Local	30	20

N.A. - Not Available

Source: Borough of Edgewater tax maps, General Plan Survey.



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An analysis of this streetscape reveals there are a number of commercial and industrial buildings and structures which have been constructed in close proximity to the roadway, obstructing sight distance and/or limiting the ability to provide for additional roadway widening. Some of these areas include the portion of River Road south of Hilliard Avenue, at Dempsey Avenue, south of the big curve in River Road below the Sewage Treatment Plant, and the vicinity of Gorge Road. In particular, such buildings as the Vergona, existing Ferry Plaza North, the Corbiscello building, Alcoa and the Mail Bag facility impede road widening efforts.

Traffic counts prepared by the Bergen County Division of Traffic in 1986 indicate daily traffic volumes of approximately 19,660 vehicles south of the intersection with Route 5. Estimated twelve hour traffic volumes (7 AM to 7 PM) exceeded 13,700 vehicles at this location and generally exceeded 12,000 vehicles along the entire length of roadway. Peak-hour traffic volumes ranged from 1,706 vehicles north of Archer Street to a high of 2,457 south of Route 5.

Existing traffic volumes are aggravated by the narrow condition of portions of River Road. The street's existing paved width varies considerably, measuring only 26 feet in the vicinity of Dempsey Avenue to 50+ feet at Maple Street. This narrow and varying paved width has a deleterious effect on traffic flows and increases the potential for vehicular accidents.

The established right-of-way width, which would enable necessary future road widening, also varies considerably. River Road generally has a 33 foot to 66 foot right-of-way width in its most northerly portion, although in certain limited areas it increases to nearly 100 feet. In the central portion of the Borough, it typically varies from 33 feet to 50 feet. The road is typified by a 50 foot right-of-way south of Archer Street. This varied narrow width, coupled with the location of buildings at or near the existing traveled roadway, makes it difficult to establish a continuous and uniform right-of-way and paved width to satisfactorily accommodate vehicular traffic.



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A significant number of vehicular accidents occur on River Road due to the combination of excessive traffic volumes, inadequate and varied pavement width, poor road alignment, uncontrolled access to and from abutting sites and unsignalized street intersections. A total of 148 vehicular accidents occurred on River Road in a twelve month period in 1988-1989, representing more than half of all traffic accidents in the Borough. These accidents occurred at almost every intersection along this street in Edgewater. Certain specific locations accounted for over 50 percent of all accidents. The following five locations accounted for 52 percent of all the accidents along River Road:

- . Intersection of River Road and Gorge Road
- . Intersection of River Road and Route 5
- . Vicinity of Hilliard Avenue
- . North of Archer Street to Garden Place
- . Orchard to Palisade Terrace

The two most accident prone areas were the intersections of River Road with Gorge Road and with Route 5. A review of the traffic accident reports indicate that rear-end collisions and turning movements were the most prevalent type of accidents at these two locations. This is attributed to both the geometric design and the type of traffic control devices employed at these intersections.

Gorge Road (County Route S 25) is the second most travelled route in Edgewater. It extends northwestward from River Road for a distance of 0.3 miles into Cliffside Park. Gorge Road is characterized by an incline from east to west and a uniform paved width of 30 feet and a right-of-way of 66 feet.

Development along this roadway is limited to a small number of residential and commercial uses, some of which also abut and front on River Road.

According to the Bergen County Division of Traffic, there were approximately 9,600 vehicular trips recorded daily on Gorge Road in 1986. A total of 6,730 vehicles were estimated to occur during the 12 hour period from 7 AM to 7 PM. Gorge Road experienced an estimated 1,200 vehicles during peak hour.

A total of 6 vehicular accidents occurred on Gorge Road, exclusive of the intersection with River Road, in a twelve month period in 1988-1989. There were a total of 17 vehicular accidents recorded at the intersection of River and Gorge Roads during this period.



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It is noteworthy that the available data indicates that traffic volumes on Gorge Road has increased 36 percent since 1980. However, there has not been any significant change in the number of vehicular accidents.

State Highway Route 5 extends approximately 0.9 miles from River Road westward to the Fort Lee border. This road is characterized by its location within the Palisades escarpment and its circuitous and winding alignment which includes a horseshoe curve at Undercliff Avenue. It contains a varying right-of-way width of 50 to 90 feet and a paved width of 35 feet to 38 feet.

The easterly portion of Route 5 is developed with a number of residences and a few commercial establishments. The westerly half of this road consists of the steeply sloped Palisades and is undeveloped.

The Bergen County Division of Traffic records indicate that Route 5 does not have as heavy a traffic flow as Gorge Road. In 1986 this roadway had an average daily traffic volume of approximately 6,700 vehicles. Estimated twelve hour traffic volumes exceeded 4,650 and peak-hour traffic volumes approximated 840 vehicles. These figures reflect a 95 percent increase in total traffic flow since 1980.

A total of 24 accidents occurred in a twelve month period at Route 5 and River Road. An additional eight accidents occurred elsewhere along this roadway, including six at the intersection at Undercliff Avenue.

Undercliff Avenue functions as the only collector road in Edgewater, serving the internal traffic movements within the municipality. Undercliff Avenue maintains a 40-50 foot wide right-of-way width throughout its 1.2 mile length. Its paved width generally varies between 24 feet and 30 feet. Most of the properties fronting on this street are developed with residential uses. However, the area between Archer Street and Garden Place on the easterly side of Undercliff Avenue contains a number of industrial structures.

A total of 16 accidents occurred on this street in a twelve month period in 1988-89. Generally, these accidents consisted of vehicles colliding with parked cars, due to the narrowness of the road, or vehicles backing out of



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driveways into the path of oncoming automobiles. The reported number of accidents on Undercliff Avenue has declined since 1981 by 38 percent. Reported 1986 traffic volumes indicate that Undercliff Avenue carries approximately 2,000 vehicles daily. Its estimated peak-hour traffic volume approaches 250 vehicles.

Right-of-Way and Pavement Width of Streets

Table 20 identifies the existing right-of-way and paved widths of road in Edgewater. In many instances, the roadways in the Borough consist of narrow and varying rights-of-way and paved width. Many of these streets are very old and reflect a past lifestyle that is no longer readily adaptable to the modern-day automobile. These conditions reduce the efficiency of the local street network and creates many inconveniences, particularly regarding on-street parking.

Traffic Volumes

Table 21 represents a list of traffic volume counts compiled by the Division of Traffic of the Bergen County Department of Public Works. The traffic counts include four thoroughfares at nine locations in Edgewater. The counts identify peak-hour, twelve hour (7 AM to 7 PM) and twenty-four hour two directional traffic volumes. All counts were taken in 1986.

The data indicates substantial traffic volumes, particularly on River Road. The entire length of River Road is characterized by heavy traffic volumes. Gorge Road, the next most heavily travelled artery in Edgewater, has half the traffic volume recorded on River Road.



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TABLE 21
TRAFFIC VOLUMES
EDGEWATER, NJ

<u>INTERSECTION</u>	<u>LOCATION OF COUNT</u>	<u>DATE</u>	<u>TRAFFIC VOLUMES¹</u>		
			<u>PEAK-HOUR³</u>	<u>12 HOUR²</u>	<u>24 HOUR</u>
River Road	Hudson County Line	1986	2,256	12,633	18,047
	North of Archer St	1986	1,706	9,553	13,647
	South of Route 5	1986	2,457	13,762	19,660
	North of Route 5	1986	2,411	13,500	19,286
	North of Orchard St	1986	2,251	12,603	18,005
	At Fort Lee Border	1986	2,314	12,960	18,515
Gorge Road	At Cliffside Park Border	1986	1,202	6,733	9,619
Undercliff Avenue	At Cliffside Park Border	1986	251	1,403	2,005
Route 5	At Fort Lee Border	1986	837	4,689	6,698

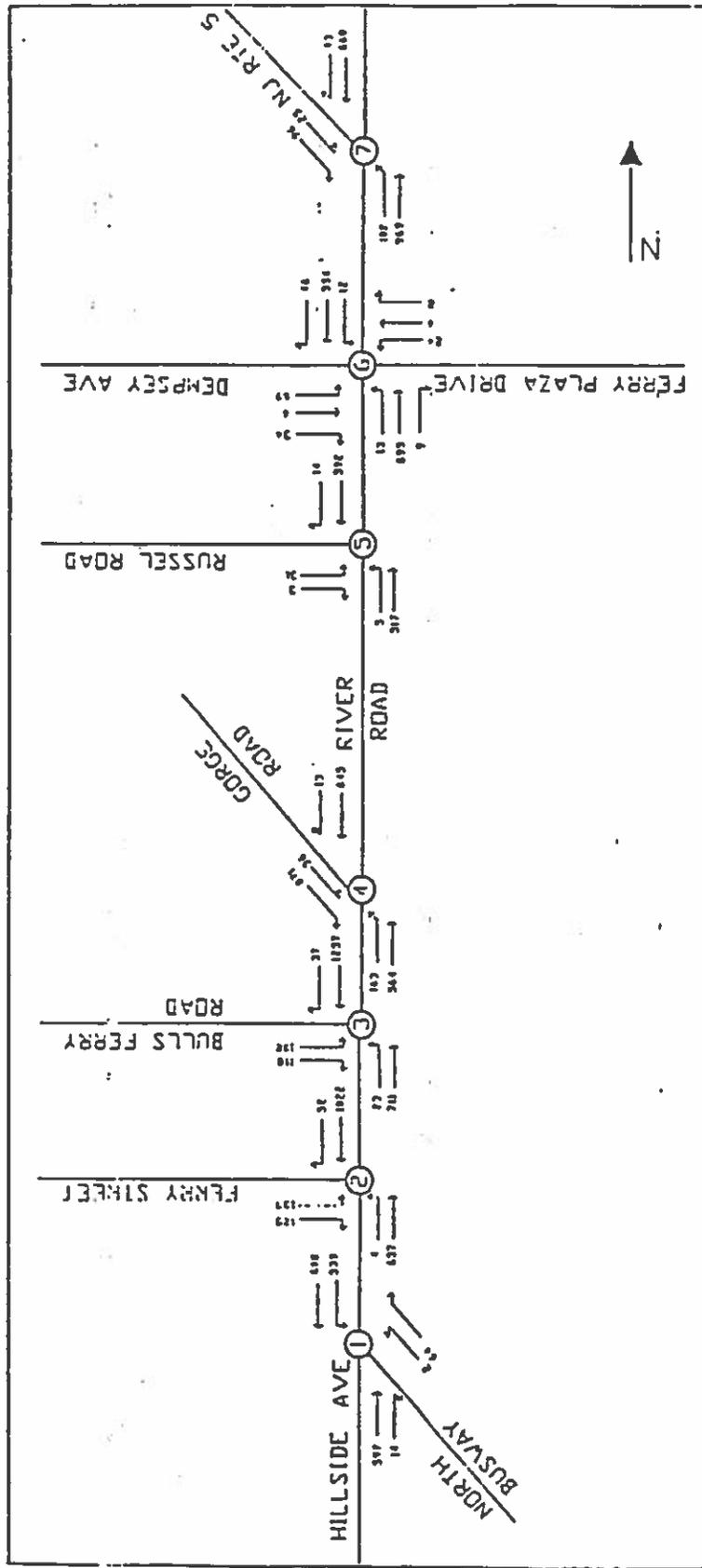
1 Two directional traffic volumes

2 Twelve hour period is 7 AM to 7 PM representing 70 percent of the total 24 hour volume.

3 Peak-hour representing 10-15 percent of the total 24 hour volume

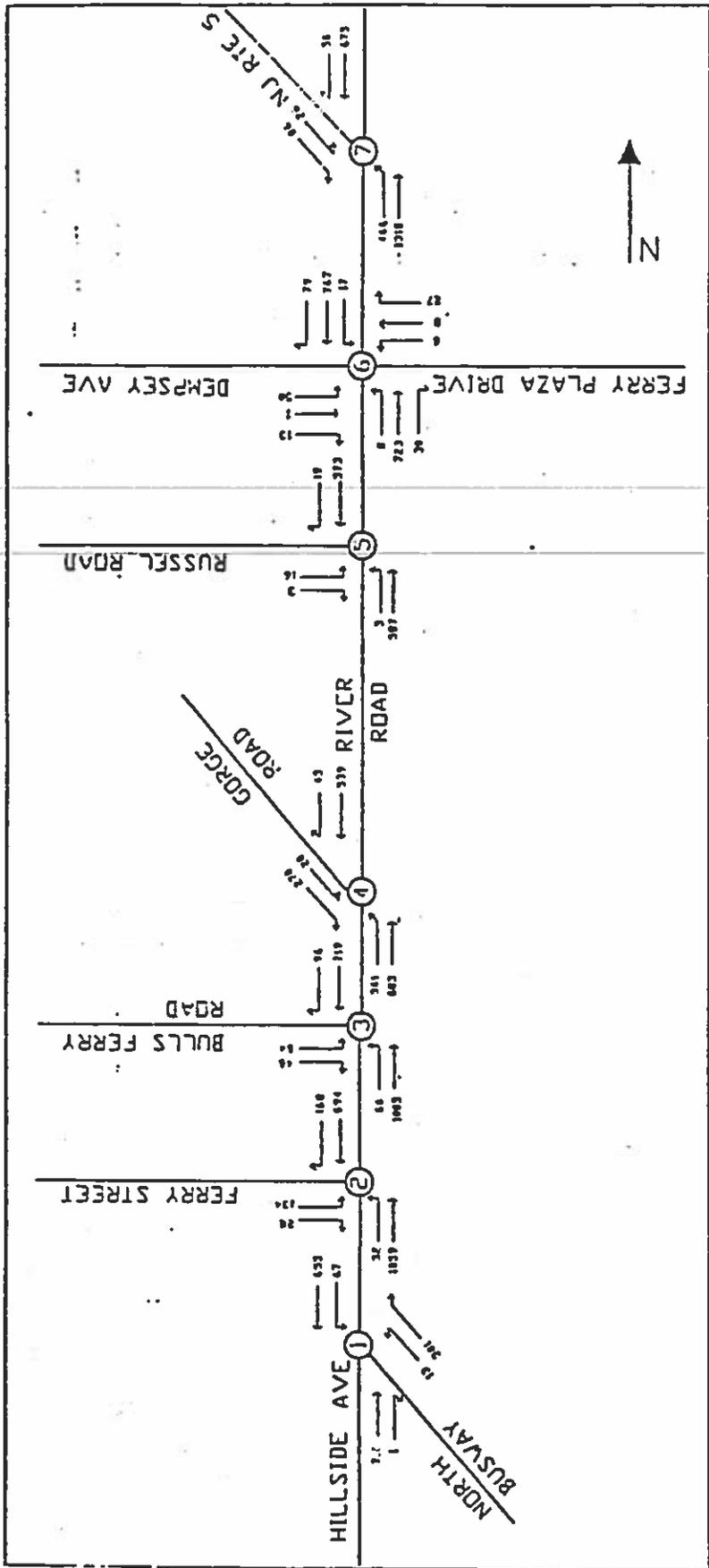
Source: Bergen County Department of Public Works, Division of Traffic, County of Bergen.

The 1986 County traffic data has been updated and refined in an on-going 1990 study undertaken by New Jersey Transit. Their data is presented in the accompanying two maps which depict 1990 existing AM and PM peak hour traffic volumes. A New Jersey Transit interim document concludes that the signalized intersections in Edgewater currently operate at overall Levels of Service (LOS) of "C" or better during AM and PM peak-hour. The report also notes that "most of the unsignalized movements of the major streets currently operate at LOS "C" or better during the AM and PM peak hours with the exception of the River Road left turn movements. The LOS related to these left turns range from D to F.... All of the minor streets fail due to insufficient gaps in the River Road traffic stream." The accompanying table identifies the New Jersey Transit's preliminary assessment of demand volume and reserve capacity at the two major unsignalized intersections in Edgewater.



1990 EXISTING AM PEAK HOUR TRAFFIC VOLUMES
BERGEN-NORTH HUDSON TRANSITWAY

Source: New Jersey Transit Short Range General Planning and Engineering Work Program for the Hudson River Waterfront, p15, by Ebasco Services, Inc.



1990 EXISTING PM PEAK HOUR TRAFFIC VOLUMES
BERGEN-NORTH HUDSON TRANSITWAY

Source: New Jersey Transit Short Range General Planning and Engineering Work Program for the Hudson Waterfront, p16, by Ebasco Services, Inc.



TABLE 22
UNSIGNALIZED MAJOR INTERSECTION
PEAK HOUR ANALYSIS SUMMARY
BOROUGH OF EDGEWATER, NJ
1990

<u>Intersection/Approach</u>	<u>A.M. Peak Hour</u>			<u>P.M. Peak Hour</u>		
	<u>Demand Volume (VPH)</u>	<u>Reserve Capacity (VPH)</u>	<u>Level of Service</u>	<u>Demand Volume (VPH)</u>	<u>Reserve Capacity (VPH)</u>	<u>Level of Service</u>
River Rd/Gorge Road						
Gorge Rd EB	907	-1111	F	290	-448	F
River Rd NB Left	163	319	B	561	3	E
River Rd/NJ Route 5						
River Rd SB	703	-466	F	731	-775	F
NJ Route 5 EB Left	25	320	C	26	158	D

Source: NJ Transit-Short Range General Planning and Engineering Work Program for the Hudson River Waterfront, Technical Memorandum #10 by Ebasco Services, Inc. and Eng, Wong, Taub and Associates, April, 1990.

Traffic Accidents

An analysis of traffic accidents is a measure of how well the existing road network is, or is not, performing. It also serves to identify locations where corrective actions may be necessary. The accompanying table identifies the frequency of vehicular accidents in Edgewater during a one year period between August 1988 and August 1989. This table indicates that there was a total of 260 traffic accidents reported for the period. This represents a 15 percent increase over the number of accidents reported in 1980.

The data also indicates that six locations accounted for one-third of all the accidents in the Borough. These locations are all on River Road, and include the following:

<u>Location</u>	<u>Number of Accidents</u>
• Intersection of River Road and Gorge Road	17
• Intersection of River Road and Route 5	24
• River Road in the vicinity of Hilliard Avenue	14
• River Road North of Archer Street to Garden Pl	11
• River Road from Orchard to Palisade Terrace	11
• River Road between Dempsey and Hudson Avenue	10



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Overall, River Road accounts for 57 percent of all the accidents reported within the Borough during the twelve month period.

The narrow and variable width of streets in Edgewater is a condition that exists on many of the Borough's local streets, although the impact is of a lesser magnitude than that of the major and collector roads. For example, the data contained in Table 1 indicates that 11 of the Borough's local streets have a paved width of less than 20 feet. Standard planning criteria generally recommends a minimum 20-24 foot paved width to accommodate two moving lanes of vehicular traffic and 28 to 30 feet with on-street parking on one side. The minimum paved width provided on many of these local service streets reduces the efficiency of the traffic system and increases the propensity for vehicular accidents.

The right-of-way width of a road is different from the width of the paved area. The right-of-way includes the paved travelled way as well as other improvements such as sidewalks, curbs and shoulders. In many instances the established street right-of-way in Edgewater consists of less than 30 feet. A total of 12 streets have less than a 30 foot right-of-way width, and seven streets have less than a 24 foot right-of-way.

Fortunately, most of these streets with a minimal paved or right-of-way width are dead-end streets with a limited amount of vehicular traffic.

Intersection Problems

A number of intersections offer limited sight distance due to the proximity of buildings or other physical improvements constructed close to the roadway. The following intersections were noted to contain visual obstructions which serve to impede the safe and efficient movement of traffic in Edgewater:

- . River Road and Russell Avenue
- . River Road and Glenwood Avenue
- . River Road and North Avenue
- . River Road and Sterling Place
- . River Road and Hooks Lanes
- . River Road and Leary Lane

In addition, a number of existing access and egress drives to industrial and commercial facilities along River Road offer poor sight visibility.



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TABLE 23
TRAFFIC ACCIDENTS
BOROUGH OF EDGEWATER
AUGUST 1988-1989

<u>Location</u>	<u>Type of Accidents</u>						<u>Total</u>
	<u>Rear</u>	<u>Side Swipe</u>	<u>Turning</u>	<u>Head-On</u>	<u>Lost Control</u>	<u>Other</u>	
<u>River Road</u>							
At Gorge Rd	6	0	5	1	0	5	17
Vicinity of George Rd	1	0	3	2	0	0	6
RR Tunnel to Archer St	1	1	0	0	0	6	8
North of Archer St to Garden Pl	4	0	4	0	0	3	11
Vicinity of Hilliard Ave	3	0	2	0	0	9	14
Dempsey to Hudson Ave	3	1	3	0	0	3	10
At Route 5	2	2	8	1	2	9	24
Vicinity of Route 5	3	0	1	0	0	5	9
Glenwood to North Ave	0	0	1	0	0	2	3
Sterling Place	1	0	0	0	2	3	6
Lasher Ln. to Park St	0	1	0	0	1	0	2
Orchard to Palisade Ter	1	0	7	0	1	2	11
Russell to Vreeland	3	0	0	0	0	3	6
Vista Ln. to Annette St	0	0	1	0	1	0	2
Maple St to Hooks Ln.	0	0	1	0	3	0	4
Leary to Massa Ln.	0	0	2	0	0	2	4
Other Locations	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>1</u>	<u>9</u>	<u>11</u>
Subtotal	28	5	39	4	11	61	148
<u>Gorge Road</u>							
At Undercliff Ave	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>2</u>
Subtotal	3	2	0	0	0	3	8
<u>Undercliff Ave</u>							
Archer to Hilliard Ave	0	0	0	0	0	3	3
Hilliard to Hudson Ave	0	0	0	0	0	1	1
Hudson to Glenwood	0	1	0	0	0	2	3
Park St to Palisade Ter	0	0	0	0	0	1	1
Hilliard Ave	0	0	1	0	0	0	1
Dempsey Ave	0	0	1	0	1	0	2
Vreeland Ter	0	0	1	0	0	0	1
Columbia Ter	0	1	0	0	0	0	1
Vreeland to Russell	0	0	0	0	0	2	2
Sterling Place	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
Subtotal	0	2	3	0	1	10	16
<u>Other Single - Accident Locations</u>	<u>16</u>	<u>5</u>	<u>14</u>	<u>0</u>	<u>14</u>	<u>40</u>	<u>89</u>
TOTAL	47	14	56	4	26	115	260

Source: Accident Reports, Borough of Edgewater Police Department, encompassing a twelve month period between August 1988 to August 1989.



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Implications For Growth

The movement of people, goods and services in and through Edgewater is inextricably linked to the River Road corridor. While New Jersey Transit's on-going assessment of River Road indicates that portions of the roadway are presently operating at acceptable levels of service, segments of this artery are congested. Additionally, it is anticipated that operating conditions will degenerate to unacceptable levels as development continues, unless significant traffic improvements are introduced. This conclusion is based upon growth projections for the area. For example, it is projected that by the year 2,000, the Borough may witness the construction of more than 1,600 new dwelling units, approximately 250,000 square feet of office space, and over 200,000 square feet of retail floor space, based upon existing approved plans. It is also noteworthy that the Borough has approved a total of over 3,300 dwellings in over twenty developments over the past decade and is anticipating a site plan submittal from Hartz Mountain for approximately 1.2 million square feet of office space for their third phase of their planned development some time during the early 1990's. The major projects which are incorporated in these figures are presented in the accompanying table. In addition to the local growth, substantial development is being projected for municipalities to the immediate north and south of Edgewater.

A variety of alternatives are available to ensure that the community's circulation element accommodates this future growth, and operates in a safe and efficient manner. Recommended circulation improvements are presented in the Plan portion of the report.



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TABLE 24
DEVELOPMENT PROJECTIONS
TO YEAR 2000
BOROUGH OF EDGEWATER, NJ

<u>Development</u>	<u>Number of Dwellings</u>	<u>Office (000's) (sq ft)</u>	<u>Retail (000's) (sq ft)</u>
Dan Ro	52		
Edgewater Tower & MA	10		
Shelter Bay Club	60		
The Commodore	92		
Riverview	40		
Grand Harbor	284		10
Grand Cove	157		
Crown Heights	139		
Alco/Renaissance	116		12
Grand Towers	106		
Market Place		7	63
Calendar		12	5
Waterside Plaza			98
Independence Harbor	537	223	38
Lear Bros			
Oyster Development	<u>30</u>	—	—
Total	1623	242	226

Source: Bergen County Planning Board and New Jersey Transit.



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PUBLIC UTILITIES

Sanitary Sewerage System

Operating Authority. The Borough's sewer system is operated under the auspices of the Edgewater Municipal Utilities Authority. The MUA was created by the Edgewater Borough Council by Ordinance No. 850-85 adopted on October 7, 1986. The Authority is composed of five members who are appointed for staggered five year terms. All members are appointed by the Borough Council.

The Service Area. The Authority's Service Area encompasses approximately 1.7 square miles or 1,073 acres in the southeastern portion of Bergen County, New Jersey, along the Hudson River. From north to south the service area is about three (3) miles in length. It is about three-quarters of a mile in width from east to west.

The Service Area includes four municipalities. These include the entire Borough of Edgewater, the eastern portion of Cliffside Park and very small sections of Fort Lee and North Bergen. The breakdown of the specific localities which are serviced includes: 72 percent or 439 acres in Cliffside Park; a small 13 acre parcel of land in Fort Lee known as Kensington Park; one street, Barr Place, in North Bergen; and the entire Borough of Edgewater with one exception. This exception is a tract of land of 25 acres in the northeast section of the Borough known as The Colony, which is comprised of 116 private homes served by septic systems.

The System. Prior to the formation of the Authority in 1986, the Borough of Edgewater owned and operated a waste water treatment facility that served the Service Area and owned and operated a sewage collection system that served the Borough of Edgewater. In 1987, with the consent of the Borough of Edgewater, the Authority assumed responsibility for operation of the Borough sewer system. In 1990, the Authority acquired ownership of the Borough waste water treatment plant.

Prior to 1987, the Edgewater sewer system consisted of a 2.5 million gallon per day primary treatment plant, augmented by rotating biological contractor units, 25 miles of trunk, intercepting and collecting sewers, 4 pumping stations, 11 combined sewer overflow regulators and 3 metered connections to the Cliffside Park system.



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The Edgewater wastewater treatment plant is located on a 3.3 acre site on the westerly side of River Road south of Archer Street. The site is developed with an administration building with pumphouse, chlorine building, settling tanks, sludge digester building, and vacuum filter and sludge drying building.

In 1987, the Authority undertook an improvement program with respect to the sewer system to upgrade, expand and rehabilitate the former plant to meet new NJPDES Permit secondary treatment requirements at 6.0 million gallons per day, including installation of a new outflow sewer to convey treated wastes to the Hudson River.

The treatment capacity of the plant was upgraded to 6 million gallons per day utilizing an oxygen activated sludge process. The improvements to the facility have been completed and the plant is presently in operation. Current flows (1989) to the plant approximate 3.5 million gallons per day, which represents 58 percent of the facility's rated capacity.

Proposed System Improvements. The Authority proposes to make capital improvements to the Authority's sewer system. These improvements include (1) the addition of a new sludge processing plant to treat and process sludge produced by the Authority's waste water treatment facility; (2) improvements to three of the Authority's four pumping stations; (3) miscellaneous sewer repairs; (4) purchase of a sewer jet truck; and (5) undertaking a study of the Authority system of regulators. The estimated costs of required financing for the proposed improvements, including certain cost overruns incurred by the Authority in connection with its 1987 Capital improvement program, total \$4,936,000. The Authority anticipates that \$4,018,000 of these costs will be financed by bonding and the balance of such costs will be paid by the Authority from connection charge income received by the Authority from the Borough.

In addition to the improvements cited above, the Authority has cited the need to upgrade the present system pumping stations due to the advanced age of these facilities. The location and capacities for each pump are identified in the accompanying table.



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TABLE 25
PUMPING STATIONS
BOROUGH OF EDGEWATER, NJ

Pumping Station	Location	Pumps		Pumping Reliability Gallons/Min	Maximum Capacity GPM
		Gallons/Min	No.		
1	River Rd Between Orchard St and Palisade Terrace	150	2	150	260
2	River Rd at Hilliard Ave	1,000 500	2 1 ¹	1,000	1,220
3	River Rd at Thompson Lane	1,000 500	2 1	1,000	1,220
4	Southern portion of Edgewater	500	2	500	635

1 Used only during low flows.
Source: Edgewater Municipal Utility Authority.

Flow Projections. The Authority anticipates a total of 5,500 residential units and 1.5 million square feet of commercial retail and office space to be constructed within its service area between the years 1990 and 2010. This projection is based upon residential and commercial developments that are either under construction or have received municipal approvals and also includes potential development of underutilized parcels that are subject to infill development or redevelopment.

The Authority projects that this development will produce additional flows of 1.85 million gallons per day over the next 15 to 20 years. Added to the 1989 recorded daily treatment plant flow of 3.57 million gallons per day, the total flow to the year 2010 is estimated to be 5.42 million gallons per day. This leaves a reserve plant capacity of 0.58 million gallons per day to accommodate additional development.

Water Supply

The Hackensack Water Company, a privately owned utility, supplies water to the Borough of Edgewater. The Hackensack River and its tributaries are the main water sources for the Company. The water is stored in four main reservoirs in Bergen County and Rockland County, including:



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- Oradell Reservoir, Bergen County
- Woodcliff Lake Reservoir, Bergen County
- De Forest Reservoir, Rockland County
- Lake Tappan, Bergen and Rockland County

All water is treated at either the Hackensack Water Company's New Milford or Haworth Filtration Plant.

The Water Company has indicated that there is sufficient water pressure available to accommodate all residential and non-residential users.

The Edgewater Fire Department notes that the municipality's fire hydrants are served by minimum 50 gallons per minute water pressure which adequately services the community. However, the Edgewater Colony development does not contain any fire hydrants. The reliance of fire hydrants on River Road to fight fires in the Colony imposes a significant constraint on the effectiveness of the fire-fighting apparatus.

Solid Waste

Solid waste collection and disposal is provided by a private sanitation company. The company is contracted to provide weekly garbage pick-ups. Solid waste is disposed at the Meadowlands sanitary landfill facility operated by the Hackensack Meadowlands Development Commission.



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MASTER PLANS IN ADJOINING MUNICIPALITIES AND THE STATE
DEVELOPMENT AND REDEVELOPMENT PLAN.

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

"The master plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality as developed in the master plan to (1) the master plans of contiguous municipalities, (2) the master plan of the county in which the municipality is located (3) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," sections 1 through 12 of P.L. 1985, c. 398 (C.52:18A-196 et seq.) and (4) the district solid waste management plan required pursuant to the provisions of the "Solid Waste Management Act," P.L. 1970, c. 39(C.13:1E-1 et seq. of the county in which the municipality is located.

There are three municipalities which are contiguous to the Borough of Edgewater. These are the Borough's of Fort Lee and Cliffside Park in Bergen County and North Bergen and Hudson County. The master plan recommendations for these municipalities are further analyzed in the following sections. It is noted that the County does not have a current up-to-date County Master Plan.

Borough of Fort Lee

The Borough of Fort Lee adopted its Master Plan update in 1988. It proposes a variety of residential and non-residential use categories in the area abutting Edgewater.

Along the northerly border of Edgewater the Borough of Fort Lee land Use Plan recommends high density residential development area which extends along Massa Lane and north along River Road. Th area on the east side of River Road opposite the Commercial Special Development area is identified as Palisades Interstate Park.

The Plan recommends a variety of residential categories and buffer park areas for the remaining land in Fort Lee which has common border with Edgewater. The two buffer park areas are located on the northerly side of Palisade Terrace and in the vicinity of Sate Highway Route 5.

The area between Palisade Terrace and Massa Lane is recommended for high density residential use, with the exception of the buffer park areas. High density residential use is also recommended for the area south of



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Palisade Terrace to and including the Horizon House complex. Low density residential use at densities ranging between 4.3 dwelling units per acre to 15 units per acre is recommended for the area south of the Horizon House complex.

The area south of State Highway Route 5 is recommended for high density residential use.

Borough of Cliffside Park

The Borough of Cliffside Park Land Use Plan Element is dated January 1979. Cliffside Park abuts Edgewater's westerly border.

The plan recommends that the area in the vicinity of Gorge Road be developed, for the most part, with one and two family residences at densities of from 6 to 12 units per acre. There are two lots, however, located north of Bender Place in Cliffside Park which are identified for commercial and light industrial use. Two other abutting properties which front the east side of Gorge Road are recommended for multi-family use; one is identified for high-rise residential use at 25 to 90 units per acre, and the other site is recommended for low rise residential use at 15.20 units per acre.

Most of the remaining abutting land in Cliffside Park is recommended for one family residential use at a density of from 6-8 dwellings per acre. The property south of Lafayette Street, however, is recommended for multi-family high-rise residential use at 25 to 90 dwelling units per acre.

Township of North Bergen

The Township of North Bergen prepared its Land Use Plan 1987. The plan recommends that the area abutting Edgewater be developed for planned industrial use. This is consistent with Edgewater industrial classification.

State Development and Redevelopment Plan (SDRP)

The State of New Jersey has prepared a Draft Preliminary State Development and Redevelopment Plan (SDRP). This preliminary document, published in January, 1988, was recently the subject of a statewide review, and a final plan is to be published at the end of this year.



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The Plan, designed to accommodate a total of 1.2 million new residents by the year 2010, divides the State into seven development categories or Tiers. These include four growth categories and three limited growth classifications. 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 in rural areas around selected towns. 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.

A Tier 2 designation is recommended for Edgewater. The SDRP identifies the Tier 2 designation to include "many of the established and attractive communities where New Jerseyans most want to live and work. These municipalities do not experience the fiscal distress associated with Tier One municipalities. They tend to be almost developed, growing less rapidly than newer municipalities on the metropolitan periphery". The SDRP identifies five critical issues which are likely to affect Tier 2 communities over the next two decades. These issues relate to the ability to maintain the community's existing character, improving infrastructure, dealing with increasing fiscal pressures, accommodating future growth, and providing a comprehensive planning approach to deal with these issues.

The January 1988 SDRP Draft was the subject of the recently completed "cross acceptance" process, whereby every municipality was given the opportunity to formally comment on the SDRP recommendations. The Borough generally supported its Tier 2 designation, although it took issue with some of the particular policy statements set forth in the SDRP. The Bergen County Planning Board has submitted a report to the State Planning Commission suggesting a number of changes to the Tier designations, although it is noteworthy that the tier designation affecting Edgewater remains unchanged.

District Solid Waste Management Plan

The County of Bergen has adopted a District Solid Waste Management Plan pursuant to the Solid Waste Management Act, N.J.S.A. 13:1E-1 et seq. The Borough of Edgewater Master Plan is consistent with the County Waste Management Plan.



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SUMMARY OF EMERGING DEVELOPMENT CONSIDERATIONS

The preceding assessment of the Borough's various planning features, including its existing development pattern, housing, population, physical features, utilities and traffic reveals a number of substantive planning issues which need to be addressed. These issues are summarized in this section of the report.

Development Pattern

The Borough of Edgewater is predominantly developed, with nearly 90 percent of the community improved. Historically, Edgewater has been characterized by two distinct features, including an industrial waterfront, and a residential development pattern encompassing the westerly portion of the Borough. However, many of the former industrial sites have been replaced over the years with higher density attached residential development and moderate-sized retail shopping facilities. The Borough should encourage this trend toward a more diversified waterfront development pattern. It is recognized that the waterfront represents one of the community's major assets. Its extraordinary physical and aesthetic features offers the opportunity to create a unique resource encompassing a mixed development of residential, commercial and active/passive open space recreation features.

There are two broad issues relative to the Borough's land use arrangement which must be recognized. The first one represents a general statement regarding the need to reinforce the delineation of boundaries separating residential and non-residential growth, and to reinforce the delineation of boundaries between intensities-of-use. It is noteworthy that while the easterly half of the Borough is characterized by large scale development, the westerly part of the community is generally typified by a distinct, mature residential neighborhood which has maintained a modest, uniform land use arrangement. Similarly, the Colony section is characterized by a unique and distinctive land use pattern. The Borough should address the issues of land use compatibility by clearly defining the extent to which any development may occur in these areas, in an effort to minimize any intrusions of incompatible uses or intensities-of-use.