



Joseph N. DiVincenzo Jr.
County Executive



ESSEX COUNTY 2004 CROSS-ACCEPTANCE REPORT

December 16, 2004

PREPARED FOR
ESSEX COUNTY PLANNING BOARD

PREPARED BY



Consulting, Municipal & Environmental Engineers
Planners • Surveyors • Landscape Architects

Negotiating Entity:

Essex County Planning Board
900 Bloomfield Avenue
Verona, New Jersey 07044

Point of Contact:

Marcia R. Shiffman
Maser Consulting P.A.
43A Newburgh Road, Suite 100
Hackettstown, New Jersey 07840
p. (908) 684-5500
f. (908) 684-5580
mshiffman@maserconsulting.com



Marcia R. Shiffman

Marcia R. Shiffman, AICP. PP, CLA
New Jersey Professional Planners License No. 2428

The original of this report has been signed and sealed in accordance with New Jersey state statutes.

December 16, 2004

Essex County Executive

Joseph N. DiVincenzo, Jr.

Acting County Administrator

Kevin V. Galland

Essex County Board of Chosen Freeholders

Johnny Jones, Freeholder President
Patricia Sebold, Freeholder Vice President
Blonnie R. Watson
Albertus Jenkins
Samuel Gonzalez
D. Bilal Beasley
Carol Y. Clark
Muriel M. Shore
Ralph R. Caputo

Essex County Planning Board

Joseph Alessi, Chairman
Edward Conlon
Howard Cooperman
Gary Iacobacci
G. Douglas Bland
Patricia Sebold, Freeholder Vice President
Ralph R. Caputo, Freeholder
Alfred Sambataro, Alternate
John Chiaia, Alternate
Blonnie R. Watson, Freeholder Alternate

Essex County Professionals

Philip A. LiVecchi, Director
Sanjeev Varghese, Acting County Engineer
Jim Bartell, Principle Planning Aide
Angelo Cifelli, Jr., Planning Board Counsel
Dennis Sedaille, County Engineer Alternate
Thomas Ries, Assistant Engineer

TABLE OF CONTENTS

ESSEX COUNTY NEGOTIATING ENTITY DOCUMENTATION

Essex County Notice of Participation Resolution.....	1
Essex County 2004 Cross-acceptance Work Program and Public Participation Program.....	6

2004 ESSEX COUNTY CROSS-ACCEPTANCE REPORT

Executive Summary.....	7
Introduction.....	8
Issues and Opportunities.....	10
Population and Employment Trends and Forecasts.....	14
Population Trends.....	14
Population Forecasts.....	17
Employment Forecast.....	23
Household Size.....	29
Conclusions.....	31
Essex County Consistency with the Preliminary Plan.....	34
Municipality Consistency with the Preliminary Plan.....	36
Belleville.....	39
Bloomfield.....	46
Caldwell.....	60
Cedar Grove.....	68
East Orange.....	94
Fairfield.....	102
Glen Ridge.....	108
Irvington	116
Maplewood.....	125
Millburn.....	134
Montclair.....	142

Newark.....	151
North Caldwell.....	173
Nutley.....	177
Orange.....	184
Roseland.....	191
South Orange Village.....	195
Verona.....	201
West Caldwell.....	211
West Orange.....	215
Identification of Essex County Potential Cores and Nodes.....	230
Identification of Essex County Redevelopment Areas.....	232
Essex County Infrastructure Needs.....	241

NEGOTIATING AGENDA

APPENDIX A ESSEX COUNTY CROSS-ACCEPTANCE WORK PROGRAM AND PUBLIC PARTICIPATION PROGRAM

APPENDIX B PUBLIC PARTICIPATION

APPENDIX C INTERESTED PARTIES MAILING LIST

APPENDIX D MUNICIPAL CROSS-ACCEPTANCE REPRESENTATIVES

APPENDIX E MUNICIPAL CROSS-ACCEPTANCE QUESTIONNAIRE

APPENDIX F REDEVELOPMENT AREA DOCUMENTATION

ESSEX COUNTY NEGOTIATING ENTITY DOCUMENTATION

Essex County Notice of Participation Resolution

Enclosed on the following page.



County of Essex, New Jersey
BOARD OF CHOSEN FREEHOLDERS

State of New Jersey, }
County of Essex } ss

I ADRIANNE DAVIS Clerk

of the Board of Chosen Freeholders of the County of Essex in
the State of New Jersey

Do Hereby Certify, the foregoing to be a true copy of a resolution
adopted at a meeting of said Board on Wednesday
the 12th day of May 2004.

together with the certifications, signatures and endorsements thereon.

RESOLUTION NO. R-04-0494.

In Testimony Whereof, I have hereunto set my hand
and affixed the official seal of said County at Newark
this 3rd day of
August 22, 2004

Adrianne Davis
Clerk

NOW, THEREFORE, BE IT RESOLVED by the Board of Chosen Freeholders of the County of Essex as follows:

1. That the Essex County Planning Board is hereby authorized and directed to carry out the Cross-acceptance process as the negotiating entity for Essex County pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et seq. and the State Planning Rules, N.J.A.C. 17:32 and any other rules promulgated by the State Planning Commission for this purpose;
2. That the Essex County Planning Board shall prepare a proposed work program and schedule for negotiating municipal and county Cross-acceptance and shall submit said program and schedule to the New Jersey Office of Smart Growth by June 5, 2004;
3. That the Essex County Division of Planning shall provide staff assistance to the County Planning Board in order to prepare a Cross-acceptance report and successfully complete the Cross-acceptance process;
4. That all other Essex County Departments and Agencies shall cooperate with the County Planning Board and provide information and furnish such documents as may be required; and
5. That the Essex County Chief Executive is hereby authorized to file application and execute a contract agreement with the State Planning Commission for any financial assistance which may become available for the administration of the Cross-acceptance process.

CLERK OF THE BOARD
2004 JAN 20 11:11
ESSEX COUNTY
BOARD OF CHOSEN FREEHOLDERS

#5

**RESOLUTION OF THE BOARD OF CHOSEN FREEHOLDERS
COUNTY OF ESSEX**

RESOLUTION NO. R-04-0494 **AUTHORITY FOR RESOLUTION:** N.J.S.A. 40:41A-38(n)

PROPOSED BY: COUNTY EXECUTIVE **AUTHORITY FOR ACTION:** N.J.S.A. 40:41A-36(i)

SUBJECT: DEPARTMENT OF PUBLIC WORKS, PLANNING DIVISION -
RESOLUTION APPROVING ESSEX COUNTY'S PARTICIPATION IN
THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN CROSS-
ACCEPTANCE PROCESS

WHEREAS, the State Planning Act of 1985 (N.J.S.A. 52:18A-196 et seq.) created a State Planning Commission and an Office of Smart Growth for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and

WHEREAS, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey's citizens, and to prevent sprawl and promote the suitable use of land; and

WHEREAS, the primary duty and responsibility of the State Planning Commission under the State Planning Act is the preparation of a "State Development and Redevelopment Plan;" and

WHEREAS, the State Planning Act also provides that the State's counties are to have an essential role in the development of the State Plan through their participation in the Cross-acceptance process to be conducted under the Act; and

WHEREAS, the Cross-acceptance process is the primary vehicle under the Act for promoting vertical coordination and integration of state, county and local plans by affording county and municipal governments a full and open opportunity to be involved in reconciling inconsistencies between state and local policies; and

WHEREAS, The Board of Chosen Freeholders of Essex County has concluded that it is appropriate, necessary and in the County's interest to fully participate in the development of the State Plan through the full and active participation of the County government, including in particular its Planning Board and its Division of Planning, in the Cross-acceptance process.

Approved as to form and legality

[Signature]

Date 4/21/04

ESSEX COUNTY COUNSEL

RECORD OF VOTE (X=Vote N.V.=Absention ABS=Absent)

Moved By Freeholder

Padilla

Second by Freeholder

Shore

Freeholder	Yes	No	N.V.	ABS	Freeholder	Yes	No	N.V.	ABS
Beasley				X	Padilla	X			
Caputo	X				Shore	X			
Clark				X	Sebold, V.P.	X			
Jenkins				X	Watson	X			
Jones, Pres.	X								

It is hereby certified that the foregoing Resolution was (X) adopted () defeated () tabled by roll call vote at a Regular meeting of the Board of Chosen Freeholders of the County of Essex, New Jersey held on 5/12/04.

Is Publication Required () Yes () No

Date Published _____

[Signature]
Johnny Jones, President

A\FORM: Cross Acceptance Process

mb 04/19/04

2004 ESSEX COUNTY CROSS-ACCEPTANCE REPORT

Essex County 2004 Cross-acceptance Work Program and Public Participation Program

The County of Essex prepared the Cross-acceptance Work Program with the assistance of Maser Consulting, P.A. It details the process undergone to create this document, including such tasks as research to determine consistency with the State Plan, coordination with Essex County municipalities on their consistency review, and creation of the draft Negotiating Agenda. The Public Participation Program is included as part of the Work program and discusses opportunities for public participation during the Cross-acceptance process. Both of these items can be found in Appendix A of this Report.

Executive Summary

Essex County is a diverse area of New Jersey, as it contains one of the most urban areas in the State, the City of Newark and inner ring urban and outer ring suburban municipalities such as Essex Fells and Livingston. Despite visual and functional differences, the County's twenty-two municipalities have at least one thing in common: they are at or nearing full build out. This fully developed character places the majority of the planning focus on improving or replacing existing building stock and infrastructure, and preserving the little available land to serve as parks and open space for a growing population.

The Cross-acceptance process, through participation at regional meetings, submittal of a Cross-acceptance Questionnaire, and examination of municipal planning documents, evaluates each municipality's consistency with the Preliminary State Development and Redevelopment Plan (Preliminary Plan) Key Concepts and Planning Area Goals. In addition, as part of the Cross-acceptance process, Essex County municipalities reviewed the Preliminary Policy Map for potential changes that would better reflect the municipality, reviewed the North Jersey Transportation Planning Authority (NJTPA) population and employment projections, and provided information on the wide range of items requested by the New Jersey Office of Smart Growth.

Participating municipalities were found to be generally consistent with the State Plan, including Key Concepts and Goals of applicable Planning Areas. Municipal review of the NJTPA projections proved very difficult as most municipalities did not have the necessary information, expertise or funding to perform an adequate assessment for accuracy or produce viable alternative population and/or employment projections. Final recommendations of the Essex Cross-acceptance Report states that NJTPA or the New Jersey Office of Smart Growth should provide funding to assist in the preparation of population and employment projections for each municipality and allow additional time for evaluation.

There were three common concerns echoed by nearly all municipalities that chose to participate in Cross-acceptance: redevelopment and revitalization; transportation; and aging infrastructure. In addition, there were many smaller scale issues that ranged from content of the Preliminary Plan to funding and planning efforts of State Agencies. This Report provides a comprehensive study of Essex County's Cross-acceptance process and details the results of municipal consistency reviews and other tasks performed as per the Office of Smart Growth Cross-acceptance requirements. The Negotiating Agenda consists of Preliminary Plan Policy and Map changes requested by municipalities.

Introduction

As part of the release of each version of the New Jersey State Development and Redevelopment Plan (State Plan), including the current 2004 Preliminary State Development and Redevelopment Plan (Preliminary Plan), a Cross-acceptance process is undertaken to ensure that municipal planning documents, such as master plans, master plan reexamination reports, planning studies, land development regulations, and redevelopment plans, are consistent with the goals and policies of the State Plan. Cross-acceptance is also an opportunity for municipalities to voice their concerns with the State Plan. 2004 represents the third round of State Plan Cross-acceptance. As with the prior rounds, the Essex County Planning Board has agreed to serve as the negotiating entity that will coordinate between the New Jersey Office of Smart Growth and the twenty-two Essex County municipalities: Belleville, Bloomfield, Caldwell, Cedar Grove, East Orange, Essex Fells, Fairfield, Glen Ridge, Irvington, Livingston, Maplewood, Millburn, Montclair, Newark, North Caldwell, Nutley, Orange, Roseland, South Orange Village, Verona, West Caldwell, and West Orange.

The Preliminary Plan is a refinement of the 2001 State Development and Redevelopment Plan. Rather than serving as a wholly new and different State Plan, the Preliminary Plan primarily builds on the existing concepts and seeks improved implementation. The Preliminary Plan is organized into eight sections with significant changes in each that include:

- Role of the State Plan. This section emphasizes the role of Plan Endorsement and the benefits municipalities can receive from obtaining Plan Endorsement. It also provides an update of the progress of the Council on Affordable Housing (COAH), including the affordable units produced.
- Indicators and Targets. The Preliminary Plan includes numerous proposed indicators that would better assess whether the State is reaching its statewide Goals.
- Restructuring of the “Statewide Goals, Strategies and Policies Section”.
- Changes to the content of the “Statewide Goals, Strategies and Policies Section”. This section includes more than a dozen new or revised policies spanning Statewide Policies such as Infrastructure Improvements, Housing, and Agriculture.
- Updates to the Glossary section of the State Plan.
- Population and Employment Projections for 2025 based on the 2000 Census, New Jersey Department of Labor, and New Jersey Metropolitan Planning Organizations.
- Relationship between the State Planning Commission and the Highlands Council. This section discusses the goals of the Highlands Task Force, recommendations of the “Highlands Task Force Action Plan: Recommendation to Preserve New Jersey Highlands” and those specific recommendations relevant to the State Planning Commission.
- Policy changes regarding the State Plan Policy Map. The designation of Critical Environmental Sites was eliminated from the Rural / Environmentally Sensitive Planning Area and the Environmentally Sensitive Planning Area. In addition, this section expanded the designations of Nodes to include “Agriculture Industry Nodes”.

At the heart of the 2004 Cross-acceptance process is public participation and outreach. The process began with a Kick-off Meeting, held jointly by the New Jersey Office of Smart Growth and Essex County, to introduce the Preliminary Plan and the Cross Acceptance process to the public. In August 2004, six Regional Meetings were held with those municipalities who chose to participate to further discuss Cross-acceptance and the Preliminary Plan. In the interim, a Municipal Cross-acceptance Questionnaire was sent to Essex County municipalities. This Questionnaire requested information on their consistency with the Preliminary Plan, the performance of both the municipality and State agencies with the implementation of the State Plan, and any objections to or concerns with the Preliminary Plan or the Preliminary Plan Policy Map. Twenty of the twenty-two Essex County Municipalities submitted

a completed Municipal Cross-acceptance Questionnaire or provided alternative documentation as part of the Cross-acceptance process. The information culled from the completed Municipal Questionnaires and the Regional Meetings was invaluable. As a result, the following report offers detailed information on municipal consistency with the Preliminary Plan, including Key Concepts of the State Plan and applicable Planning Area Goals, as well as other informational items requested by the Office of Smart Growth.

The information contained in the Cross-acceptance report serves as the basis for the Negotiating Agenda: the document used by the New Jersey Office of Smart Growth for creating a dialogue with the Negotiating Entities about potential changes to the Preliminary Plan and Preliminary Policy Map.

Issues and Opportunities

During the Cross-acceptance process, Essex County Municipalities expressed a number of concerns, many of which were echoed by several municipalities. The common concerns result from the fully built, dense character and existing infrastructure of most Essex County municipalities:

- Redevelopment and Revitalization. Many of the more urban municipalities are revitalizing their downtown areas to provide an improved appearance, enhanced street life, economic benefits, and increased tax revenue. Much of these revitalization efforts are focused on redevelopment and rehabilitation of the downtown and supporting programs. In addition, the majority of Essex County municipalities have a housing rehabilitation program in place that works to maintain the existing housing stock.
- Transportation. Those municipalities with existing commuter rail service are seeking methods for increased access to mass transit, such as improved parking, shuttle busses, and additional mass transit connections. Western Essex municipalities seek completion of the northern extension of the Eisenhower Parkway to reduce traffic congestion and improve circulation.
- Aging Infrastructure. As Essex County municipalities are fully built, or nearly fully built, they must wrestle with continuous repairs of infrastructure to maintain adequate levels of service for existing and future residents.

In addition to those concerns that are constantly dealt with by the municipalities in their approval processes, long range planning and budgeting, there were numerous issues and opportunities identified during the Cross-acceptance process. Many of the following issues are in relation to the Preliminary Plan and were identified in the Municipal Cross-acceptance Questionnaire or during the regional meetings. The Opportunities listed represent prospects, almost exclusively, for intermunicipal collaboration in support of common planning goals.

Issues

Preliminary Plan Content

- The State Plan should declare the Metropolitan Planning Area as the most important to sustain/restore economic growth.
- The need for Plan Endorsement for urban, fully built, municipalities should be eliminated, as entire urban municipalities often contain the characteristics of a center and many of the State's urban areas do not have the money or available expertise to undergo the process.
- A definition of "smart growth" should be amended to include "redeveloping economies".
- The Preliminary State Plan should better emphasize the role of redeveloping economies in State policies and funding.
- The State Plan is more focused on management of growth and not on providing implementable mechanisms for identifying needs, funding new initiatives, and benchmarking success as it relates to the goals and objectives of the Plan.
- The designation of Metropolitan Planning Area should be refined; possibly split to PA-1A and PA-1B with discussions of the type of growth and development that is appropriate in each. Alternatively, the State Plan should provide clarification on the type of growth that is appropriate in differing areas of the Metropolitan Planning Area.
- The Goals with respect to job creation for the Metropolitan Planning Area classification area seem unrealistic for predominantly residential communities, even if redevelopment is being pursued. The job creation targets should be adjusted to account for realistic potential of commercial growth in fully built municipalities.

- The State Plan needs clearer definitions and guidance as to how government divisions can comply; in particular, clarification about affordable housing and environmental issues is needed.
- More direction for public participation should be given in the Preliminary Plan.
- An indicator for Goal 3 that measures the concentration of unsafe, underutilized buildings and abandoned vacant parcels per square mile should be included in the State Plan.

Cores and Nodes

- The State Plan Policy Map should show Cores and Nodes as a way of better directing planning efforts. Funding to Cores, which often serve as neighborhood centers, and to Nodes, which serve as employment and service centers to the region should be promoted these areas should be emphasized in the State Plan as a fundamental planning policy that further directs planning efforts and State funding.
- The definition and appropriate size of Nodes should be clarified in the State Plan.

Funding and State Agency Planning Efforts

- Additional funding should be provided to implement the State Plan.
- A better mechanism should be created for municipal governments to understand funding opportunities that are available at a local state and federal level and to ask for and receive assistance in a timely manner.
- The State Plan discusses fixing aging infrastructure in redeveloping municipalities but funding continues to favor newly developing communities.
- The State should give brownfield remediation support highest priority for funding and planning efforts.
- The State Plan does not target redeveloping communities as critical areas that need investment in human capital and supporting resources to facilitate career-oriented planning and land development activities.
- The New Jersey Department of Community Affairs offers inadequate technical assistance and funding to the State's urban areas. While the State Plan heavily supports accommodating projected growth in the urban areas, a disproportionate portion of the State's planning efforts are aimed at municipalities in Planning Areas 3, 4A, 4B, 5A, and 5B, rather than helping urban areas attract and plan for the increased population and employment discussed in the Preliminary State Plan.
- State agencies and the Preliminary State Plan place too little focus on open space and open space linkages in municipalities in the Metropolitan Planning Area. Open space acquisition is important in Essex County because each municipality is fully or almost fully built-out.
- Unnecessary constraints, although well intentioned, require an unnecessarily long regulatory process by State agencies that serve only to hamper new development beneficial to the municipality. Provisions should be made to ease the development process in the fully built areas of the State.
- Assistance should be provided to those municipalities that lack planners on staff or other planning experts such as transportation, engineering, water quality, air quality, recreational and human services professionals. They should be able to easily get assistance from the federal, state or county government. Municipalities need to have access and support services for mapping available on an ongoing basis. They also need to have legal assistance to help local planning and zoning boards and other volunteer municipal officers and local citizens to be able to call and ask for assistance on legal matters.

Preliminary Plan Policy Map

- There are differences between the County and the Delta Preliminary Policy Quad Maps.
- The State Plan Policy Maps should show each municipality on only one map. Municipalities whose area is split on two or more Quad maps are difficult to evaluate.

- Historic Districts in Glen Ridge and Bloomfield were mislabeled as Critical Environmental Sites. The Office of Smart Growth should be aware of the possibility that this discrepancy may be present in other areas labeled as Critical Environmental Sites as well.
- The State Plan should identify where redevelopment is slated, as not all of the Metropolitan Planning Area takes on a redevelopment character.
- The Critical Environmental Site designation on the First Mountain should be consistent throughout the entire ridge of the Mountain; currently there is no Critical Environmental Site designation along the mountain through West Orange.
- The Township of Cedar Grove does not wish to have the Planning Area designation of the area proposed for development on Hilltop property changed from Environmentally Sensitive Planning Area to Metropolitan Planning Area. They feel the designation of Metropolitan Planning Area is inappropriate for the area given its environmentally sensitive features.
- A sub-category should be added to the Metropolitan Planning Area (PA1) to more accurately represent the many of the less urban communities in the Metropolitan Planning Area. This subcategory should include the municipalities consisting of older established communities at or near full build-out, that are focused on preservation/enhancement of existing character and conditions.

Transportation

- The Eisenhower Parkway should be completed in order to ease north-south traffic congestion in the County.
- It is a concern that the new Montclair station will add more riders to the trains, leaving little room for riders boarding at later stations. More trains may be needed to service the riders in this area of the County.

Miscellaneous

- In future Cross-acceptance processes, the State should allot significantly more time to the Counties and municipalities for the completion of the Cross-acceptance Report.
- A formal Cross-acceptance process should take place between the Counties since many cross county issues are not adequately addressed during the Cross-acceptance process or through the use of the Preliminary State Plan.
- There should be additional provisions for cross-county and cross-municipality communication that allows increased opportunities for a municipality to influence development occurring in a neighboring municipality that will have substantial negative impact on their own municipality.
- The State Planning Act and the Local Redevelopment and Housing Law (LRHL) should be amended to include a definition of "smart growth," particularly with respect to criteria "h" of the Area in Need of Redevelopment criteria under the LRHL.

Opportunities Discussed during the Cross-acceptance Process

- Negotiating Agendas of each County should be circulated as a way of sharing ideas and identifying opportunities for coordination between municipalities and counties facing similar issues.
- The City of Newark is interested in participating in corridor studies with the surrounding communities to better connect the City to its neighboring suburbs with improved roads and higher quality land uses as a means of promoting economic development and beautification.

- The City of Newark is interested in coordinating waterfront development activities with Harrison, the municipality on the other side of the Passaic River waterfront, particularly as Newark has not yet adopted its redevelopment plan for the area.
- Intermunicipal coordination is needed due to the massive amount of redevelopment and economic development activities occurring in Essex County's eastern municipalities.
- Nutley is interested in a light rail line extending to the municipality from the Secaucus Transfer Station as a way of making the Township more attractive to prospective residents and visitors.
- Montclair, Bloomfield, and Glen Ridge discussed the possibility of regionalizing their shuttle bus services and coordinating their parking prices to prevent people from traveling outside their municipalities to park and board the train. A regionalized bus service would reduce maintenance and personnel problems, as there would be spare buses and a larger pool of employees. In addition, allowing buses to travel outside of the municipality would be more efficient and may provide increased service at busy stations.
- Bloomfield, Glen Ridge, and Montclair discussed the possibility of working together to improve the Bloomfield Avenue corridor.

Population and Employment Trends and Forecasts

During the Cross-acceptance process, municipalities were asked to review population and employment projections released by the North Jersey Transportation and Planning Authority (NJTPA) for accuracy. This task was requested by the Office of Smart Growth because the projections, which were published in the Preliminary Plan, will be used by the Council on Affordable Housing (COAH) to determine each municipality's growth share, which is the methodology proposed to establish a low and moderate income housing obligation. Once COAH adopts the proposed rules utilizing a growth share methodology, the projections included as part of the Preliminary Plan will be given the presumption of validity during petitions for substantive certification.

The projections released by NJTPA and published in the Preliminary Plan were adopted by NJTPA in February 2003. The methodology to create the projections consisted of using data from the New Jersey Department of Labor and Essex County to create an average change since 1995. This average change was then projected through the year 2025. Accordingly, these projections did not account for any changes that have occurred or are anticipated to occur, such as municipal buildout or redevelopment. The NJTPA June 2004 revised projections, which have not been adopted by NJTPA or so far recognized by the Office of Smart Growth, have an improved methodology that contains assumptions that attempt to take into account the fully developed character and lack of vacant land in Essex County.

Municipalities were first asked to review the February 2003 adopted projections. However, upon inquiry to NJTPA, the June 2004 projections were released for County use during the Cross-acceptance process. Despite their unofficial status, the majority of municipalities who reviewed the projections found the June 2004 data set to be more accurate, but the projections were still not deemed appropriate for all Essex municipalities. The following provides information on the 2003 adopted projections and the 2004 revised projections. Municipal comments on the projections are presented. Finally, additional funding to undertake a more thorough process of research, review and approval for the Essex County 2025 population and employment projections is recommended.

Population Trends

The population of Essex County fell from 851,304 in 1980 to 778,206 in 1990. The population increased to 793,633 in 2000, but the 1.98% increase did not offset the 8.59% decrease of the previous decade. Overall, the population in Essex County decreased by 6.77% between 1980 and 2000.

Figure 4.1 Populations from 1980 to 2000

Municipality	1980	1990	Total Difference Between 1980 and 1990	Percent Change Between 1980 and 1990	2000	Total Difference 1990 and 2000	Percent Change Between 1990 and 2000	Total Difference 1980 and 2000	Percent Change Between 1980 and 2000
Belleville	35,367	34,213	-1,154	-3.26%	35,928	1,715	5.01%	561	1.59%
Bloomfield	47,792	45,061	-2,731	-5.71%	47,683	2,622	5.82%	-109	-0.23%
Caldwell	7,624	7,549	-75	-0.98%	7,584	35	0.46%	-40	-0.52%
Cedar Grove	12,600	12,053	-547	-4.34%	12,300	247	2.05%	-300	-2.38%
East Orange	77,878	73,552	-4,326	-5.55%	69,824	-3,728	-5.07%	-8,054	-10.34%

Municipality	1980	1990	Total Difference Between 1980 and 1990	Percent Change Between 1980 and 1990	2000	Total Difference 1990 and 2000	Percent Change Between 1990 and 2000	Total Difference 1980 and 2000	Percent Change Between 1980 and 2000
Essex Fells	2,363	2,139	-224	-9.48%	2,162	23	1.08%	-201	-8.51%
Fairfield	7,987	7,615	-372	-4.66%	7,063	-552	-7.25%	-924	-11.57%
Glen Ridge	7,855	7,076	-779	-9.92%	7,271	195	2.76%	-584	-7.43%
Irvington	61,493	61,018	-475	-0.77%	60,695	-323	-0.53%	-798	-1.30%
Livingston	28,040	26,609	-1,431	-5.10%	27,391	782	2.94%	-649	-2.31%
Maplewood	22,950	21,652	-1,298	-5.66%	23,868	2,216	10.23%	918	4.00%
Millburn	19,543	18,630	-913	-4.67%	19,765	1,135	6.09%	222	1.14%
Montclair	38,321	37,729	-592	-1.54%	38,977	1,248	3.31%	656	1.71%
Newark	329,248	275,221	-54,027	-16.41%	273,546	-1,675	-0.61%	-55,702	-16.92%
North Caldwell	5,832	6,706	874	14.99%	7,375	669	9.98%	1,543	26.46%
Nutley	28,998	27,099	-1,899	-6.55%	27,362	263	0.97%	-1,636	-5.64%
Orange	31,136	29,925	-1,211	-3.89%	32,868	2,943	9.83%	1,732	5.56%
Roseland	5,330	4,847	-483	-9.06%	5,298	451	9.30%	-32	-0.60%
South Orange	15,864	16,390	526	3.32%	16,964	574	3.50%	1,100	6.93%
Verona	14,166	13,597	-569	-4.02%	13,533	-64	-0.47%	-633	-4.47%
West Caldwell	11,407	10,422	-985	-8.64%	11,233	811	7.78%	-174	-1.53%
West Orange	39,510	39,103	-407	-1.03%	44,943	5,840	14.93%	5,433	13.75%
Essex County	851,304	778,206	-73,098	-8.59%	793,633	15,427	1.98%	-57,671	-6.77%

1980 Census Data provided by Essex County
1990 US Census Data: DP-1 General Population and Housing Characteristics
2000 US Census Data: DP-1 Profile of General Demographic Characteristics

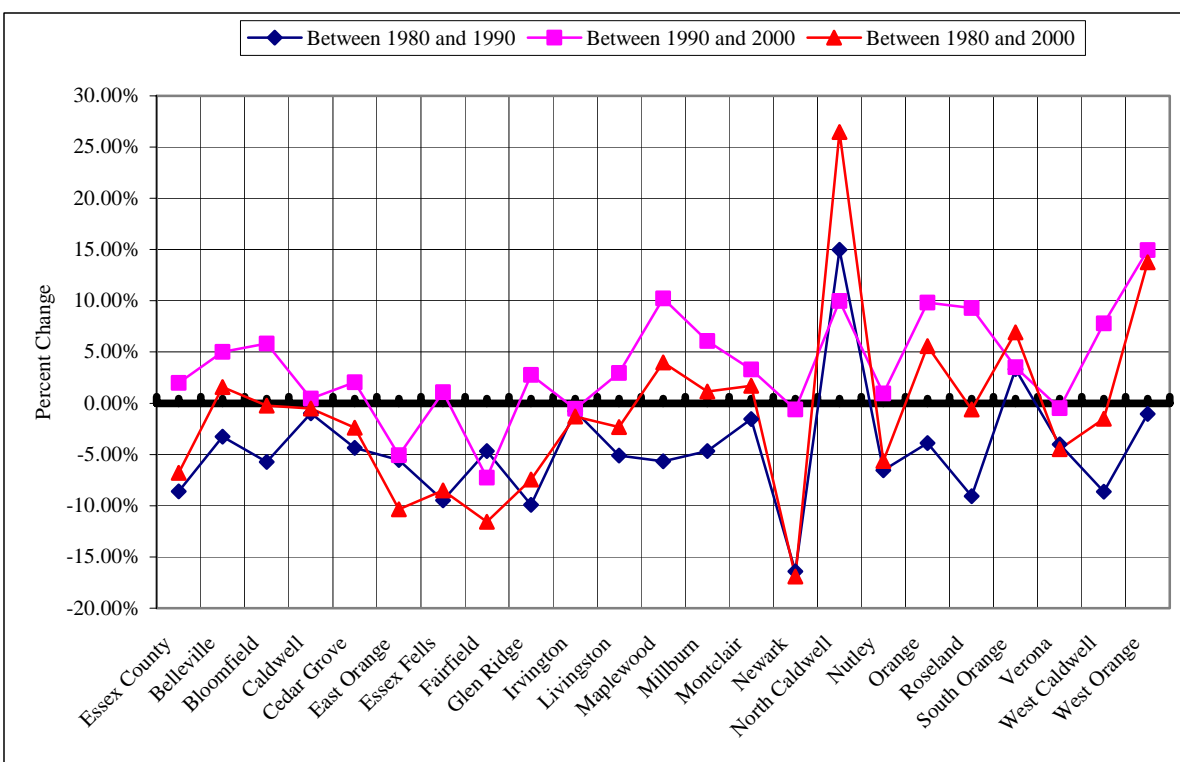
The majority of Essex County experienced this pattern of a large population loss between 1980 and 1990, followed by a slight population increase between 1990 and 2000. North Caldwell and South Orange are the only municipalities immune to this pattern; both municipalities increased in population during the periods 1980-1990 and 1990 to 2000. North Caldwell grew more significantly from 5,832 in 1980 to 6,706 in 1990, and finally to 7,375 in 2000. The overall population change between 1980 and 2000 for North Caldwell is the County peak, 26.46%. South Orange grew more modestly from 15,864 in 1980 to 16,390 in 1990, and finally to 16,964 in 2000, a lower growth rate of 6.53% between 1980 and 2000.

The population decreased county wide during the period between 1980 and 1990, except in North Caldwell and South Orange. Newark experienced the heaviest loss of 16.41% during this period, when the population fell from 329,248 to 275,221. Overall, Essex County lost 8.59% of its total population between 1980 and 1990.

Between 1990 and 2000, the population of Essex County increased by 1.98%. West Orange experienced the greatest growth of 14.93% when the population rose from 39,103 to 44,943. Only four Townships within the County continued to decrease in population: East Orange, Fairfield, Newark and Verona. East Orange fell from 73,552 to 69,824 between 1990 and 2000, which is a 5.07% loss of population from 1990. Fairfield fell from 7,615 to 7,063, which is a 7.25% loss of population from 1990. Newark fell from 275,221 to 273,546, which is a 0.61% loss of population from 1990. Verona fell from 13,597 to 13,533, which is a 0.47% loss of population from 1990.

Overall, North Caldwell and West Orange experienced the greatest amount of growth between 1980 and 2000, although West Orange did have a loss of 1.03% of the total population between 1980 and 1990. Newark and Fairfield experienced the greatest percentage population loss between 1980 and 2000.

Figure 4.2 Population Percent Change



19

80 Census Data provided by Essex County
 1990 US Census Data: DP-1 General Population and Housing Characteristics
 2000 US Census Data: DP-1 Profile of General Demographic Characteristics

Population Forecasts

The population figures used in the Preliminary State Plan utilized figures adopted by the New Jersey Transportation Planning Authority (NJTPA) on February 23, 2003.

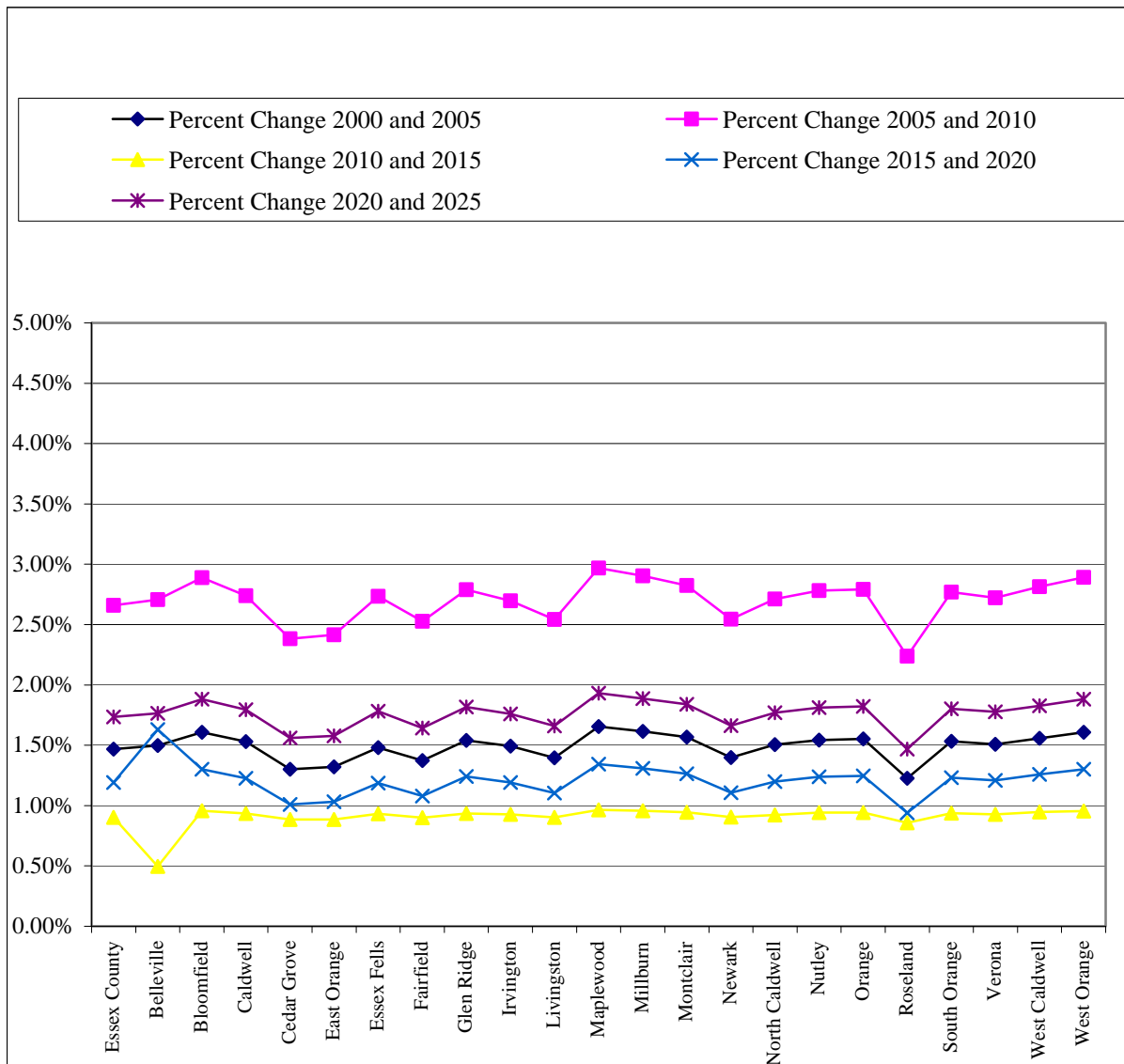
Figure 4.3 NJTPA February 2003 Adopted Population Forecast

Municipality	2000	2005	2010	2015	2020	2025	Change 2000 - 2025
Essex County	793,633	805,291	826,709	834,165	844,099	858,741	65,108
Belleville	35,928	36,466	37,453	37,639	38,253	38,928	3,000
Bloomfield	47,683	48,450	49,850	50,327	50,982	51,941	4,258
Caldwell	7,584	7,700	7,911	7,985	8,083	8,228	644
Cedar Grove	12,300	12,460	12,757	12,870	13,000	13,203	903
East Orange	69,824	70,746	72,454	73,095	73,850	75,016	5,192
Essex Fells	2,162	2,194	2,254	2,275	2,302	2,343	181
Fairfield	7,063	7,160	7,341	7,407	7,487	7,610	547
Glen Ridge	7,271	7,383	7,589	7,660	7,755	7,896	625
Irvington	60,695	61,601	63,263	63,850	64,611	65,748	5,053
Livingston	27,391	27,773	28,479	28,736	29,053	29,535	2,144
Maplewood	23,868	24,263	24,983	25,224	25,563	26,057	2,189
Millburn	19,765	20,084	20,667	20,865	21,138	21,537	1,772
Montclair	38,977	39,588	40,706	41,091	41,610	42,375	3,398
Newark	273,546	277,374	284,435	287,008	290,184	295,006	21,460
North Caldwell	7,375	7,486	7,689	7,760	7,853	7,992	617
Nutley	27,362	27,784	28,557	28,826	29,183	29,712	2,350
Orange	32,868	33,378	34,310	34,633	35,065	35,704	2,836
Roseland	5,298	5,363	5,483	5,530	5,582	5,664	366
South Orange	16,964	17,224	17,701	17,867	18,087	18,413	1,449
Verona	13,533	13,737	14,111	14,242	14,414	14,670	1,137
West Caldwell	11,233	11,408	11,729	11,840	11,989	12,208	975
West Orange	44,943	45,666	46,986	47,435	48,052	48,956	4,013

2000 US Census Data: DP-1 Profile of General Demographic Characteristics
 2005 - 2025 Population Forecasts Provided by North Jersey Transportation Planning Authority Dated February 24, 2003: NJTPA
 Population and Employment Forecasts
 (http://www.njtpa.org/planning/forecasting/forecasting_public_docs/MunicProjections_203.pdf)

The percent change between each forecast period ranges between one and three percent for all municipalities. The graph for each period within this forecast forms virtually linear functions because the percent change for each municipality did not vary greatly from the anticipated percent change for Essex County as a whole.

Figure 4.4 Percent Change of NJTPA February 2003 Adopted Population Forecast



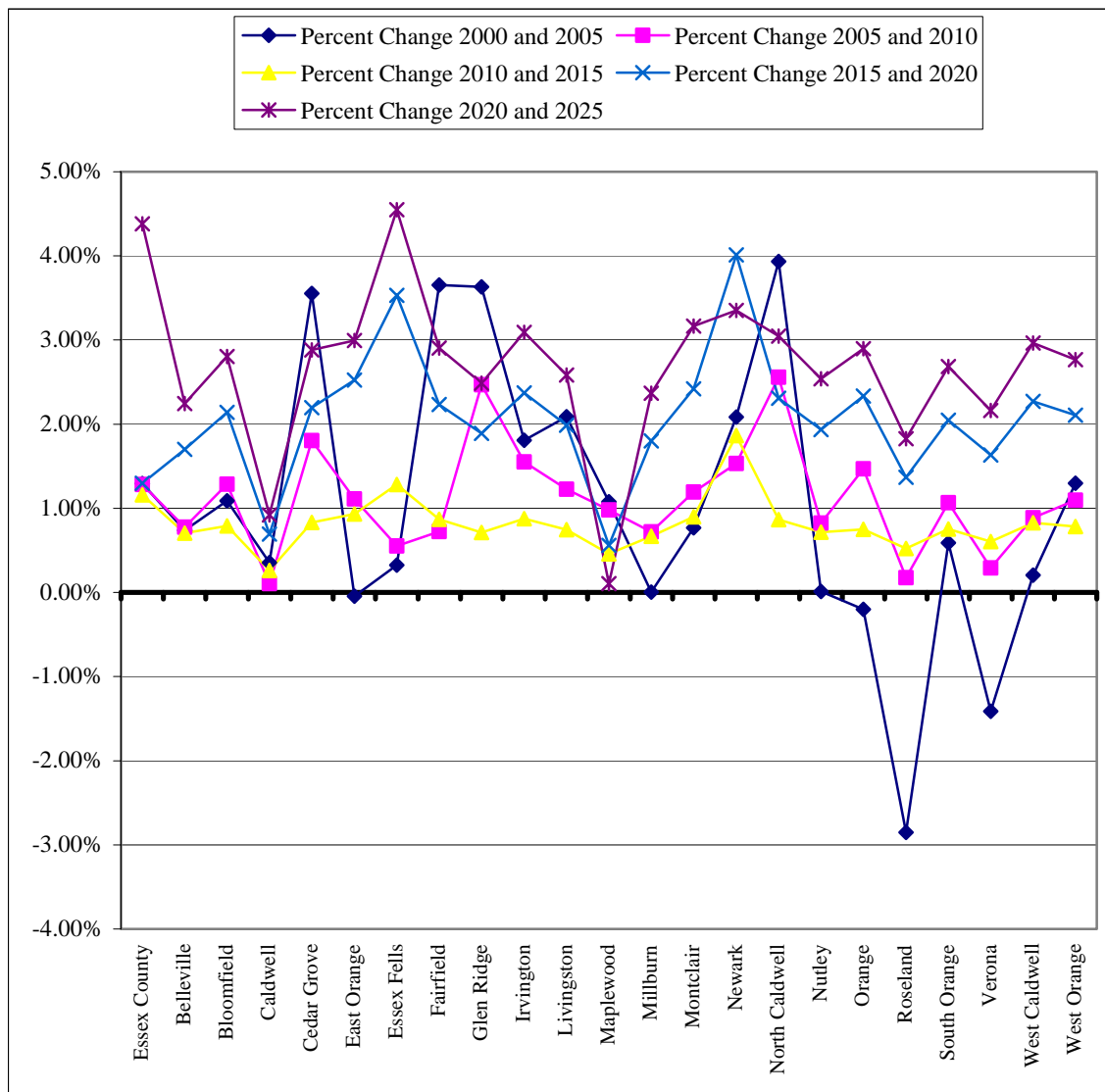
The following revised figures, dated June 30, 2004, are not yet adopted by NJTPA or the State. The revised forecast shows greater variation between both municipalities and forecast periods. A different methodology was employed to create this forecast series, which renders more municipally sensitive results.

Figure 4.5 NJTPA June 2004 Revised Population Forecast

Municipality	2000	2005	2010	2015	2020	2025	Change 2000 - 2025	Municipal Comment*
Essex County	793,633	803,907	814,235	823,670	834,360	870,918	77,285	
Belleville	35,928	36,193	36,474	36,731	37,355	38,193	2,265	A
Bloomfield	47,683	48,203	48,824	49,211	50,265	51,675	3,992	A
Caldwell	7,584	7,611	7,619	7,639	7,692	7,763	179	NC
Cedar Grove	12,300	12,737	12,967	13,075	13,362	13,747	1,447	N
East Orange	69,824	69,794	70,571	71,228	73,026	75,213	5,389	N
Essex Fells	2,162	2,169	2,181	2,209	2,287	2,391	229	NC
Fairfield	7,063	7,321	7,374	7,438	7,604	7,825	762	NC
Glen Ridge	7,271	7,535	7,721	7,776	7,923	8,120	849	N
Irvington	60,695	61,793	62,752	63,302	64,804	66,807	6,112	NC
Livingston	27,391	27,963	28,306	28,517	29,084	29,836	2,445	NC
Maplewood	23,868	24,125	24,362	24,474	24,611	24,637	769	NC
Millburn	19,765	19,766	19,908	20,041	20,402	20,885	1,120	NC
Montclair	38,977	39,277	39,746	40,104	41,075	42,375	3,398	NC
Newark	273,546	279,253	283,529	288,815	300,397	310,466	36,920	N
North Caldwell	7,375	7,665	7,861	7,929	8,112	8,359	984	N
Nutley	27,362	27,365	27,591	27,789	28,327	29,046	1,684	NC
Orange	32,868	32,802	33,284	33,534	34,317	35,311	2,443	NC
Roseland	5,298	5,147	5,156	5,183	5,254	5,350	52	A
South Orange	16,964	17,064	17,246	17,376	17,732	18,208	1,244	N
Verona	13,533	13,342	13,381	13,462	13,682	13,978	445	N
West Caldwell	11,233	11,256	11,356	11,450	11,710	12,057	824	NC
West Orange	44,943	45,526	46,026	46,387	47,365	48,676	3,733	NC

* A – Acceptable, N – Not Acceptable, NC – No Comment

Figure 4.6 Percent Change Between Periods for the NJTPA Revised June 2004 Population Forecast



The graph of the percent change from the adopted numbers to the revised numbers for each of the forecast periods by municipality is shown below. A positive percent change indicates the total growth shown in the revised June 2004 for the period between 2000 and 2025 is greater than the total growth shown in the adopted February 2003 for the period between 2000 and 2025. A negative percent change indicates the total growth shown in the revised June 2004 for the period between 2000 and 2025 is less than the total growth shown in the adopted February 2003 for the period between 2000 and 2025.

Figure 4.7 Graph of Percent Difference of Anticipated Total Growth from 2000 to 2025 Between the Adopted February 2003 and Revised June 2004 Population Forecasts Provided by NJTPA

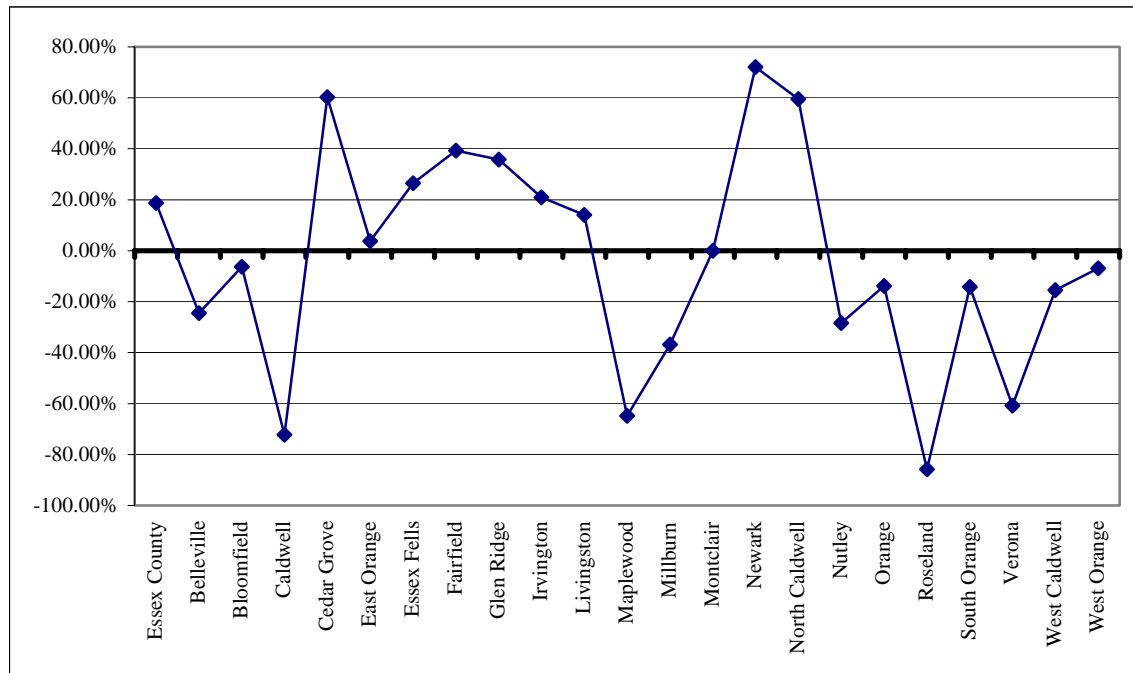


Figure 4.8 Percent Change Between Periods for the NJTPA Revised June 2004 Population Forecast

Municipality	Percent Change Between 2000 and 2005	Percent Change Between 2005 and 2010	Percent Change Between 2010 and 2015	Percent Change Between 2015 and 2020	Percent Change Between 2020 and 2025
Essex County	1.29%	1.28%	1.16%	1.30%	4.38%
Belleville	0.74%	0.78%	0.70%	1.70%	2.24%
Bloomfield	1.09%	1.29%	0.79%	2.14%	2.81%
Caldwell	0.36%	0.11%	0.26%	0.69%	0.92%
Cedar Grove	3.55%	1.81%	0.83%	2.20%	2.88%
East Orange	-0.04%	1.11%	0.93%	2.52%	2.99%
Essex Fells	0.32%	0.55%	1.28%	3.53%	4.55%
Fairfield	3.65%	0.72%	0.87%	2.23%	2.91%
Glen Ridge	3.63%	2.47%	0.71%	1.89%	2.49%
Irvington	1.81%	1.55%	0.88%	2.37%	3.09%
Livingston	2.09%	1.23%	0.75%	1.99%	2.59%
Maplewood	1.08%	0.98%	0.46%	0.56%	0.11%
Millburn	0.01%	0.72%	0.67%	1.80%	2.37%
Montclair	0.77%	1.19%	0.90%	2.42%	3.16%
Newark	2.09%	1.53%	1.86%	4.01%	3.35%
North Caldwell	3.93%	2.56%	0.87%	2.31%	3.04%
Nutley	0.01%	0.83%	0.72%	1.94%	2.54%
Orange	-0.20%	1.47%	0.75%	2.33%	2.90%
Roseland	-2.85%	0.17%	0.52%	1.37%	1.83%
South Orange	0.59%	1.07%	0.75%	2.05%	2.68%
Verona	-1.41%	0.29%	0.61%	1.63%	2.16%
West Caldwell	0.20%	0.89%	0.83%	2.27%	2.96%
West Orange	1.30%	1.10%	0.78%	2.11%	2.77%

Roseland, Verona, Orange and East Orange are the only municipalities anticipated to decrease in population during the period between 2000 and 2005. During all other time periods, all municipalities are anticipated to increase in population.

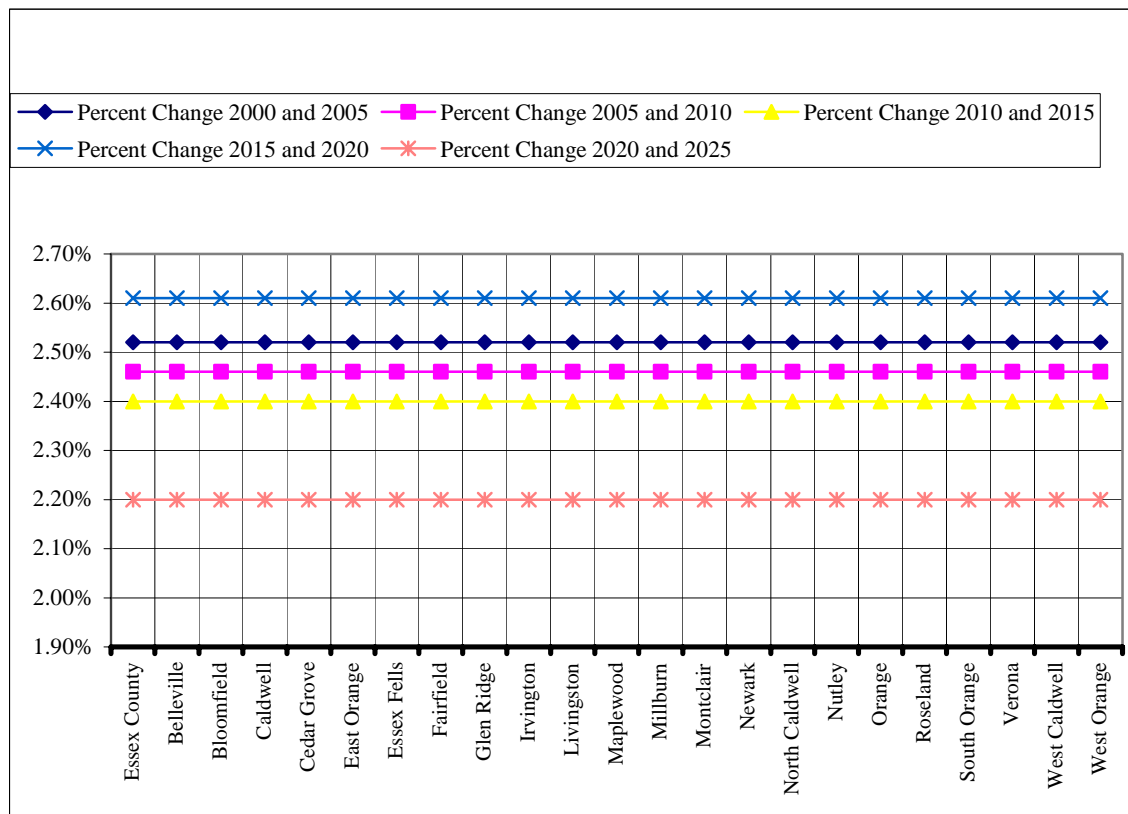
Employment Forecast

Figure 4.9 NJTPA Adopted February 2003 Employment Forecast

Municipality	2000	2005	2010	2015	2020	2025	Change 2000 - 2025
Essex County	361,477	370,583	379,683	388,796	398,943	407,703	46,226
Belleville	9,408	9,645	9,882	10,119	10,383	10,611	1,203
Bloomfield	13,865	14,214	14,563	14,913	15,302	15,638	1,773
Caldwell	1,981	2,031	2,080	2,130	2,186	2,234	253
Cedar Grove	3,565	3,655	3,745	3,835	3,935	4,021	456
East Orange	15,846	16,245	16,644	17,043	17,488	17,872	2,026
Essex Fells	198	203	208	213	219	223	25
Fairfield	22,283	22,844	23,405	23,967	24,592	25,132	2,849
Glen Ridge	792	812	832	852	874	894	102
Irvington	9,903	10,153	10,402	10,652	10,930	11,170	1,267
Livingston	19,807	20,306	20,805	21,304	21,860	22,340	2,533
Maplewood	6,338	6,498	6,657	6,817	6,995	7,149	811
Millburn	14,360	14,722	15,083	15,445	15,848	16,196	1,836
Montclair	11,884	12,184	12,483	12,782	13,116	13,404	1,520
Newark	161,922	166,001	170,077	174,159	178,704	182,629	20,707
North Caldwell	396	406	416	426	437	447	51
Nutley	10,894	11,168	11,442	11,717	12,023	12,287	1,393
Orange	7,428	7,615	7,802	7,989	8,197	8,377	949
Roseland	14,459	14,823	15,187	15,552	15,958	16,308	1,849
South Orange	4,952	5,076	5,201	5,326	5,465	5,585	633
Verona	4,159	4,264	4,369	4,474	4,591	4,691	532
West Caldwell	8,913	9,138	9,362	9,587	9,837	10,053	1,140
West Orange	18,123	18,580	19,036	19,493	20,002	20,441	2,318

2000 US Census Data: DP-1 Profile of General Demographic Characteristics
 2005 - 2025 Population Forecasts Provided by North Jersey Transportation Planning Authority Dated February 24,
 2003: NJTPA Population and Employment Forecasts
 (http://www.njtpa.org/planning/forecasting/forecasting_public_docs/MunicProjections_203.pdf)

Figure 4.10 NJTPA Adopted February 2003 Employment Forecast



The following revised figures, dated June 30, 2004, are not yet adopted by NJTPA or the State. The revised forecast shows greater variation between both municipalities and forecast periods. A different methodology was employed to create this forecast series, which renders more municipally sensitive results.

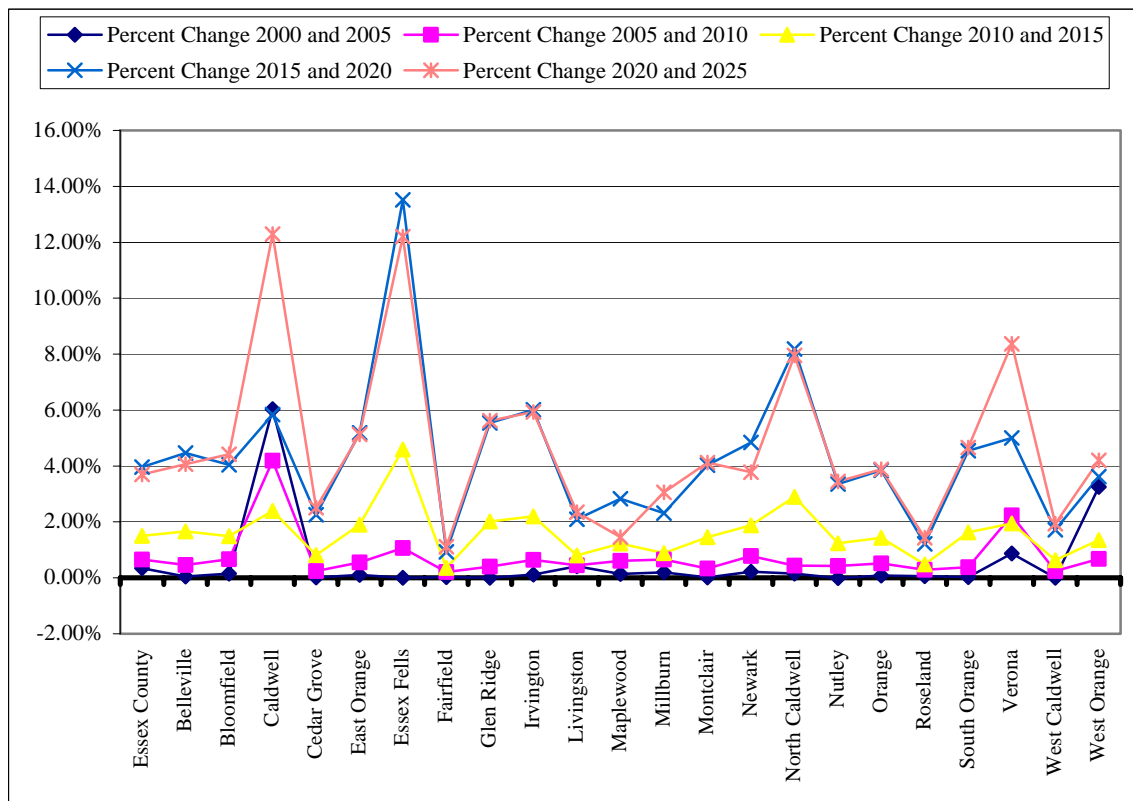
Figure 4.11 NJTPA June 2004 Revised Employment Forecast

Municipality	2000	2005	2010	2015	2020	2025	Change 2000 - 2025	Municipal Comment*
Essex County	396,176	397,526	400,113	406,129	422,206	437,825	41,649	
Belleville	8,883	8,887	8,928	9,076	9,481	9,866	983	A
Bloomfield	17,333	17,359	17,474	17,735	18,451	19,266	1,933	A
Caldwell	3,330	3,531	3,679	3,767	3,987	4,477	1,147	N
Cedar Grove	6,840	6,841	6,858	6,914	7,070	7,247	407	N
East Orange	20,853	20,874	20,990	21,389	22,499	23,652	2,799	N
Essex Fells	280	280	283	296	336	377	97	NC
Fairfield	31,385	31,393	31,459	31,572	31,864	32,219	834	NC
Glen Ridge	987	987	991	1,011	1,067	1,127	140	N

Municipality	2000	2005	2010	2015	2020	2025	Change 2000 - 2025	Municipal Comment*
Irvington	13,448	13,464	13,550	13,848	14,681	15,552	2,104	NC
Livingston	18,011	18,086	18,168	18,313	18,697	19,137	1,126	NC
Maplewood	7,985	7,996	8,045	8,144	8,374	8,496	511	NC
Millburn	13,616	13,643	13,733	13,854	14,174	14,608	992	NC
Montclair	15,170	15,172	15,223	15,444	16,067	16,730	1,560	N
Newark	167,506	167,880	169,181	172,353	180,707	187,530	20,024	N
North Caldwell	685	686	689	709	767	828	143	N
Nutley	11,536	11,535	11,584	11,728	12,122	12,540	1,004	NC
Orange	12,089	12,099	12,162	12,336	12,810	13,307	1,218	NC
Roseland	8,192	8,197	8,221	8,261	8,361	8,481	289	A
South Orange	4,531	4,532	4,549	4,623	4,833	5,058	527	A
Verona	5,361	5,408	5,529	5,637	5,919	6,414	1,053	N
West Caldwell	12,187	12,188	12,217	12,294	12,506	12,748	561	NC
West Orange	15,968	16,488	16,600	16,825	17,433	18,165	2,197	NC

* A – Acceptable, N – Not Acceptable, NC – No Comment

Figure 4.12 Percent Change Between Periods for the NJTPA June 2004 Revised Employment Forecast



The graph of the percent change from the adopted numbers to the revised numbers for the total between 2000 to 2025, by municipality, is shown below.

Figure 4.13 Percent Difference of Anticipated Total Growth from 2000 to 2025 Between the NJTPA Adopted February 2003 and Revised June 2004 Employment Forecasts

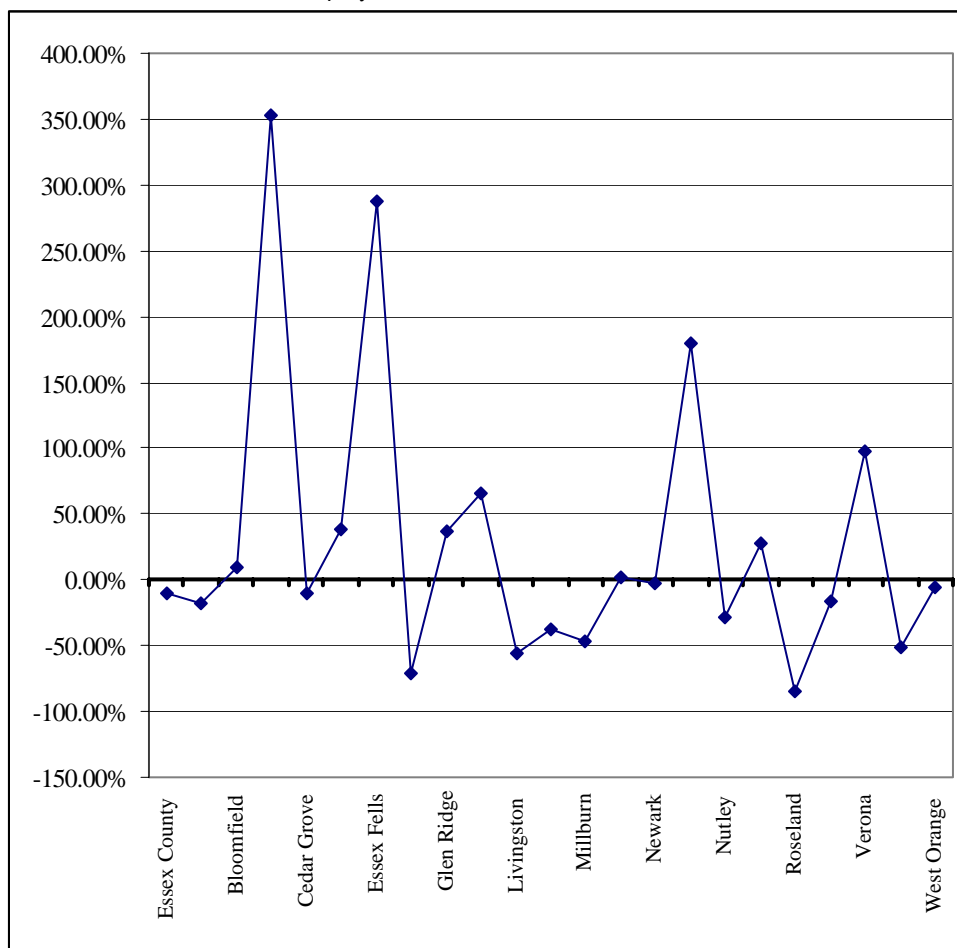


Figure 4.14 Percent Change between Periods for the NJTPA Revised June 2004 Employment Forecasts

Municipality	Percent Change Between 2000 and 2005	Percent Change Between 2005 and 2010	Percent Change Between 2010 and 2015	Percent Change Between 2015 and 2020	Percent Change Between 2020 and 2025
Essex County	0.34%	0.65%	1.50%	3.96%	3.70%
Belleville	0.05%	0.46%	1.66%	4.46%	4.06%
Bloomfield	0.15%	0.66%	1.49%	4.04%	4.42%
Caldwell	6.04%	4.19%	2.39%	5.84%	12.29%
Cedar Grove	0.01%	0.25%	0.82%	2.26%	2.50%
East Orange	0.10%	0.56%	1.90%	5.19%	5.12%

Municipality	Percent Change Between 2000 and 2005	Percent Change Between 2005 and 2010	Percent Change Between 2010 and 2015	Percent Change Between 2015 and 2020	Percent Change Between 2020 and 2025
Essex Fells	0.00%	1.07%	4.59%	13.51%	12.20%
Fairfield	0.03%	0.21%	0.36%	0.92%	1.11%
Glen Ridge	0.00%	0.41%	2.02%	5.54%	5.62%
Irvington	0.12%	0.64%	2.20%	6.02%	5.93%
Livingston	0.42%	0.45%	0.80%	2.10%	2.35%
Maplewood	0.14%	0.61%	1.23%	2.82%	1.46%
Millburn	0.20%	0.66%	0.88%	2.31%	3.06%
Montclair	0.01%	0.34%	1.45%	4.03%	4.13%
Newark	0.22%	0.77%	1.87%	4.85%	3.78%
North Caldwell	0.15%	0.44%	2.90%	8.18%	7.95%
Nutley	-0.01%	0.42%	1.24%	3.36%	3.45%
Orange	0.08%	0.52%	1.43%	3.84%	3.88%
Roseland	0.06%	0.29%	0.49%	1.21%	1.44%
South Orange	0.02%	0.38%	1.63%	4.54%	4.66%
Verona	0.88%	2.24%	1.95%	5.00%	8.36%
West Caldwell	0.01%	0.24%	0.63%	1.72%	1.94%
West Orange	3.26%	0.68%	1.36%	3.61%	4.20%

Nutley is the only municipality anticipated to decrease slightly in employment during the period between 2000 and 2005. During all other time periods, all municipalities are anticipated to increase in employment.

Household Size

The average household size decreased by 2.51% in Essex County from 2.79 to 2.72 between 1980 and 1990. Since the average household size remained a 2.72, the overall decrease in average household size remains at 2.51% between 1980 and 2000. This fall in average household size is consistent with overall state trends. In 1990, New Jersey had an average of 2.70 residents per household, and it fell to 2.68 in 2000. This statewide trend is apparent in most of the municipalities within Essex County.

Figure 4.15 Household Size

	1980	1990	2000	Percent Change Between 1980 and 1990	Percent Change Between 1990 and 2000	Percent Change Between 1980 and 2000
Essex County	2.79	2.72	2.72	-2.51%	0.00%	-2.51%
Belleville	2.66	2.55	2.6	-4.14%	1.96%	-2.26%
Bloomfield	2.55	2.42	2.49	-5.10%	2.89%	-2.35%
Caldwell	2.94	2.24	2.17	-23.81%	-3.13%	-26.19%
Cedar Grove	2.42	2.67	2.57	10.33%	-3.75%	6.20%
East Orange	2.63	2.63	2.63	0.00%	0.00%	0.00%
Essex Fells	3.12	NA	2.93	NA	NA	-6.09%
Fairfield	3.6	3.29	3.04	-8.61%	-7.60%	-15.56%
Glen Ridge	3.17	2.89	2.95	-8.83%	2.08%	-6.94%
Irvington	2.48	2.75	2.74	10.89%	-0.36%	10.48%
Livingston	3.28	3.02	2.93	-7.93%	-2.98%	-10.67%
Maplewood	2.85	2.72	2.81	-4.56%	3.31%	-1.40%
Millburn	2.8	2.68	2.82	-4.29%	5.22%	0.71%
Montclair	2.6	2.52	2.53	-3.08%	0.40%	-2.69%
Newark	2.93	2.91	2.85	-0.68%	-2.06%	-2.73%
North Caldwell	3.32	3.09	3.02	-6.93%	-2.27%	-9.04%
Nutley	2.75	2.55	2.51	-7.27%	-1.57%	-8.73%
Orange	2.54	2.56	2.73	0.79%	6.64%	7.48%
Roseland	2.97	2.67	2.47	-10.10%	-7.49%	-16.84%
South Orange	2.85	2.73	2.69	-4.21%	-1.47%	-5.61%
Verona	2.71	2.47	2.42	-8.86%	-2.02%	-10.70%

	1980	1990	2000	Percent Change Between 1980 and 1990	Percent Change Between 1990 and 2000	Percent Change Between 1980 and 2000
West Caldwell	3.16	2.89	2.75	-8.54%	-4.84%	-12.97%
West Orange	2.76	2.59	2.66	-6.16%	2.70%	-3.62%

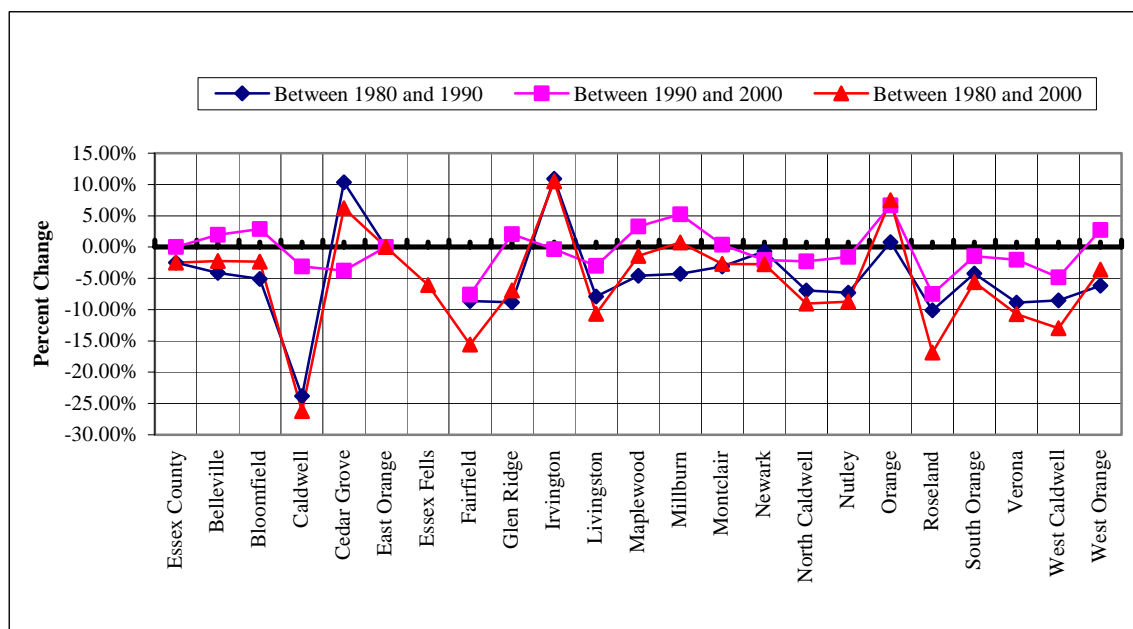
1980 Census Data Provided by Essex County
1990 US Census Data: GCT-Pb Household and Family Characteristics
2000 US Census Data: GCT-P7 Households and Families

The pattern established between 1980 and 1990 bears the greatest influence in average household size within Essex County. Only Cedar Grove, Irvington and Orange townships experienced a growth in average household size ranging from 0.79% to 10.89%, while the rest of Essex County declined between 23.81% and 0.68%. Irvington led the County with an increase of 10.89% in household size from 2.48 in 1980 to 2.75 in 1990. Caldwell had the greatest reduction of 23.81% in household size from 2.94 in 1980 to 2.24 in 1990.

The period between 1990 and 2000 showed modest changes. Fairfield lost the highest percentage of 7.60% in household size from 3.29 in 1990 to 3.04 in 2000. Orange experienced the largest percent increase of 6.64% in household size from 2.56 in 1990 to 2.73 in 2000.

Overall, every municipality within Essex County has experienced a decline in average household size except, Cedar Grove, Irvington and Orange. These three municipalities have experienced increases in household size between 1980 and 2000 ranging from 6.20 to 10.48%.

Figure 4.16 Percent Change in Average Household Size



1980 Census Data Provided by Essex County
1990 US Census Data: GCT-Pb Household and Family Characteristics
2000 US Census Data: GCT-P7 Households and Families

Conclusions

The overwhelming response to these NJTPA forecasts was that the municipalities do not have the information necessary, expertise, or funding to perform an adequate assessment for accuracy or produce viable alternative population and/or employment projections. However, those municipalities that were able to comment on the projections found the June 2004 projections to be more accurate due to a better reflection of the municipalities' fully built nature. NJTPA or the New Jersey Office of Smart Growth should provide each municipality with a detailed methodology for their population and employment projections and allow both funding and additional time for evaluation.

Figure 4.17 Municipal Comments to NJTPA figures.

Municipality	Comments
Belleville	<p>The NJTPA revised projections, dated June 2004, are more realistic with a population increase of approximately 800 persons from 2000 to 2015 than the February 2003 adopted figures. The Township finds that the adopted NJTPA projections dated February 2003, significantly over estimate population and employment increases. With the few underutilized or vacant lots in the Township, there is limited opportunity for infill. The only site envisioned for a significant amount of new residential units through redevelopment, the "SOHO property" will contain approximately 250 units and approximately 500 persons. The February 2003 population increase of almost 2,000 persons between 2000 and 2015 is unrealistic.</p> <p>The revised NJTPA figures, dated June 2004, show a more realistic increase of approximately 200 jobs than the February 2003 adopted figures. The February 2003 employment projections also overestimate. The increase of approximately 700 jobs does not adequately account for the fully built condition of the Township.</p>
Bloomfield	The NJTPA Forecasts seem consistent with current growth trends.
Caldwell	<p>No comments regarding population projections were received.</p> <p>The February 2003 adopted projections underestimate the employment figures.</p>
Cedar Grove	<p>Cedar Grove does not accept the figures provided for estimated population or employment growth for the following reasons:</p> <ol style="list-style-type: none"> 1. The model utilized to project growth determines vacant developable land on the basis of NJDEP 1995/97 land-cover surveys. Considerable development has occurred in the Township since 1997 which has reduced the availability vacant land. Substantial dedications of public open space have also occurred since that time, which should be subtracted from the total. The SDRP does not include all existing Township parklands and/or sites on the Township NJDEP Recreation & Open Space Inventory (ROSI), which should also be subtracted from the total. In addition, zoning changes have occurred since 1997, which reduce the permitted density of development significantly. 2. For communities located within urban areas, the model utilized to project growth allows for 15% higher density growth than existing development provides. For communities in "suburban medium" and "suburban high" areas, the model provides for a density increase of 10%. Despite Cedar Grove's designation as a PA1 Metropolitan community, the Township will not permit higher density settlement than that already existing within its boundaries. Cedar Grove in fact seeks to address the lack of lower density housing in the municipality. 3. As a community nearly at full build-out, little opportunity remains for further development at all. The figures should reflect recent development approvals which will contribute to growth (primarily in population) over the next few years, but should level off as the Township approaches full build-

Municipality	Comments
	<p>out – full build-out being exclusive of preserved open space and parkland areas. At that point, growth will occur only through demographic changes and/or redevelopment projects. While expected to occur on some level, substantial population growth via redevelopment appears unlikely.</p> <p>4. The NJTPA Demographic Forecasting document entitled “Technical Memorandum 4: Methodology Paper,” indicates that very little of the data relevant to the model development process was actually available to the development team. How is the Township to know what impact the absence of such information had on the legitimacy of the resulting model?</p> <p>5. The discrepancy between Cedar Grove employment figures between NJTPA’s Adopted February 2003 results and its June 2004 Revised results is unacceptable. The Feb 2003 chart indicates year 2000 employment of 3,565, while the June 2004 table indicates year 2000 employment of 6,840. This discrepancy completely calls into question the credibility of the NJTPA’s capabilities with regard to population and/or employment modeling. Figures available through the NJ Department of Labor indicate that 1999 employment in Cedar Grove was 5,557 (4,567 in private sector jobs, 990 in government jobs). No major changes are known to have occurred in the Township that would either, reduce employment by nearly 2000 jobs, nor boost it by nearly 1300 jobs, by the year 2000. The NJTPA figures do not appear reliable and the wild discrepancy between data sets inspires incredulity.</p>
East Orange	<p>The City of East Orange is in disagreement with the State's current population and employment projections for a number of reasons. 1) East Orange has a large population of foreign-born and Non-English speaking people who often do not fill out census forms and are largely unaccounted for in the U.S. Census. 2) The City anticipates that its eleven redevelopment areas will draw a large influx of middle-upper income individuals and families to East Orange.</p> <p>The June 2004 Revised Projections indicate a population decrease. Given the residential redevelopments approved by the City Council, the population should increase significantly. More specifically, the City has six residential redevelopment areas consisting of a total of 700 rehab/new construction, of which three are expected to be completed by 2005. Consequently, an increase of approximately 250 households is anticipated by 2005.</p> <p>At this time, a build-out analysis is necessary in order to project future population and employment needs. However, the municipality does not anticipate completing a build out-analysis until the Master Plan process is completed in the end of 2005.</p>
Essex Fells	Comments not received.
Fairfield	Comments not received.
Glen Ridge	The forecasts and projections do not seem to take into account the diversity of the municipalities within the County. Both employment and population changes are consistent throughout the County. Additional study of the figures is warranted.
Irvington	Considering the involvement of local approval in NJTPA’s official numbers, the State Plan should give these numbers legitimate reference; that is, rely on them to describe the population and employment conditions in northern New Jersey. The State Plan should also discuss the methodology used by NJTPA and recommend an ongoing committee to review ways to improve the forecasting methodology.
Livingston	Comments not received.
Maplewood	Comments not received.
Millburn	Comments not received.

Municipality	Comments
Montclair	<p>No comments regarding population projections were received.</p> <p>The employment increases of 2% or more every five years to 2025 is questionable. Historically, private sector covered employment declined by 11.8% in the last decade. It appears that NJTPA projects strikingly similar employment increases for all of Essex County towns except for Essex Fells, while historically, only six towns experienced increases in the last decade.</p>
Newark	<p>Please see the memo prepared by Richard Preiss, Planning Consultant for the City of Newark, attached to the City of Newark's Report on Consistency with the Preliminary Plan.</p>
North Caldwell	<p>The population and employment data for the Borough of North Caldwell represents circumstances that prevailed prior to the closing of the Essex County Jail Annex Facility. Accordingly, appropriate downward adjustments are necessary in both the "current" and "projected" population and employment numbers relevant to the Borough. For example the Jail Facility housed approximately 1,500 persons, which are no longer part of the Borough's population.</p>
Nutley	<p>Comments not received.</p>
Orange	<p>No comments regarding population projections were received.</p> <p>The City does not currently have the resources to comment on the employment projections. However, this will be explored during the preparation of the upcoming Master Plan.</p>
Roseland	<p>Based upon the as yet unadopted NJTPA forecasts (6/30/04), minimal population and employment growth are forecast for Roseland Borough in the period 2005 to 2015. The Borough concurs and endorses the 6/30/04 forecasts of the NJTPA for the Borough of Roseland for the period 2005 through 2015. Be further advised that should these forecasts be modified and/or not officially adopted, we would reserve the right to withdraw such endorsement of the NJTPA forecasts subject to further review.</p>
South Orange	<p>The projected population increase between 2000 and 2030 is conservative; the numbers should be frontloaded rather than back loaded. There are several significant multi-family developments in the CBD Redevelopment Area (approximately 250 units, 500 people) that will come on line in the next decade. After this boom, the Village will almost exclusively be built out.</p> <p>The employment projections are fairly consistent with the number of jobs anticipated to be generated through mixed-use redevelopment.</p>
Verona	<p>Population projections appear too high. The Township of Verona expects only 300 to 400 new residents due to the Hilltop development. The municipal population has been flat to slightly declining for many years. Population estimates should not only be based upon statistical analysis, but more importantly, should be based upon the actual development capacity. The municipality is in the process of updating the Master Plan, which will include a build-out analysis.</p> <p>Employment projections seem too high.</p>
West Caldwell	<p>Comments not received.</p>
West Orange	<p>Comments not received.</p>

Essex County Consistency with the Preliminary Plan

Essex County's Master Plan elements were adopted during the late 1970's and early 1980's; however, the Land Use Element and the Housing Element were adopted in 1989. Recently adopted documents include the 2002 Park, Recreation and Open Space Master Plan, the 2000-2004 Consolidated Plan and the 2004 One Year Action Plan. These documents continue to generally reflect the Goals and Policies of the State Plan, particularly those of the Metropolitan Planning Area, which the County is almost entirely located in. Current County Planning documents include the following:

- 1979 County Master Plan;
- 1989 Land Use Plan;
- 1989 Housing Plan;
- 1990 Recycling Plan;
- 1994 Solid Waste Management Plan;
- 2002 Park, Recreation and Open Space Master Plan;
- 2000-2004 Consolidated Plan; and
- 2004 One Year Action Plan.

The 2002 Park, Recreation and Open Space Master Plan, one of three County documents adopted since the prior round of Cross-acceptance, is a comprehensive guide for the maintenance and improvement of the County's existing park lands and preservation of cultural and natural resources, including the establishment County-wide greenways and blueways (water corridors). The result of the Plan was an action plan for existing park rehabilitation and a four component approach to open space preservation that includes identification of areas for preservation and recreation; evaluation of the County's role in open space preservation; identification of criteria that would support acquisition of open space; and pursuing State funding to supplement County open space preservation funds.

The other recent County documents, the 2000-2004 Consolidated Plan and the 2004 One Year Action Plan, outline the programs funded and activities undertaken by the County. The primary programs utilized are: Community Development Block Grant (CDBG), HOME Investment Partnership Program, and Emergency Shelter Grant Programs. The priorities for activities to be undertaken with these funds include:

- Expand the supply of affordable housing units for low and moderate income;
- Provide intake, health assessments and intervention services to homeless families and individuals in temporary, emergency or transitional housing. Also, screening for alcohol and other substance abuse and counseling services to homeless families and individuals;
- Improve existing public facilities, parks and recreational facilities serving low and very low income persons;
- Encourage and fund the construction of physical improvements that will foster comprehensive community development benefiting very low and low / moderate income;
- Provide the necessary support services for low and very low individuals to lead a healthy productive life. Services include childcare, GED instructional courses, tenant and landlord counseling, and disabled vocational training provide a support mechanism by which individuals can improve their life; and

Develop and enhance existing programs to create jobs for low and moderate income persons. Improve business districts in low and moderate income neighborhoods and develop programs to assist micro-enterprises.

Programs and activities funded under these priorities and other initiative consist of the following:

- Housing rehabilitation programs;
- First-time homebuyers program;
- Rental housing program;
- Community Housing Development Organization (CDHO) financing program;
- Public facilities improvement programs (i.e. barrier-free improvements);
- Public services (i.e. senior citizen transportation);
- Public improvement programs (i.e. streetscape improvements);
- Economic development efforts; and
- Revolving loan funds.

Municipality Consistency with the Preliminary Plan

Participating municipalities were evaluated for consistency with the Preliminary Plan using their planning documents, discussions at regional meetings and responses to the Municipal Cross-acceptance Questionnaire. The result of the evaluation is a general consistency among those participating municipalities with the Key Concepts of the State Plan, the Goals of the Metropolitan Planning area and the Goals of the Environmentally Sensitive Planning Area, where applicable. Most municipalities were found to promote growth that is consistent with the applicable planning area, redevelopment, preservation of environmentally sensitive land, multiple aspects of public input, and most municipalities have created a planning environment that is comprehensive and sensitive to the needs of residents, as well as surrounding municipalities. The following pages in this section include all submitted Municipal Resolutions of Participation in Cross-acceptance and a report on municipal consistency and informational items requested by the Office of Smart Growth. Municipal consistency reports are only provided for those municipalities that submitted a Cross-acceptance Questionnaire, which include Belleville, Bloomfield, Caldwell, Cedar Grove, East Orange, Fairfield, Glen Ridge, Irvington, Maplewood, Millburn, Montclair, Newark, Nutley, Orange, South Orange, Verona, and West Orange. The Regional Meeting Minutes and a copy of the Municipal Questionnaire, both of which were extensively used in the preparation of this Report, can be found in Appendices B and E, respectively.

The table below lists adopted planning documents, as indicated by each municipality.

Municipality	Planning Documents	
Belleville	1991 Comprehensive Master Plan	1994 Reexamination Report
	1992 Recycling Plan	1995 Land Use Plan
	1992 Housing Plan	1999 Reexamination Report
Bloomfield	1979 Comprehensive Master Plan	2002 Comprehensive Master Plan
	1989 Comprehensive Master Plan	2004 Open Space and Recreation Plan
	1995 Housing Plan	
Caldwell	1966 Comprehensive Master Plan	1998 Comprehensive Master Plan
Cedar Grove	1977 Comprehensive Master Plan	2000 Reexamination Report
	1991 Comprehensive Master Plan	2001 Housing Element and Fair Share Plan
	1997 Reexamination Report	2001 Open Space and Recreation Plan
East Orange	1983 Comprehensive Master Plan	2004 Reexamination Report
	1990 Comprehensive Master Plan	
Essex Fells	1978 Comprehensive Master Plan	1992 Reexamination Rpt & Plan Update
	1984 Reexamination Report	1999 Reexamination Rpt & Plan Update
	1988 Housing Plan	2001 Housing Plan
Fairfield	1971 Comprehensive Master Plan	1999 Reexamination Report
	1976 Land Use Plan	2002 Housing Plan
	1983 Comprehensive Master Plan	
Glen Ridge	1962 Comprehensive Master Plan	1982 Reexamination Report
	1978 Comprehensive Master Plan	2003 Comprehensive Master Plan
Irvington	1979 Comprehensive Master Plan	2002 Comprehensive Master Plan
	1997 Comp. Revitalization Program	

Livingston	1985 Comprehensive Master Plan 1992 Reexamination Report 1994 Master Plan Amendments	1997 Housing Plan 2003 Open Space and Recreation Plan
Maplewood	1984 Comprehensive Master Plan 1987 Housing Plan 1988 Reexamination Report 1990 Fair Share Plan	1991 Reexamination Report 1997 Reexamination Report 2004 Comprehensive Master Plan
Millburn	1977 Comprehensive Master Plan 1985 Master Plan Update 1987 Housing Plan Amendment	1991 Comprehensive Master Plan 2002 Reexamination Report
Montclair	1978 Comprehensive Master Plan 1985 Reexamination Report & Plan Update 1987 Master Plan Revision & Reexamination Report 1989 Housing Plan 1992 Reexamination Report	1993 Historic Preservation Plan 1997 Housing Plan 1998 Development Strategy for an Arts, Culture & Entertainment District 1999 Reexamination Report 2004 Natural Resource Inventory
Newark	1978 Comprehensive Master Plan 1980 Comprehensive Economic Development Strategy 1990 Comprehensive Master Plan 1997 Reexamination Report	1999 Reexamination Plan 2001 Comprehensive Economic Development Strategy 2004 Draft Land Use Plan
North Caldwell	1975 Comprehensive Master Plan 1983 Comprehensive Master Plan	1995 Reexamination Report
Nutley	1974 Comprehensive Master Plan 1982 Reexamination Report 1986 Master Plan Update 1991 Reexamination Report	1997 Reexamination Report 1998 Housing Element & Fair Share Plan 2000 Historic Preservation Element 2003 Reexamination Report
Orange	1979 Educational Facilities Plan 1984 Reexamination Report and Master Plan Update	1988 Housing Plan
Roseland	1978 Comprehensive Master Plan 1982 Master Plan Update 1988 Reexamination Report 1994 Reexamination Report	1995 Housing Plan 2000 Reexamination Report 2004 Reexamination Report 2004 Land Use Plan Element
South Orange	1978 Comprehensive Master Plan 1988 Reexamination Report 1991 Land Use Plan	1991 Recycling Plan 1992 Housing Plan 2000 Reexamination Report

Verona	1978 Master Plan	1994 Amended Housing Plan
	1988 Reexamination Report	1995 Amended Land Use Plan
	1992 Comprehensive Master Plan	2003 Addendum #4 to the Master Plan
West Caldwell	1978 Comprehensive Master Plan	1994 Reexamination Report
	1989 Land Use and Housing Plan	
West Orange	1966 Comprehensive Master Plan	2002 Open Space and Recreation Plan
	1989 Comprehensive Master Plan	2000 Reexamination Report
	1992 Amended Housing Plan	2003 Reexamination Report
	1995 Amended Housing Plan	

Township of Belleville Consistency with the Preliminary Plan

No. 04-200
TITLE:

Date of Adoption September 2, 2004

"RESOLUTION AUTHORIZING PARTICIPATION OF BELLEVILLE TOWNSHIP
IN THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN (State Plan)
CROSS-ACCEPTANCE PROCESS"

Approved as to Form and Legality

Factual contents certified to by


Township Attorney

Title

~~XXXXXX~~ Township Engineer Herits

Presents the following Resolution

Council Member 

Moved for the adoption of the Resolution

Seconded by Council Member 

RESOLVED BY THE MUNICIPAL COUNCIL OF BELLEVILLE, N.J.:

WHEREAS, the State Planning Act of 1985 (N.J.S.A. 52:18A-196 et. seq.) created a State Planning Commission and an Office of Smart Growth for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and,

WHEREAS, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey's citizens, and to prevent sprawl and promote the suitable use of land; and,

WHEREAS, the primary duty and responsibility of the State Planning Commission under the State Planning Act is the preparation of a "State Development and Redevelopment Plan"; and,

WHEREAS, the State Planning Act also provides that the State's municipalities are to have an essential role in the development of the State Plan through their participation in the Cross-acceptance process to be conducted under the Act; and,

WHEREAS, the Cross-acceptance process is the primary vehicle under the Act for promoting vertical coordination and integration of state, county and local plans by affording county and municipal governments a full and open opportunity to be involved in reconciling inconsistencies between state and local policies; and,

Res. No. 04-200

WHEREAS, the Board of Chosen Freeholders of Essex County has concluded that it is appropriate, necessary and in the County's interest to fully participate in the development of the State Plan through the full and active participation of the County government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process.

NOW, THEREFORE, BE IT RESOLVED by the Belleville Township Council of the Essex County as follows:

1. That the Belleville Township Municipal Planning Board is hereby authorized and directed to carry out the Cross-acceptance process pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et. Seq. and the State Planning Rules, N.J.A.C. 17:32 and any other rules promulgated by the State Planning Commission for this purpose.
2. That the Belleville Township Municipal Planning Board shall coordinate with the County or Negotiating Entity in their preparation of a proposed work program and schedule for municipal and county Cross-acceptance, and the County or Negotiating Entity shall submit said work program and schedule to the New Jersey Office of Smart Growth by a date to be determined.
3. That the Belleville Township Municipal Department of Engineering shall provide staff assistance to the County Planning Board or Negotiating Entity in order to prepare a Cross-acceptance Report and successfully complete the Cross-acceptance process.
4. That all other Belleville Township Municipal Department and Agencies shall cooperate with the Municipal and County Planning Board or Negotiating Entity and provide information and furnish such documents as may be required.

CERTIFIED TRUE COPY

Kenny Adhese
Town Clerk

Adopted by the Municipal Council of the Township of Belleville, N. J. — Date <i>Sept. 2, 2004</i> ...									
RECORD OF VOTE									
COUNCIL MEMBER	YES	NO	N.V.	AB.	COUNCIL MEMBER	YES	NO	N.V.	AB.
KENNEDY				X	RTACCO	X			
NOTARI	X				ROVELL	X			
PALLANTE	X				STRUMOLO BURKE	X			
DIGORI	X								
Sign: _____									
X—Indicates Vote N.V.—Not Voting AB—Absent									

Certified to by me this *2nd* day of *Sept.* 2004....

Kenny Adhese
Municipal Clerk

This Resolution when adopted must remain in the custody of the Municipal Clerk. Certified copies are available.

Township of Belleville Consistency with the Preliminary Plan

Key Concepts and Policy Objectives of the State Plan		Discussion
1.	Planning that is comprehensive, citizen-based, collaborative, coordinated, equitable, and based on capacity analysis is essential to achieving the goals of the State Plan	<ul style="list-style-type: none"> • The Township utilizes information from various disciplines to create and implement policy. • Opportunities for public input include public hearings before the Planning Board, Zoning Board of Adjustment and the Governing Body. • Since the Township is fully built-out it has not completed a capacity analysis; however, needed capital improvements are identified yearly.
2.	Planning should be undertaken at a variety of scales and should focus on physical or functional features that do not necessarily correspond to political jurisdictions.	<ul style="list-style-type: none"> • The 1999 Reexamination Report supports conducting the planning program within the framework of a regional setting with awareness of the needs and rights of Belleville's neighboring communities and Essex County.
3.	Planning should be closely coordinated with and supported by investments, programs, and regulatory actions.	<ul style="list-style-type: none"> • The Township has utilized Community Development Block Grant funds for a variety of programs, such as road improvements, drainage improvements, façade improvements, streetscape improvements, and the purchase of emergency equipment and vehicles. • The Township utilizes funds from NJDOT to implement transportation improvements.
4.	Planning should create, harness and build on the power of market forces and pricing mechanisms while accounting for the full costs of public and private actions.	<ul style="list-style-type: none"> • The Township leveraged market forces for the designation of the Essex County Geriatric Hospital property as an Area in Need of Redevelopment.
5.	Planning should maintain and revitalize existing communities.	<ul style="list-style-type: none"> • The Township utilizes Community Development Block Grant funds for façade improvements of older buildings and streetscape improvements. In addition, property owners may use HOME program funds for revitalization. • The 1999 Reexamination Report supports the preservation of older residential neighborhoods and the revitalization of business areas.
6.	Planning, designing and constructing development and redevelopment projects, that are residential, commercial, industrial, or institutional and that contribute to the creation of diverse compact human scale communities (i.e. communities of place)	<ul style="list-style-type: none"> • The Township consists of a grid street pattern with a mix of residential and nonresidential uses. • The Township is in the process of implementing a development design of a gated community that consists of a dense mix of housing types at the "SOHO Property".

Township of Belleville Consistency with the Preliminary Plan

7.	Identifying areas of development, redevelopment, and environs protections in suburban and rural New Jersey.	<ul style="list-style-type: none"> Not applicable in Essex County.
8.	Identifying cores and nodes as places for more intensive redevelopment in metropolitan New Jersey.	<ul style="list-style-type: none"> The Township does not contain nor is able to officially identify cores and nodes since it does not contain an identified Center or have Plan Endorsement. However, there are areas of the Township that are suited for designation as a core. The areas suitable for designation as a core consist of land surrounding the following intersections: Franklin Street and Belmont Avenue; Franklin Avenue and Joralemon Street; Joralemon Street and Main Street; Washington Avenue (Route 7) and Belleville Avenue
9.	Emphasizing public support for physical design, public investment and government policy through access to information, services, jobs, housing and community life.	<ul style="list-style-type: none"> The Township offers a range of housing types, range of employment types, and alternative forms of transportation.
10.	Planning for the protection, restoration, integration of natural resources and systems as well as the preservation of agricultural farmland.	<ul style="list-style-type: none"> All significant areas of environmentally sensitive land are publicly owned and will not be developed.
Policy Objectives of the Metropolitan Planning Area		Discussion
1.	Land Use	<ul style="list-style-type: none"> The City does not have a designated Center with Cores and Nodes; however, the City has identified an area that would be appropriate as Cores. These areas include: Franklin Street and Magnolia Street; Franklin Street and Joralemon Street; Joralemon Street and Main Street; Washington Avenue (Route 7) and Rutgers Street. The Township supports a mix of nonresidential uses, and a diversity of housing types, as they are promoting a gated community with a mix of housing types on the "SOHO Property". The 1999 Reexamination Report supports a balance of land uses at a range of sale and rental levels. There have been multiple, and continue to be, private redevelopment efforts taking place at the older industrial sites in the Township that will increase the efficient utilization of these areas.
2.	Housing	<ul style="list-style-type: none"> The 1999 Reexamination Report supports a wide range of housing types and the preservation of older residential neighborhoods. The Township is currently in the process of implementing a mix of housing types on the "SOHO Property".

Township of Belleville Consistency with the Preliminary Plan

		<ul style="list-style-type: none"> Property owners may use HOME program funds for revitalization.
3.	Economic Development	<ul style="list-style-type: none"> The 1999 Reexamination Report supports attracting clean high tech industries and retail facilities on underutilized and vacant sites between Washington Avenue and Main Street. Private redevelopment efforts are taking place on the older industrial sites in this area. The 1999 Reexamination Report supports rehabilitation and reconstruction of older nonresidential areas in order to maintain and improve the existing employment base in the Township. The Township utilizes Community Development Block Grant funds for façade improvements of older commercial buildings.
4.	Transportation	<ul style="list-style-type: none"> The 1999 Reexamination Report supports working with County and State agencies to encourage public transit to serve Belleville residents and employees. The Township offers extensive road and pedestrian transportation systems as well as light rail and bus routes. The Township has considered constructing commuter parking lots to increase ridership and accessibility to light rail. The Township provides transportation options for senior residents.
5.	Natural Resource Conservation	<ul style="list-style-type: none"> All significant areas of environmentally sensitive land are publicly owned and will not be developed.
6.	Agriculture	<ul style="list-style-type: none"> No agricultural land exists in Belleville.
7.	Recreation	<ul style="list-style-type: none"> The Township has two large recreation areas as well as other small areas to serve the residents of the Township. The Township continually provides maintenance to the areas.
8.	Redevelopment	<ul style="list-style-type: none"> The 1999 Reexamination Report recommends surveying underutilized and transitional parcels for potential redevelopment. One redevelopment area has been designated by the township: the former Essex County Geriatric Hospital property: Block 540, Lot 1. This site was redeveloped into a more intense medical research use. Numerous private redevelopment efforts have taken place in the Township. For example, older industrial sites have been redeveloped into light industrial and retail uses.
9.	Historic Preservation	<ul style="list-style-type: none"> The 1999 Reexamination Report supports reviewing development applications to determine if they would adversely impact the Township's historic and cultural heritage values. To date the Township has not yet officially identified any historic district or historic sites.
10.	Public Facilities and Services	<ul style="list-style-type: none"> The Township is continually working to upgrade its existing infrastructure.

Township of Belleville Consistency with the Preliminary Plan

		<ul style="list-style-type: none"> There is a concentration of public buildings near the intersection of Washington Avenue and Belleville Avenue; also near this intersection is a concentration of commercial uses making up one of the Township's potential cores.
11.	Intergovernmental Coordination	<ul style="list-style-type: none"> The Township has no shared services agreements, nor is it involved in any regional plans.
Policy Objectives of the Environmentally Sensitive Planning Area		Discussion
	<ul style="list-style-type: none"> Not applicable in the Township of Bellville; the Township contains no Environmentally Sensitive Planning Area. 	
General Information		Discussion
1.	Local growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> Provision of additional recreation opportunities in the Township. Stabilization of the tax base with new nonresidential uses. Better quality downtown commercial uses. Provision of additional senior housing opportunities. Infrastructure and road improvements.
2.	Regional growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> Improvement of the Newark owned water supply system in the Silver Lakes area of Belleville.
3.	Redevelopment areas in the municipality.	<ul style="list-style-type: none"> The former Essex County Geriatric Hospital / SOHO property: Block 540, Lot 1.
4.	Current municipal infrastructure needs.	<ul style="list-style-type: none"> Improvements to the existing sanitary and storm system and road network.
5.	Modifications to municipal planning documents that would increase consistency with goals and policies of the State Plan.	<ul style="list-style-type: none"> None.
6.	Municipal indicator program.	<ul style="list-style-type: none"> None.
7.	Planning efforts funded with a Smart Growth Grant by the New Jersey Office of Smart Growth.	<ul style="list-style-type: none"> None.

Township of Belleville Consistency with the Preliminary Plan

8.	Performance of municipality in implementation of the goals and policies of the State Plan. 1-Very Poor, 2-Poor, 3-Nuetral, 4-Good, 5-Very Good	<ul style="list-style-type: none"> 3-Neutral: The Township could implement additional programs that would support the State Plan's goals and policies.
9.	Regional plans involving the municipality.	<ul style="list-style-type: none"> None.
10.	Performance of State Agencies in implementation of the goals and policies of the State Plan. 1-Very Poor, 2-Poor, 3-Nuetral, 4-Good, 5-Very Good	<ul style="list-style-type: none"> 2-Poor: More planning efforts and funding should be focused on New Jersey's older communities.
11.	Municipal concurrence with the goals and policies of the State Plan.	<ul style="list-style-type: none"> The Township finds that goals and policies of the State Plan are appropriate.
12.	Specific objections to the State Plan.	<ul style="list-style-type: none"> None.
13.	Improvements to the Preliminary Plan that would better meet the needs of the municipality.	<ul style="list-style-type: none"> None.
14.	Requested changes to the Preliminary Policy Map.	<ul style="list-style-type: none"> Camp Carragher should be shown as Parks and Natural Areas
15.	Comments on Population and Employment Trends and Forecasts.	<ul style="list-style-type: none"> Belleville Township is fully built out; all additional development opportunities will result from redevelopment and a limited amount from infill. The Township finds that the NJTPA projections dated February 2003, significantly over estimate population and employment increases. With the few underutilized or vacant lots in the Township, there is limited opportunity for infill. The only site envisioned for a significant amount of new residential units through redevelopment, the "SOHO property" will contain approximately 250 units and approximately 500 persons. The February 2003 population increase of almost 2,000 persons between 200 and 2015 is unrealistic. The NJTPA revised projections, dated June 2004, are more realistic with a population increase of approximately 800 persons from 2000 to 2015. The February 2003 employment projections also overestimate. The increase of approximately 700 jobs does not adequately account for the fully built condition of the Township. The revised NJTPA figures, dated June 2004, show a more realistic increase of approximately 200 jobs.

Township of Bloomfield Consistency with the Preliminary Plan

**RESOLUTION AUTHORIZING PARTICIPATION
OF BLOOMFIELD TOWNSHIP IN THE STATE
DEVELOPMENT AND REDEVELOPMENT PLAN (State Plan)
CROSS-ACCEPTANCE PROCESS**

WHEREAS, the State Planning Act of 1985 (N.J.S.A. 52:18A-196 et. seq.) created a State Planning Commission and an Office of Smart Growth for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and,

WHEREAS, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey's citizens, and to prevent sprawl and promote the suitable use of land; and,

WHEREAS, the primary duty and responsibility of the State Planning Commission under the State Planning Act is the preparation of a "State Development and Redevelopment Plan;" and,

WHEREAS, the State Planning Act also provides that the State's municipalities are to have an essential role in the development of the State Plan through their participation in the Cross-acceptance process to be conducted under the Act; and,

WHEREAS, the Cross-acceptance process is the primary vehicle under the Act for promoting vertical coordination and integration of state, county and local plans by affording county and municipal governments a full and open opportunity to be involved in reconciling inconsistencies between state and local policies; and,

WHEREAS, the Board of Chosen Freeholders of Essex County has concluded that it is appropriate, necessary and in the County's interest to fully participate in the development of the State Plan through the full and active participation of the County government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process,

WHEREAS, the Governing Body of the Township of Bloomfield has concluded that it is appropriate, necessary and in the municipality interest to fully

APPROVED AS TO FORM AND PROCEDURE
ON BASIS OF FACTS SET FORTH
Director of Law-Township Attorney

participate in the development of the State Plan through the full and active participation of the Municipal government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Council in the Township of Bloomfield, County of Essex as follows:


1. That the Planning Board for the Township of Bloomfield is hereby authorized and directed to carry out the Cross-acceptance process pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et. seq. and the State Planning Rules, N.J.A.C. 17:32 and any other rules promulgated by the State Planning Commission for this purpose;
2. That the Planning Board for the Township of Bloomfield shall coordinate with the County or Negotiating Entity in their preparation of a proposed work program and schedule for municipal and county Cross-acceptance and Negotiating Entity shall submit said work program and schedule to the New Jersey Office of Smart Growth by October 2004;
3. That the Township of Bloomfield Municipal Department of Planning shall provide staff assistance to the County Planning Board or Negotiating Entity in order to prepare a Cross-acceptance Report and successfully complete the Cross-acceptance process;
4. That all other Township of Bloomfield Municipal Departments and Agencies shall cooperate with the Municipal and County Planning Board or Negotiating Entity and provide information and furnish such documents as may be required; and,

* * *

I hereby certify that the above resolution was duly adopted by the Township Council of the Township of Bloomfield at a meeting of said Township Council held on August 9, 2004


Municipal Clerk of the Township of Bloomfield

I hereby approve the above resolution.


Mayor of the Township of Bloomfield

ROLL CALL VOTE

MAYOR & COUNCIL	YES	NO	ABSTAIN	ABSENT
COUNCILWOMAN MALY	✓			
COUNCILMAN TAMBORINI	✓			
COUNCILWOMAN RITCHINGS	✓			
COUNCILMAN HAMILTON	✓			
COUNCILWOMAN O'BOYLE DUNIGAN	✓			
COUNCILMAN ESPOSITO	✓			
MAYOR McCARTHY	✓			

Township of Bloomfield Consistency with the Preliminary Plan

Key Concepts and Policy Objectives of the State Plan		Discussion
1.	Planning that is coordinated, citizen-based, collaborative, coordinated, equitable, and based on capacity analysis is essential to achieving the goals of the State Plan	<ul style="list-style-type: none"> Planning documents utilize information from various disciplines for Master Plan elements, open space documents, and redevelopment plans. Opportunities for public input include the Planning Board, Zoning Board of Adjustment, Governing Body, Bloomfield Center Alliance (managing body of the Special Improvement District), and neighborhood associations. The Township has not completed a capacity analysis. Although the township is working regularly with the County and other stakeholders to identify needs, state funding would be needed to implement this goal.
2.	Planning should be undertaken at a variety of scales and should focus on physical or functional features that do not necessarily correspond to political jurisdictions.	<ul style="list-style-type: none"> The Bloomfield Master Plan is consistent with the plans of adjacent communities (Clifton, Belleville, East Orange, Glen Ridge, Montclair, Newark and Nutley) and Essex County. The State Essex County Open Space and Recreation Plan was reviewed and consulted during the creation of Bloomfield's Open Space and Recreation Plan.
3.	Planning should be closely coordinated with and supported by investments, programs, and regulatory actions.	<ul style="list-style-type: none"> The Township utilizes housing rehabilitation programs and Community Development Block Grant (CDBG) funds to implement its revitalization goals. Bloomfield is working with the Bloomfield Center Alliance, the managing agent for the Bloomfield Center Special Improvement District (SID) in a public/private partnership to redevelop Bloomfield Station. In addition, New Jersey Transit is coordinating the rehabilitation and restoration of their two Bloomfield train stations with both the Bloomfield Center Alliance and the Township. The Township has worked with several private developers in recent years to ensure consistency with local regulations.
4.	Planning should create, harness and build on the power of market forces and pricing mechanisms while accounting for the full costs of public and private actions.	<ul style="list-style-type: none"> The 2002 Master Plan recommends capitalizing on the Township's economic advantages for economic development purposes, including its location in the center of the northern New Jersey/ New York region, extensive transportation and utility infrastructure, land available for redevelopment, stable labor force and quality of life. Bloomfield is working with the Bloomfield Center Alliance, the managing agent for the Bloomfield Center Special Improvement District (SID) in a public/private partnership, to redevelop Bloomfield

Township of Bloomfield Consistency with the Preliminary Plan

		<p>Center.</p> <ul style="list-style-type: none"> • The Township has used the Local Redevelopment and Housing Law to offer tax exemptions to developers working in Areas in Need of Redevelopment. The permitting process has been streamlined and simplified. Also, the creation of the Bloomfield Center Alliance and the Special Improvement District gave the downtown businesses a liaison to the Township and a manager for the downtown. • To the best of their ability, Bloomfield tries to ensure that the full costs of public and private actions are accounted for. The North Jersey Transportation Planning Authority has a program named TELUS, which correlates transportation, land use, and economic development initiatives. Bloomfield would welcome funds from the State to help use TELUS and tools like it to broaden planning efforts. Currently these initiatives are in their infancy.
5.	Planning should maintain and revitalize existing communities.	<ul style="list-style-type: none"> • The 2002 Master Plan strives to maintain the established residential neighborhoods by adhering to density limits, preventing the intrusion of non-residential uses and controlling bulk. • The 2002 Master Plan recommends revitalization of the Bloomfield CBD as a mixed-use, transit-oriented residential, commercial and transportation destination. • Every year, Bloomfield receives a Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development to fund projects aimed at revitalizing some of Bloomfield's most challenged areas by repairing roads and sidewalks, planting trees, developing recreation space and other community renewal projects. In addition, the 2002 Master Plan identifies whether areas are residential, commercial or industrial so as to preserve residential communities and concentrate commercial and industrial development in designated areas
6.	Planning, designing and constructing development and redevelopment projects, that are residential, commercial, industrial, or institutional and that contribute to the creation of diverse compact human scale communities (i.e. communities of place)	<ul style="list-style-type: none"> • The 2002 Master Plan recommends creating attractive gateways at the principal entrances to the Township through upgrades, streetscape improvements, and signage. • The Bloomfield Station Redevelopment Plan is a good example of the Township's work in this area. Bloomfield Station, the large commercial area on either side of Bloomfield Avenue from Watsessing Avenue to the Glen Ridge border, is almost entirely a retail/commercial area with little diversity of use. There are very few residential units in the downtown and no open public space, excepting municipal parking lots. The second and third stories above the commercial spaces are largely vacant. The commercial environment does not reflect the current needs of the community and does not take advantage of the large population of people commuting through Bloomfield Station via NJ Transit Midtown Direct rail service or the several bus lines that traverse the Center. Consistent with the

Township of Bloomfield Consistency with the Preliminary Plan

		<p>Township's designation as a "Transit Village" in early 2004, the Bloomfield Station Redevelopment Plan calls for approximately 200 units of for-sale residential space and some 300 rental apartments; pocket parks and public space will be part of the plan. An access tunnel under the existing train station will be opened up and restored so Center residents can easily access the Midtown Direct train line. NJ Transit and Bloomfield Shuttle Bus routes are being reviewed and parking lots and areas redesigned all within the context of the Transit Village concept.</p>
7.	Identifying areas of development, redevelopment, and environs protections in suburban and rural New Jersey.	<ul style="list-style-type: none"> • Not applicable in Essex County.
8.	Identifying cores and nodes as places for more intensive redevelopment in metropolitan New Jersey.	<ul style="list-style-type: none"> • The Township is unable to identify Cores and Nodes because it does not have a designated Center or have Plan Endorsement. However, during the Cross-acceptance process the Township has identified three Cores: Bloomfield Station, along Bloomfield Avenue; the North Center, which is the area of Broad Street south of Bay Avenue and north of Bloomfield High School; and Brookdale Center, which is a smaller business district on Broad Street just south of Watchung Avenue. • Bloomfield has designated its largest commercial area, which is also a potential Core, Bloomfield Station, as an area in need of redevelopment. This area is almost entirely a retail/commercial area with little diversity of use. There are very few residential units and no open public space, excepting municipal parking lots. Consistent with the Township's designation as a "Transit Village" in early 2004, the Bloomfield Station Redevelopment Plan calls for approximately 200 units of for-sale residential space and some 300 rental apartments; pocket parks and public space will be part of the plan. An access tunnel under the existing train station will be opened up and restored so Center residents can easily access the Midtown Direct train line. • The 2002 Master Plan also identifies areas for growth through redevelopment. These areas include the Watsessing industrial area, an area encompassing a large section of the southern end of town off Watsessing Avenue, is a potential area for redevelopment or conversion to light industrial uses or mixed use. The Township has also designated the former Annin Flag Building on Llewellyn Avenue, also in the south end of town, an area in need of redevelopment and it is currently undergoing conversion to residential use. The old Peerless Tube site between Locust and Willow Streets north of Glenwood Avenue is also undergoing conversion, from industrial to commercial and residential.

Township of Bloomfield Consistency with the Preliminary Plan

9.	Emphasizing public support for physical design, public investment and government policy through access to information, services, jobs, housing and community life.	<ul style="list-style-type: none"> • Municipal planning documents support a mix of housing types, employment options and alternative forms of transportation that area accessible to all residents. • Bloomfield sought public comment during the creation of the 2002 Master Plan, Bloomfield Station Redevelopment Plan, annual Community Development Action Plan and the Open Space and Recreation Plan. Residents are encouraged to attend Planning and Zoning Board meetings to show support or opposition for projects.
10.	Planning for the protection, restoration, integration of natural resources and systems as well as the preservation of agricultural farmland.	<ul style="list-style-type: none"> • The 2002 Master Plan recommends preserving existing parks and open space throughout the Township. • In 2001, the voters of Bloomfield created an Open Space Trust Fund for the purpose of acquiring land for preservation and conservation purposes. Currently, the Township's Open Space Trust Fund Committee is working to finalize the Township's first Open Space and Recreation Plan. The Open Space and Recreation Plan calls for the creation of several greenways throughout the Township and provides a blueprint for the acquisition of land for conservation purposes.
Policy Objectives of the Metropolitan Planning Area		Discussion
1.	Land Use	<ul style="list-style-type: none"> • The 2002 Master Plan recommends focusing economic activity on the Township's major economic centers. • The Township, which is already 96% developed and consists primarily of residential uses, has little growth potential outside of redevelopment and infill. Development most often consists of the adaptive re-use of former industrial sites and other buildings. Through the Open Space Trust Fund, the Township hopes to create more diversity of land use with the acquisition of land for preservation purposes. • The Township hopes to achieve this objective through the adoption of Bloomfield's first Open Space and Recreation Plan and its incorporation into the current Master Plan and by concentrating development in the older industrial areas that are primed for redevelopment • The 2002 Master Plan, Bloomfield Station Redevelopment Plan, 2004 Transit Village designation, Community Development Block Grant (CDBG) program, the recent creation of the Bloomfield Parking Authority, participation in Essex County's Brownfield's Identification and Assessment project and recent capital improvement efforts to repair, restore and preserve many of the older public buildings,

Township of Bloomfield Consistency with the Preliminary Plan

		including schools, libraries and civic buildings, are all evidence that Bloomfield is putting more focus on planning efforts.
2.	Housing	<ul style="list-style-type: none"> • Bloomfield has a very diversified housing stock that includes single-family, two-family detached homes, apartment and condo complexes and townhomes. Since the Township is already 96% developed, the only opportunity for adding to the housing choices is often the adaptive re-use of non-residential buildings. There are several projects in various stages of progress that will redevelop industrial buildings for residential use. • The 2002 Master Plan recommends preserving the established residential character and balance of housing options through zoning enforcement, inspections of multi-family dwellings and rehabilitation, where necessary. It also recommends addressing the need for additional housing options for senior citizens, including independent living, assisted living, and congregate care housing. • Bloomfield has taken many actions in an effort to preserve its existing housing stock. The Township recently consolidated its Community Development program with the inspection and code enforcement department in an effort to more rigorously enforce zoning and housing codes. In addition, the Township continues to offer a residential rehabilitation program that offers grants to low to moderate income homeowners using CDBG funds to make improvements to their homes. A few years ago, Bloomfield also adopted a 5-year residential property tax exemption law as an incentive for homeowners to improve their homes.
3.	Economic Development	<ul style="list-style-type: none"> • The 2002 Master Plan recommends strengthening commercial districts by encouraging a mix of uses that provide employment, retail opportunities, services and entertainment. The Master Plan also recommends promoting an increased diversification of the economic base to address the regional decline of manufacturing, capitalize on growth in the service sector and protect against cyclical downturns of the economy. • The 2002 Master Plan recommends retaining industrial uses wherever feasible, subject to the provision of buffering and screening, adequate access and performance standards to mitigate nuisances. • The Township currently enjoys a public/private partnership with the Bloomfield Center Alliance, the managing agent of the Bloomfield Center Special Improvement District. Also, the Township recently created the Bloomfield Parking Authority in an effort to better manage the Township's parking resources and to increase the available public parking space in the Township, especially in the various business districts in town.

Township of Bloomfield Consistency with the Preliminary Plan

		<ul style="list-style-type: none"> • The Bloomfield Center Alliance offers incentives to retain and attract businesses in the way of advertising and marketing services, façade grants, supplemental cleaning services, downtown events such as Farmer's Market and Cruise Nights, etc. • The Township has used the Local Redevelopment and Housing Law to offer tax exemptions to developers working in Areas in Need of Redevelopment. The permitting process has been streamlined and simplified. Also, the creation of the Bloomfield Center Alliance and the Special Improvement District gave the downtown businesses a liaison to the Township and a manager for the downtown.
4.	Transportation	<ul style="list-style-type: none"> • Bloomfield has been designated a Transit Village by the New Jersey Department of Transportation and is currently reviewing plans for the redevelopment of the area surrounding the train station. To complement redevelopment in the downtown, the Township is creating design standards that will ensure quality and compatible development. • Bloomfield is fortunate to be served by an extensive intermodal transportation system consisting of roads, highways, bus, commuter rail, bicycle and pedestrian paths, truck routes and freight rail. In early 2004 Bloomfield was designated a Transit Village, acknowledging the wealth of transit resources the Township contains and confirming the commitment to preserving transit options for the people of Bloomfield. The Township is working closely with NJ Transit to repair and restore the two Midtown Direct train stations and several years ago the old NJ Transit garage on Grove Street was converted to the Grove Street station of the Newark City subway. • The Township operates a system of shuttle buses including a Senior Dial-a-Ride Program and a commuter shuttle from the (now closed) Rowe Street rail station to the Bloomfield Station train station. We are also encouraging developers of residential redevelopment projects to include commuter shuttle buses for their tenants so as not to increase congestion around the two train stations. • The 2002 Master Plan is highly supportive of alternative forms of transportation and recommends coordinating land uses with existing and planned transportation infrastructure, including the Montclair Connection and Newark City Subway Extension. • The 2002 Master Plan recommends promoting mass transit use by maximizing access to NJ Transit commuter rail and bus service and focusing on improvements to the train stations located in the Township: Bloomfield and Watsessing, Rowe Street, and Grove Street stations. Also recommended is support for transit-oriented development in station areas, especially on underutilized or vacant

Township of Bloomfield Consistency with the Preliminary Plan

		<p>commercial and industrial property.</p> <ul style="list-style-type: none"> • The 2002 Master Plan supports linking residential neighborhoods and major activity centers to schools, shopping districts, through bicycle and pedestrian facilities. The Master Plan also recommends increasing bicycle/pedestrian safety and circulation by improving traffic signals at key intersections, utilizing traffic calming measures and providing bike lanes that connect activity center throughout the Township. Furthermore, the Open Space and Recreation Plan recommends a series of Greenways throughout the Township in an effort to encourage residents to travel the Township by foot. • The 2002 Master Plan recommends providing way-finding signage on major roads and at gateway locations to facilitate circulation and identify the route to key activity centers and destinations in the Township. • The 2002 Master Plan recommends preserving freight rail service in order to serve the industrial facilities in the southern section of the Township. • On the State level, Bloomfield Township participates each year in the NJDOT transportation trust fund for roadway improvements. The Township also has a municipal capital improvement program where we rate the streets and repair and/or reconstruct streets as needed. The Township utilizes Community Development Block Grant funding where applicable for improvements to roadways.
5.	Natural Resource Conservation	<ul style="list-style-type: none"> • The 2002 Master Plan recommends exploring the development of a Greenway Network along stream corridors linking residential neighborhoods to parks and major activity centers. • Bloomfield is participating in Essex County's Brownfields Identification and Assessment project. As a result of the first phase of the study, one of Bloomfield's brownfields, 230 Grove Street, was determined to be one of the highest priority sites for redevelopment in Essex County. Also, the Township has worked closely for years with the EPA who is mitigating the Glen Ridge/Bloomfield superfund site. • The Township is currently working with Essex County to implement improvements to both Brookdale and Watsessing Parks. The Township has applied for both Green Acres funds and Essex County Open Space Trust Fund money to dredge, stabilize the banks and repair the dams at Clark's Pond Nature Preserve, which is the last remaining pond in Bloomfield. • The Township expects that the soon to be adopted Open Space and Recreation Plan will result in enhanced sense of community for the people of Bloomfield through the preservation of the historic

Township of Bloomfield Consistency with the Preliminary Plan

		treasures, the creation of greenways, the protection of natural habitats, etc.
6.	Agriculture	<ul style="list-style-type: none"> Two years ago, the Bloomfield Center Alliance brought a Farmers Market to Bloomfield Station. The Market is open once a week, June through October.
7.	Recreation	<ul style="list-style-type: none"> The Township has fourteen parks, recreation areas and open space, totaling almost 200 acres, which is an adequate amount based on the size and population of the Township. Most residents have access to a park, recreation facility or open space within a half-mile radius of their residence. The 2002 Master Plan supports improving existing recreation facilities, creating an indoor recreation center to provide needed indoor facilities for the entire Township, and incorporating bicycle and pedestrian facilities into the proposed greenway along Township waterways. The Township is working closely with Essex County to restore two County parks. The newly formed Watsessing Park Conservancy, made up of both Bloomfield and East Orange residents, has partnered with the County to seek and win Green Acres funds toward a \$5 million restoration of Watsessing Park. Several years ago, Bloomfield received an award for innovative design for Brookside Park, one of the Township owned parks. The Township maintains several small parks in the Township as well as neighborhood ball fields and other recreation sites.
8.	Redevelopment	<ul style="list-style-type: none"> The 2002 Master Plan recommends promoting redevelopment of underutilized and vacant commercial and industrial properties, including Westinghouse, in order to create employment, generate tax ratables, and enhance the quality of life for residents and workers. Bloomfield's redevelopment plans are a result of many years of working with the business owners, in the form of a local business organization, to garner their support for economic development and creating political support in favor to taking steps toward improvement of the downtown. As discussed previously, Bloomfield was awarded Transit Village designation. The redevelopment of Bloomfield Station is focused on bringing people into the downtown that use bus and rail to commute to work. The Redevelopment Plan calls for approximately 200 units of for-sale residential space and some 300 rental apartments; pocket parks and public space. An access tunnel under the existing train station will be opened up and restored so Center residents can easily access the Midtown Direct train line. Several years ago the Township supported the conversion of the old NJ Transit yard to house a Bloomfield Station of the Newark City Subway.
9.	Historic Preservation	<ul style="list-style-type: none"> Bloomfield contains an historic district centered around The Green, which is on the National Register of Historic Places, and is managed by an Historic District Review Board. There are three other sites

Township of Bloomfield Consistency with the Preliminary Plan

		<p>on the National Register: the Oakeside Bloomfield Cultural Center, a stretch of the Morris Canal and the NJ Transit Train Station Building at Lackawanna Plaza. There is a Historic Preservation element in the 2002 Master Plan; however, the Township does not have a full Historic Preservation Commission and has not had a formal historic resources survey done, but the Open Space and Recreation Plan does include a list of sites that could be considered for historic designation. The station house at the Watsessing Station has been converted into a PBA Hall and the station house at the Lackawanna station may become either a police substation or a restaurant as part of the downtown redevelopment.</p> <ul style="list-style-type: none"> • The 2002 Master Plan recommends completing an historic resources survey that will identify sites, structures and districts for historic designation. It also recommends applying for Certified Local Government Status from the State Historic Preservation Office in order to increase access to grant funding and technical assistance.
10.	Public Facilities and Services	<ul style="list-style-type: none"> • The 2002 Master Plan recommends maintaining and upgrading existing utility infrastructure and community facilities, where necessary, and providing new community facilities to serve anticipated population, employment and economic growth. • The Township has an ongoing water main cleaning and cement lining program, which aims to eliminate undersized four inch mains, replace supply lines, valves and hydrants and improve the Township water system overall by using low interest loans provided by NJDEP and through water capital improvement funding. The Township also has an ongoing relining program for sanitary sewer mains funded through capital improvement funds and Community Development Block Grant funds where applicable. • The Township is providing streetscape improvements and way-finding signage as well as street sweeping and sidewalk cleaning services in Bloomfield Station. The Bloomfield Center Alliance, which manages the Bloomfield Center SID, also contracts with a vendor for supplemental cleaning and weeding services in the Center.
11.	Intergovernmental Coordination	<ul style="list-style-type: none"> • Although the Township has not participated to a large degree in regional planning efforts to date, Bloomfield Township does recognize the need to be more involved in regional and State planning efforts and is building the capacity to do so. • The Township has shared services agreements with several Essex County towns for animal control services, uses the Morris County Co-op (cooperative purchasing), and are currently exploring shared services with the Bloomfield Board of Education. The Township has also joined the Suburban Essex

Township of Bloomfield Consistency with the Preliminary Plan

		Joint Insurance Fund rather than continue to be self-insured.
Policy Objectives of the Environmentally Sensitive Planning Area		Discussion
	<ul style="list-style-type: none"> Not applicable in the Township of Bloomfield; the Township contains no Environmentally Sensitive Planning Area. 	
General Information		Discussion
1.	Local growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> Bloomfield Station Redevelopment Westinghouse site redevelopment Future use of former Scientific Glass and Petriella Tile sites Watsessing Center Lack of affordable senior housing Rehabilitation of older neighborhoods
2.	Regional growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> Overdevelopment in bordering towns (Clifton) Coordination of Bloomfield Avenue corridor business district development/growth with Montclair and Glen Ridge. Possibility of the creation of a "Regional Center". Vehicular congestion created by high demand for commuter parking around train stations in Bloomfield, Montclair, Glen Ridge Compliance with new stormwater management regulations
3.	Redevelopment areas in the municipality.	<ul style="list-style-type: none"> Bloomfield Station The former Annin Flag Building at 88 Llewellyn Avenue

Township of Bloomfield Consistency with the Preliminary Plan

4.	Current municipal infrastructure needs.	<ul style="list-style-type: none"> The Township's current infrastructure needs are road reconstruction, curbing and paving. Bridges and solid waste facilities are the responsibility of the County. As for the water system, the Township has contracted with a firm to assess the feasibility of obtaining water directly from North Jersey District Water Supply Commission (NJDWSC) in order to reduce cost and increase water quality. Funding for storm water improvements is needed due to the new storm water management regulations promulgated by the NJDEP. Recycling needs include a larger yard facility for leaf compost and other recycling storage.
5.	Modifications to municipal planning documents that would increase consistency with goals and policies of the State Plan.	<ul style="list-style-type: none"> The Township feels that when their Plan is fully implemented many of the goals and objectives of the State Plan will be realized.
6.	Municipal indicator program.	<ul style="list-style-type: none"> None.
7.	Planning efforts funded with a Smart Growth Grant by the New Jersey Office of Smart Growth.	<ul style="list-style-type: none"> None.
8.	<p>Performance of municipality in implementation of the goals and policies of the State Plan.</p> <p>1-Very Poor, 2-Poor, 3-Neutral, 4-Good, 5-Very Good</p>	<ul style="list-style-type: none"> 3-Neutral: Although Bloomfield lacks the funding to adequately plan for the current and future needs of its current and projected population and requires immediate and significant county and state aid in order to be able to compete in this marketplace, many of the current actions are consistent with the State Plan.
9.	Regional plans involving the municipality.	<ul style="list-style-type: none"> Bloomfield is part of NJPTA's regional plan and also is included within the air quality management area of NYMTC. Also, the Township is part of Passaic Valley Sewerage Commission, Watershed Management Area #4 and Northeast quality management plan.
10.	<p>Performance of State Agencies in implementation of the goals and policies of the State Plan.</p> <p>1-Very Poor, 2-Poor, 3-Neutral, 4-Good, 5-Very Good</p>	<ul style="list-style-type: none"> 3-Neutral: Bloomfield has not been affected by the work of State Agencies thus far.

Township of Bloomfield Consistency with the Preliminary Plan

11.	Municipal concurrence with the goals and policies of the State Plan.	<ul style="list-style-type: none"> The Township finds their Plan to be consistent with the State Development and Redevelopment Plan and when it is fully implemented many of the goals and objectives of the State Plan will be realized.
12.	Specific objections to the State Plan.	<ul style="list-style-type: none"> The State Plan is more focused on management of growth and not on providing implementable mechanisms for identifying needs, funding new initiatives and benchmarking success as it relates to the goals and objectives as they relate to the Plan. Urban areas should be given open space opportunities.
13.	Improvements to the Preliminary Plan that would better meet the needs of the municipality.	<ul style="list-style-type: none"> There needs to be a better mechanism for municipal governments to understand funding opportunities that are available at a local state and federal level and to ask for and receive assistance in a timely manner. Also, if municipalities lack planners on staff or other planning experts such as transportation, engineering, water quality, air quality, recreational and human services people they should be able to easily get assistance from the federal, state or county government. Municipalities need to have access and support services for mapping available on an ongoing basis, they need to have legal assistance to help local planning and zoning boards and other volunteer municipal officers and local citizens to be able to call and ask for assistance on legal matters.
14.	Requested changes to the Preliminary Policy Map.	<ul style="list-style-type: none"> The Township would like to see the publicly owned recreation and open space lands and those sites identified by the New Jersey Department of Environmental Protection for the National Register of Historic Places included on the State Plan as Parks and Natural Areas and Historic and Cultural Sites, respectively.
15.	Comments on Population and Employment Trends and Forecasts.	<ul style="list-style-type: none"> The NJTPA Forecasts seem consistent with current growth trends.

Borough of Caldwell Consistency with the Preliminary Plan

AUTHORIZING PARTICIPATION OF THE BOROUGH OF CALDWELL IN THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN (State Plan) CROSS-ACCEPTANCE PROCESS

Factual contents certified to by _____

Councilman GARTLAND presented the following resolution -Seconded by Councilman DAVISON

BE IT RESOLVED by the Borough Council of the Borough of Caldwell, New Jersey that,

- WHEREAS, the State Planning Act of 1985 (N.J.S.A. 52:10A-196 et. seq.) created a State Planning Commission and an Office of Smart Growth for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and,
- WHEREAS, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey's citizens, and to prevent sprawl and promote the suitable use of land; and,
- WHEREAS, the primary duty and responsibility of the State Planning Commission under the State Planning Act is the preparation of a "State Development and Redevelopment Plan;" and,
- WHEREAS, the State Planning Act also provides that the State's municipalities are to have an essential role in the development of the State Plan through their participation in the Cross-acceptance process to be conducted under the Act; and,
- WHEREAS, the Cross-acceptance process is the primary vehicle under the Act of promoting vertical coordination and integration of state, county and local plans by affording county and municipal governments a full and open opportunity to be involved in reconciling inconsistencies between state and local policies; and,
- WHEREAS, the Board of Chosen Freeholders of Essex County has concluded that it is appropriate, necessary and in the County's interest to fully participate in the development of the State Plan through the full and active participation of the County government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process.
- WHEREAS, The Governing Body of the Borough of Caldwell has concluded that it is appropriate, necessary and in the municipality interest to fully participated in the development of the State Plan through the full and active participation of the Municipal government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the County of Essex as follows:

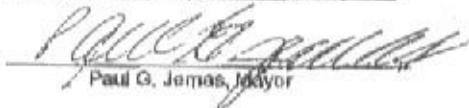
1. That the Borough Municipal Planning Board is hereby authorized and directed to carry out the Cross-acceptance process pursuant to the State Planning Act, N.J.S.A. 52:10A-196 et. Seq. and the State Planning Rules, N.J.A.C. 17:32 and any other rules promulgated by the State Planning Commission for this purpose;
2. The Borough Municipal Planning Board shall coordinate with the County or Negotiating Entity in their preparation of a proposed work program and schedule for municipal and county Cross-acceptance and Negotiating Entity shall submit said work program and schedule to the New Jersey office of Smart Growth;
3. That the borough of Caldwell Municipal Department of Planning shall provide assistance to the County Planning Board or Negotiating Entity in order to prepare a Cross-acceptance Report and successfully complete the Cross-acceptance process;
4. That all other Borough of Caldwell Municipal Departments and Agencies shall cooperate with the Municipal and County Planning Board or Negotiating Entity and provide information and furnish such documents as may be required; and,

RECORD OF COUNCIL VOTE

COUNCILMAN	Yes	No	Absent	Abstain	COUNCILMAN	Yes	No	Absent	Abstain
Cavalleri	X				Gartland	X			
DeBelle	X				White	X			
Davison	X				Taylor	X			

Adopted at a meeting of the Borough Council of the Borough of Caldwell, NJ September 7, 2004


Maureen Ruane, Acting Borough Clerk


Paul G. James, Mayor

Borough of Caldwell Consistency with the Preliminary Plan

Key Concepts and Policy Objectives of the State Plan		Discussion
1.	Planning that is comprehensive, citizen-based, collaborative, coordinated, equitable, and based on capacity analysis is essential to achieving the goals of the State Plan	<ul style="list-style-type: none"> Planning documents, such as the Master Plan, utilize information from various disciplines. Opportunities for public input include the Planning Board, Grover Cleveland Park Conservancy, Council Meetings, Zoning Board of Adjustment, Downtown Development Committee, Environmental Commission, and Uptown Caldwell (Merchant's Association). The Borough has not completed a capacity analysis. It is a fully developed municipality with focus on redevelopment; they would need outside funding for a build-out analysis and infrastructure studies.
2.	Planning should be undertaken at a variety of scales and should focus on physical or functional features that do not necessarily correspond to political jurisdictions.	<ul style="list-style-type: none"> The Master Plan evaluates the Borough's planning policies from a regional perspective. It states the lands bordering other municipalities have designations and uses compatible with those neighboring municipalities. The Master Plan also states that the State Development and Redevelopment Plan recognizes the developed character of Caldwell through the PA1 designation, and most of the new growth will take the form of redevelopment. Caldwell has engaged in large-scale planning on a limited basis to address common issues with adjacent municipalities. The Borough has participated in regional planning for the Hilltop Tract with Cedar Grove, North Caldwell, Verona and Essex County. The Borough operates its own sewage treatment plant and has planned for the needs of adjacent municipalities that it serves. There is an opportunity to participate in regional planning for the Bloomfield Avenue Corridor since the Borough Shares similar concerns with Montclair, Glen Ridge and Verona.
3.	Planning should be closely coordinated with and supported by investments, programs, and regulatory actions.	<ul style="list-style-type: none"> Caldwell's planning is coordinated with public investment and regulatory action. The Borough has implemented its plan for the revitalization of the Bloomfield Avenue CBD by constructing off-street parking lots, making streetscape improvements and creating a façade improvement program. A two level municipal parking lot was completed in 2001 along with a state of the art community center and senior center. Several means to achieve Bloomfield Avenue downtown renovation and improvement can be pursued by both public and private sectors. The Borough recommends that a Downtown Review Committee composed of the downtown and Caldwell Board representatives be created to review downtown applications and provide advice and suggestions for respective applicants and Board.
4.	Planning should create, harness and build on the power of market forces and pricing mechanisms while accounting for the full	<ul style="list-style-type: none"> Caldwell has harnessed market forces to achieve its planning goals. The Borough has made physical improvements to the Bloomfield Avenue CBD to leverage private investments and attract merchants. Successful negotiations with a developer resulted in the construction of a movie theater, improving

Borough of Caldwell Consistency with the Preliminary Plan

	costs of public and private actions.	the economic base of the business district.
5.	Planning should maintain and revitalize existing communities.	<ul style="list-style-type: none"> The Master Plan seeks to maintain the quality single-family character and revitalize its downtown, paying proper attention to its history and environment through its planning and zoning ordinances.
6.	Planning, designing and constructing development and redevelopment projects, that are residential, commercial, industrial, or institutional and that contribute to the creation of diverse compact human scale communities (i.e. communities of place)	<ul style="list-style-type: none"> Caldwell incorporates elements of the "Communities of Place" concept into municipal planning. There is a pedestrian-oriented core along Bloomfield Avenue with a concentration of commercial, civic and institutional uses in close proximity to housing and mass transit. The Borough has promoted the revitalization of the core through a series of physical improvements. The Master Plan includes an objective calling for clustered and cohesive shopping while discouraging further strip development.
7.	Identifying areas of development, redevelopment, and environs protections in suburban and rural New Jersey.	<ul style="list-style-type: none"> Not applicable in Essex County.
8.	Identifying cores and nodes as places for more intensive redevelopment in metropolitan New Jersey.	<ul style="list-style-type: none"> The Borough is unable to identify Cores and Nodes because it does not have a designated Center or have Plan Endorsement. However, during the Cross-acceptance process, the Borough has identified one potential core along the Bloomfield Avenue corridor.
9.	Emphasizing public support for physical design, public investment and government policy through access to information, services, jobs, housing and community life.	<ul style="list-style-type: none"> The public is asked and encouraged to attend all public meetings and voice their opinions and contribute their recommendations. Municipal planning documents support a range of housing types and employment options.
10.	Planning for the protection, restoration, integration of natural resources and systems as well as the preservation of agricultural farmland.	<ul style="list-style-type: none"> The Borough, having no open spaces to preserve, has concentrated on upgrading its tree inventory, through maintenance and replacement. The Borough is also working with the Grover Cleveland Park Conservancy and the County to refurbish the Grover Cleveland Park.
Policy Objectives of the Metropolitan Planning Area		Discussion
1.	Land Use	<ul style="list-style-type: none"> Caldwell is a fully developed community with a mixed-use core on Bloomfield Avenue, moderate density housing and NJ Transit bus service to points east and west. The Borough's recent planning efforts have focused on revitalizing the core. Few opportunities for growth exist outside of redevelopment. One possible growth area is the land area east and south of the Municipal Building,

Borough of Caldwell Consistency with the Preliminary Plan

		<p>which is privately owned but has potential for housing development, commercial development, and recreational development.</p> <ul style="list-style-type: none"> • Caldwell remains predominately a single family community, but there has been an increase in two and three family housing, townhouses, and office / professional use. • Caldwell has had success with private developers in redeveloping deteriorating housing stock and commercial properties into modern apartment, condominiums and townhouses.
2.	Housing	<ul style="list-style-type: none"> • To maintain the present housing stock, the Borough engages in constant updating of housing codes and their enforcement by the Code Enforcement Official and Construction Official. • Caldwell provides a range of housing choices to residents including single-family detached homes, apartments and a senior citizen complex. Housing conditions are generally outstanding. There is little residentially zoned land available for housing development. The largest remaining site is a six-acre tract that is part of the Hilltop property in the northeastern section of the Borough.
3.	Economic Development	<ul style="list-style-type: none"> • Caldwell's economic development efforts are focused on the revitalization of the Bloomfield Avenue CBD. The Mayor's Commission on Downtown Development has coordinated public investments and improvements. The Borough has successfully negotiated with a developer to construct and operate a movie theater that has had a positive impact on the entire CBD. Future economic development will be limited to redevelopment since there is no vacant land with commercial zoning left in the Borough. The Borough has no resources for providing this type of assistance and therefore must look to the County and State for funding. • The administration gives immediate and full attention to private developers whose projects adhere to the Master Plan, insuring efficient progress for any redevelopment project.
4.	Transportation	<ul style="list-style-type: none"> • Caldwell has a limited transportation network that consists of two county roads, local streets and bus service. Bloomfield Avenue is a major transportation corridor that bisects the Borough in an east-west direction. It provides connections to Newark, western Essex County and the regional highway network. Roseland Avenue provides a link to I-280 and several major office complexes in Roseland. NJ Transit bus service operates on Bloomfield Avenue and provides access to Newark and New York City. The Borough experiences significant traffic congestion because it is a corridor community. The proposed extension of Eisenhower Parkway would relieve traffic congestion on Roseland Avenue. • Caldwell cooperates with adjoining towns and county road department on all maintenance and improvement projects. All major circulation system roads are County owned and maintained.

Borough of Caldwell Consistency with the Preliminary Plan

5.	Natural Resource Conservation	<ul style="list-style-type: none"> Caldwell is a fully developed community with few natural resources. The Borough has recently completed an environmental resources inventory; however, the Master Plan lacks an Open Space and Recreational Element.
6.	Agriculture	<ul style="list-style-type: none"> Caldwell is a fully developed community without agricultural lands.
7.	Recreation	<ul style="list-style-type: none"> The Borough provides recreational opportunities for residents through a joint recreational program with West Caldwell. The largest municipal recreational athletic field is Kiwanis Oval, which is 4.84 acres in size. Essex County operates Grover Cleveland Park, which is 41.5 acres in size. In 2001 a Municipal Community Center was completed for Borough residents and residents of other surrounding communities, consisting of 6 lane indoor competitive swimming pool, full gymnasium, full fitness center, childcare, summer camp, and senior center with kitchen facilities and game room. The newly formed Grover Cleveland Park Conservancy has partnered with the County to seek and win funds towards a restoration of Grover Cleveland Park.
8.	Redevelopment	<ul style="list-style-type: none"> The Borough has two redevelopment areas, Bloomfield Avenue from Ryerson Avenue to Prospect Street, and the municipal complex area from the Municipal Building and all property east and south, backing up to Caldwell College. Since Caldwell is a fully developed community, future economic growth will be generated through redevelopment. The Borough has successfully promoted the revitalization of the Bloomfield Avenue CBD through a series of physical improvements. The CBD's appearance has improved, the vacancy rate has decreased and the mix of goods and services is expanding. A movie theater has been constructed on Bloomfield Avenue that has improved the business climate. Caldwell has a pedestrian-oriented core on Bloomfield Avenue that is a local shopping, entertainment and employment destination. It contains a concentration of commercial, civic and institutional uses in close proximity to residential neighborhoods and NJ Transit bus service. The Borough has invested significant resources in the revitalization of this core. While the Township has no plan for future redevelopment efforts, they are looking forward to pursuing this in the future.

Borough of Caldwell Consistency with the Preliminary Plan

9.	Historic Preservation	<ul style="list-style-type: none"> Despite that the Borough has not conducted an historic resources survey, adopted an historic preservation ordinance or established an historic preservation commission, there are many historically significant sites in the Borough. The Caldwell Presbyterian Church Manse, the birthplace of President Grover Cleveland, is listed on the State and National Registers of Historic Places. The First Presbyterian Church at Caldwell is listed on the State Register of Historic Places. Caldwell contains two potential historic districts and one historic streetscape as per the NJ Historic Sites Inventory. The inventory also identified 84 sites as potentially eligible for the National Register. The Master Plan endeavors not to denigrate these sites by any activities in the immediate area.
10.	Public Facilities and Services	<ul style="list-style-type: none"> Caldwell has made progress in improving public facilities and services since the Master Plan was prepared in 1978. The Fire Department facility on Roseland Avenue has been rehabilitated, eliminating previous deficiencies. The Public Library on Bloomfield Avenue has been expanded and improved, although additional space is required for the book collection, reading areas and staff. The sewage treatment plant has been upgraded and the sewer ban on the Borough has been removed. We have constructed a Municipal Community Center with Senior Citizen component, and a two level parking structure. The 1994 Master Plan Reexamination Report identified the need for a new or renovated municipal building. The Municipal Community Center and Parking Decks were built in the same area as the other Municipal buildings. As part of the Borough's future plan to have a Formal Municipal Complex, Caldwell is in the planning stage of adding a childcare center and more meeting rooms to the existing Municipal Complex. The Borough is starting a sidewalk-cleaning program in the Business District.
11.	Intergovernmental Coordination	<ul style="list-style-type: none"> The Borough supports this concept and would welcome being part of any regional group to plan and coordinate redevelopment or to take part in shared services. The Borough participated in planning for the redevelopment of the Hilltop Tract in cooperation with Cedar Grove, North Caldwell, Verona and Essex County. The Borough has interlocal agreements with Essex Fells to provide Tax Assessor, Engineering, Tax Collector, Municipal Finance Officer and Welfare. The Borough has interlocal agreement with West Caldwell to provide public school education, recreation, police dispatching and Welfare. The Borough has interlocal agreements with Bloomfield to provide Board of Health services and Animal Control services. The Borough provides Waste Water Services to Essex Fells, Fairfield, Roseland, North Caldwell and West Caldwell. The Borough is also a member of the New Jersey Intergovernmental Insurance Fund and the Morris County Co-op (cooperative purchasing).

Borough of Caldwell Consistency with the Preliminary Plan

Policy Objectives of the Environmentally Sensitive Planning Area		Discussion
	<ul style="list-style-type: none"> Not applicable in the Borough of Caldwell; the Borough contains no Environmentally Sensitive Planning Area. 	
General Information		Discussion
1.	Local growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> The Bloomfield Avenue Business District Redevelopment Refurbish Municipal Building/Police Department Expansion of Municipal Community Center Improvements to Kiwanis Oval Athletic Field
2.	Regional growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> Create a regional redevelopment plan for the Bloomfield Avenue Business District from the Borough of Bloomfield through West Caldwell Borough. Continue to improve traffic lights and other traffic controls for the length of Bloomfield Avenue to alleviate traffic congestion and improve safety.
3.	Redevelopment areas in the municipality.	<ul style="list-style-type: none"> Bloomfield Avenue from Ryerson Avenue to Prospect Street. Municipal Complex area from the Municipal Building and all property east and south backing up to Caldwell College.
4.	Current municipal infrastructure needs.	<ul style="list-style-type: none"> Caldwell's current infrastructure needs are: road reconstruction, curbing and paving, water supply, storm water facilities, solid waste facilities, and recycling facilities. Funding for storm water improvements are needed due to the new storm water regulations promulgated by the NJDEP.
5.	Modifications to municipal planning documents that would increase consistency with goals and policies of the State Plan.	<ul style="list-style-type: none"> The Township feels the Master Plan is consistent with the goals and policies of the State Plan.
6.	Municipal indicator program.	<ul style="list-style-type: none"> None, but the Municipality would like to consider adding an indicator program in the future.
7.	Planning efforts funded with a Smart Growth Grant by the New Jersey Office of Smart Growth.	<ul style="list-style-type: none"> No, but the Municipality is generally interested in pursuing Smart Growth Grant funding.

Borough of Caldwell Consistency with the Preliminary Plan

8.	Performance of municipality in implementation of the goals and policies of the State Plan. 1-Very Poor, 2-Poor, 3-Neutral, 4-Good, 5-Very Good	<ul style="list-style-type: none"> 3-Neutral: Many of the Borough's current actions are consistent with the State Plan.
9.	Regional plans involving the municipality.	<ul style="list-style-type: none"> None, but the Borough would be interested in a regional plan for Bloomfield Avenue since their concerns about CBD revitalization; traffic congestion and economic development are shared with other municipalities in the corridor, such as Montclair, Glen Ridge and Verona.
10.	Performance of State Agencies in implementation of the goals and policies of the State Plan. 1-Very Poor, 2-Poor, 3-Neutral, 4-Good, 5-Very Good	<ul style="list-style-type: none"> 3-Neutral: Caldwell has not been affected by State Agency actions thus far.
11.	Municipal concurrence with the goals and policies of the State Plan.	<ul style="list-style-type: none"> The Borough supports the goals and policies of the State Plan.
12.	Specific objections to the State Plan.	<ul style="list-style-type: none"> Additional funding should be provided to implement the State Plan.
13.	Improvements to the Preliminary Plan that would better meet the needs of the municipality.	<ul style="list-style-type: none"> There needs to be a procedure for Municipalities to discover what funding opportunities are available at a County, State and Federal level. If municipalities lack planners on staff or other required experts such as engineering, transportation, water and air quality, recreational and human service people at the municipality should be able easily obtain assistance from the Federal, State or County Government. It would be helpful for municipalities to have access and support service for mapping available on an ongoing basis.
14.	Revisions to the Preliminary Policy Map and their appropriateness.	<ul style="list-style-type: none"> None.
15.	Comments on Population and Employment Trends and Forecasts.	<ul style="list-style-type: none"> The February 2003 adopted projections underestimate the employment figures.

Township of Cedar Grove Consistency with the Preliminary Plan

**TOWNSHIP OF CEDAR GROVE
ESSEX COUNTY NEW JERSEY**

AGENDA ITEM # 7(i)

AUGUST 9, 2004

**RESOLUTION AUTHORIZING PARTICIPATION OF THE TOWNSHIP OF
CEDAR GROVE IN THE STATE DEVELOPMENT AND REDEVELOPMENT
PLAN (STATE PLAN) CROSS-ACCEPTANCE PROCESS**

WHEREAS, the State Planning Act of 1985 (N.J.S.A. 52:18A-196 et. seq.) created a State Planning Commission and an Office of Smart Growth for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and

WHEREAS, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey's citizens, and to prevent sprawl and promote the suitable use of land; and

WHEREAS, the primary duty and responsibility of the State Planning Commission under the State Planning Act is the preparation of a "State Development and Redevelopment Plan;" and

WHEREAS, the State Planning Act also provides that the State's municipalities are to have an essential role in the development of the State Plan through their participation in the Cross-Acceptance process to be conducted under the Act; and

WHEREAS, the Cross-Acceptance process is the primary vehicle under the Act for promoting vertical coordination and integration of state, county and local plans by affording county and municipal governments a full and open opportunity to be involved in reconciling inconsistencies between state and local policies; and

WHEREAS, the Board of Chosen Freeholders of Essex County has concluded that it is appropriate, necessary and in the County's interest to fully participate in the development of the State Plan through the full and active participation of the County government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process; and

WHEREAS, the Governing Body of the Township of Cedar Grove has concluded that it is appropriate, necessary and in the municipality's interest to fully participate in the development of the State Plan through the full and active participation of the municipal government, including in particular, its Planning Board and its Department of Planning in the Cross-Acceptance process;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Cedar Grove as follows:

1. That the Township Mayor, Township Manager, and Township Planner, are hereby designated to represent the Township of Cedar Grove in the Cross-Acceptance process.
2. That the Township Planning Board and Township Planning Department are hereby authorized and directed and to carry out the Cross-Acceptance process pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et. seq. and the State Planning Rules, N.J.A.C. 5:85 and any other rules promulgated by the State Planning Commission for this purpose.

3. That the Cedar Grove Township Planning Department shall provide staff assistance to the Cedar Grove Planning Board and to the Essex County Planning Board, the Negotiating Entity, in order to prepare a Cross-acceptance Report and successfully complete the Cross-Acceptance process.
4. That all other Cedar Grove Township Departments and Agencies shall cooperate with the Cedar Grove Township Planning Board, Township Planning Department, and the Essex County Planning Board to provide information and furnish such documents as may be required to complete the Cross-Acceptance process.


INTRODUCED BY: Councilman Moro

SECONDED BY: Councilman Longo

ROLL CALL VOTE				
COUNCILMEMBER	YES	NO	ABSTAIN	ABSENT
Longo	X			
Mega	X			
Moro	X			
O'Toole	X			
Chiusolo	X			

0809352msc

CERTIFIED TO BE A
TRUE COPY OF THE ORIGINAL


TOWNSHIP CLERK
CEDAR GROVE, N. J.

Township of Cedar Grove Consistency with the Preliminary Plan

Key Concepts and Policy Objectives of the State Plan	Discussion
<p>1. Planning that is comprehensive, citizen-based, collaborative, coordinated, equitable, and based on capacity analysis is essential to achieving the goals of the State Plan</p>	<ul style="list-style-type: none"> • Planning documents utilize information from the following sources: Township Council, Planning Board, Zoning Board of Adjustment, Administrator, Engineering Department, Planning Department, Environmental Commission, Open Space Trust Fund Committee, Police/Fire/Rescue Services, Health Department, and Recreation Department. • Opportunities for public comment include: Township Planning Board, Zoning Board of Adjustment, Council, Environmental Commission, and Open Space Trust Fund Committee. • The Township has not completed a capacity analysis. The 1997 Reexamination Report supports ensuring that new development and redevelopment can be accommodated within the community's infrastructure development. As to the short term, all individual projects are reviewed for feasibility and compatibility with the existing infrastructure, including components under municipal, county, and state control. Cedar Grove is nearly at the point of full build-out. At this point in its development, the municipality is appropriately concerned with proper maintenance, replacement and management of existing support infrastructure such as roadways, water distribution lines, stormwater and sewage collection and treatment systems. Water and sewerage capacities have been incorporated into the Township's water and wastewater utility planning. Municipal roadways have been inventoried, evaluated, and ranked as a component of Township road maintenance programming. Limited opportunity exists for new extensions to such existing infrastructure and potential remaining growth areas have been accounted for.
<p>2. Planning should be undertaken at a variety of scales and should focus on physical or functional features that do not necessarily correspond to political jurisdictions.</p>	<ul style="list-style-type: none"> • The Township Master Plan takes into account all relevant physical and functional features within the municipal boundaries as well as their connections and relationship to such features outside of Cedar Grove. For example, the Township is bounded on two sides by steep slope topography extending into the municipality from portions of the Watchung Mountains. Based on Master Plan goals and objectives for the Watchungs, the Township sought and attained a PA5 designation for these areas in the State Development and Redevelopment Plan (SDRP), and limits development therein locally, via steep slope and crest line ordinances. Cedar Grove recognizes a duty to protect such vital, shared resources and carries out that responsibility through its municipal planning program. • Township participation in the Hilltop Redevelopment Planning process is also indicative of its regional perspective on planning. The overall effort included Essex County, Cedar Grove, Caldwell, North Caldwell and Verona. At the municipal level, the Township amended its zoning map to incorporate a "Hilltop Redevelopment Area (HRDA)" and adopted specifically applicable land use and development regulations.

Township of Cedar Grove Consistency with the Preliminary Plan

3.	Planning should be closely coordinated with and supported by investments, programs, and regulatory actions.	<ul style="list-style-type: none"> • The Township recently created the position of a full-time staff Township planner to administer the planning program and implement various Master Plan goals and objectives. The planner also actively seeks and often succeeds in obtaining grant funding for use in downtown revitalization, streetscape improvement, expansion of parks and recreational amenities, historic preservation, façade improvement, roadway and sidewalk reconstruction, street tree plantings, handicap-accessible improvements to Township properties, and bicycle and pedestrian trail enhancement. • Cedar Grove supports its infrastructure planning by annual investment in the maintenance and care of all utilities, roadways, and public properties. The Township rigorously seeks implementation of its Master Plan goals and objectives via strong, directly-related zoning and regulatory controls. In a general sense, Cedar Grove invests in its planning goals and objectives by continuation of virtually all existing Township programs and department functions. Planning is supported in various ways by all Township departments, including engineering, recreation, public works, health, and so on. For instance, the Township hired outside firms to develop a Streetscape Improvement Plan for Pompton Avenue, and to develop a Base Map for purposes of entering into a jurisdictional agreement with NJDOT in order to implement said improvements. The Township also invests in the education of its staff and encourages and supports participation by all department heads, in the League of Municipalities annual convention.
4.	Planning should create; harness and build on the power of market forces and pricing mechanisms while accounting for the full costs of public and private actions.	<ul style="list-style-type: none"> • Township planning provides for the orderly development of the municipality with a variety of uses, appropriately balanced to serve the needs of the community while providing a sustainable economic base. Planning also guides investment in the municipal infrastructure and ensures availability of the services needed to protect and nurture the private sector. • The Township regularly examines its planning documents and planning activities and changes its zoning regulations, as needed, to adjust to changing economic and/or social conditions. The 2000 Master Plan Reexamination Report for instance, recognizes that heavy industry has receded in the region and in the US and been taken over largely by the services sector. In response, the Township altered the permitted uses in its Industrial zoning districts, to make way for introduction of high-tech firms and expanded need for office space.
5.	Planning should maintain and revitalize existing communities.	<ul style="list-style-type: none"> • The 1997 Reexamination Report supports maintaining the existing character of the Township, in part through the regulation of density and permitted land uses. It also calls for maintenance and continued investment in the various sectors of the community to ensure its long-term vitality. • Cedar Grove recently completed a planning effort toward adoption of a Central Business District (CBD) Streetscape Improvement Plan. The effort involved a steering committee representing a cross section of the community that set out to spur downtown revitalization. The committee gathered public

Township of Cedar Grove Consistency with the Preliminary Plan

		input through questionnaires, public meetings, and advertised public hearings. It gained Governing Body authorization to utilize an outside firm to assist in developing the Improvement Plan, and it succeeded in getting the Plan adopted by the Governing Body for future implementation.
6.	Planning, designing and constructing development and redevelopment projects, that are residential, commercial, industrial, or institutional and that contribute to the creation of diverse compact human scale communities (i.e. communities of place)	<ul style="list-style-type: none"> • The Township has completed streetscape efforts along Pompton Avenue, in the CBD. • The Township seeks and often obtains grant funding for use in downtown revitalization, streetscape improvement, expansion of parks and recreational amenities, historic preservation, façade improvement, roadway and sidewalk reconstruction, street tree plantings, handicap-accessible improvements to Township properties, and bicycle and pedestrian trail enhancement.
7.	Identifying areas of development, redevelopment, and environs protections in suburban and rural New Jersey.	<ul style="list-style-type: none"> • Not applicable in Essex County.
8.	Identifying cores and nodes as places for more intensive redevelopment in metropolitan New Jersey.	<ul style="list-style-type: none"> • The Township recognizes its CBD as a traditional, linear core, however the Township does not by any means, seek its “intensive redevelopment.” The area consists of several blocks fronting on both sides of Pompton Avenue (State Route 23) that contain a variety of commercial, civic, and governmental uses. The Township does seek to provide streetscape improvements in the CBD to enhance pedestrian access, improve aesthetics, create a community focus, restore a sense of place, and spur downtown revitalization. CBD development must be aesthetically attractive, appropriate in scale and intensity, and provided with a pedestrian orientation and access – both to the visiting public and residential neighbors. A sense of “small town” community is evident in the CBD, which the Township aims to protect and enhance in every possible way. Intensive development is not sought, or appropriate for this particular core.
9.	Emphasizing public support for physical design, public investment and government policy through access to information, services, jobs, housing and community life.	<ul style="list-style-type: none"> • The Master Plan specifically seeks a vital community that provides access to each listed item and the development regulations carry out that vision as described in answers to several of the preceding questions, above. Information is readily available to the Cedar Grove community through the Township municipal offices, library, website, and links between each of these and a variety of other state, county, local resources. Services are directly provided by the Township in a variety of forms to every facet of the community. • The Township has allocated a portion of its Community Development Block Grant (CDBG) funding to providing matching grants for façade improvement projects to businesses that create new full-time jobs in the community under the County’s Community Economic Revitalization Program (CERP) initiative.

Township of Cedar Grove Consistency with the Preliminary Plan

10.	Planning for the protection, restoration, integration of natural resources and systems as well as the preservation of agricultural farmland.	<ul style="list-style-type: none"> The Township Master Plan specifically discusses Cedar Grove's natural resources, systems, and open spaces. It seeks rigorous protection of the environment and the natural systems that sustain the life of the community. While many of these aims are carried out by the higher authority and regulatory control of the State and/or County, the Township has adopted certain specific regulations that it administers, such as the Tree Removal and Protection ordinance, Steep Slopes and Crest Lines ordinance, and Soil Moving ordinance. The zoning and subdivision ordinances also touch on areas such as street tree plantings and landscaping, minimization of lighting and glare, stormwater management, soil erosion and sediment control, and recycling. The Township adopted an Open Space and Recreation Plan (OSRP) in 2001 as an element of the Cedar Grove Master Plan. The OSRP identifies the open space preservation goals and objectives of the Township, as well as its needs for expanded active and passive outdoor recreation facilities. Toward meeting these aims, the Township initiated collection of an Open Space Preservation Tax of two cents per one hundred dollars assessed valuation and appointed a committee to oversee its Open Space Trust Fund. The Township will use the Fund toward purchase of and/or acquisition of development rights to vacant parcels to ensure their preservation for open space and/or recreation needs.
Policy Objectives of the Metropolitan Planning Area		Discussion
1.	Land Use	<ul style="list-style-type: none"> Cedar Grove is a fully-developed community with a land use pattern that is largely fixed. The Township contains a mixed-use commercial core, diverse housing, industrial parks, and large areas of environmentally sensitive land. Planning documents have been updated to better provide for mixed uses in commercial districts and for mixed office/warehouse use within industrial zones. Cedar Grove recognizes its CBD as a traditional, linear core within which infill development and redevelopment are encouraged. The Master Plan envisions an active core area and urges continued investment in the CBD as well as zoning restrictions to prevent barren, auto-oriented strip development. Toward these ends, the zoning ordinance was updated in 2001 to expand on the range of permitted uses in the CBD and to permit apartments above first-floor commercial uses. Another update in 2002, incorporated design guidelines to require attractive, pedestrian-oriented development with generous landscaping, ample sidewalk areas, and building setbacks that properly locate buildings in relation to the public street. In addition, the Township has promoted participation in the CERP façade improvement program, adopted a streetscape improvement plan for the CBD, and initiated a public/private partnership with business owners to achieve installation of paver block sidewalk upgrades in portions of the area using private funding. Using a combination of municipal and

Township of Cedar Grove Consistency with the Preliminary Plan

		<p>New Jersey Forestry Program Planting Grant funding, the Township has completed installation of street trees with tree guards and tree grates through the heart of the CBD and NJ Clean Communities funding has assisted in purchase of trash receptacles. The Township also seeks funding annually from the Transportation Enhancement Program (TEA-21) to enable completion of the entire improvement program, at once, but has so far been unsuccessful.</p> <ul style="list-style-type: none"> • The Township Open Space and Recreation Plan calls for bicycle/pedestrian linkages between all uses within the Township, particularly in connection with parklands, open space and community facilities. • Although the municipality is nearly at full build-out, several recent changes in Township planning documents provide for improved efficiencies in infill development and/or redevelopment projects. First, the Township introduced two different types of Planned Development to its permitted residential uses, each of these promotes compact development, optimized connections to existing infrastructure, and preservation of outlying open space, topography and woodlands. As noted previously, the zoning ordinance was also amended to permit use of 2nd story spaces over any permitted 1st floor use in a commercial district, for offices and/or residential apartments. This change allows for more intensive use of commercial properties in the Township, which are already served by adequate roadway, sewer, water and other public infrastructure. Next, on-site parking requirements have been changed to permit greater development intensity for permitted uses (including mixed uses) within its CBD. The Township seeks to support the full and efficient development of its CBD by adoption and implementation of its streetscape improvement plans. The upgrades will promote pedestrian visitation and activity and enhance access to NJ Transit bus lines that crisscross the municipality.
2.	Housing	<ul style="list-style-type: none"> • Cedar Grove provides a full range of housing choices, including single-family detached homes, two-family homes, apartments, townhouses, age-restricted apartment units, and low/moderate income restricted apartments. One-family housing exists and/or is permitted on lot sizes varying from 8,000 square feet to five (5) acres, with existing housing predominantly situated on 8-10,000 square foot lots. Permitted multi-family housing densities vary from six (6) to ten (10) dwelling units per acre (DU/AC), with up to twelve (12) DU/AC permitted for long-term nursing care. The Township has five (5) nursing homes accommodating approximately 1,000 people. In addition, the Cedar Ridge Senior Citizens Association provides 150 units of affordable, senior housing, in compliance with the Township's (COAH) affordable housing obligation. As noted previously, the Township has also provided options for residential cluster development, retirement community development, and inclusion of apartments above permitted uses (i.e., retail) in its commercial districts, through recent changes to the Township zoning ordinance. Development of the Hilltop Redevelopment Area will also contribute to the municipality's housing stock, the plan for which includes a 1000-unit Continuing Care

Township of Cedar Grove Consistency with the Preliminary Plan

		<p>Retirement Community (CCRC) and sixty (60) single-family detached dwellings.</p> <ul style="list-style-type: none"> The Township encourages preservation of existing housing stock through enforcement of a rigorous property maintenance code, enforcement of applicable provisions of the zoning code, active enforcement of rent control laws, and provision of funding through various Essex County programs to homeowners in need of financial assistance for home repair and improvement. Cedar Grove's proactive efforts to continuously and properly maintain and/or upgrade municipal infrastructure, provide security, and ensure availability of a variety of community services in support of residential neighborhoods, schools, and public facilities is also a vital component in preserving its existing housing stock.
3.	Economic Development	<ul style="list-style-type: none"> Zoning changes took place following the Master Plan Reexamination Report of 2000 that responded specifically to noted declines in the industrial sector and concurrent increases in the service sector of the economy – these changes occurring at local, regional and national levels. The amendments seek to assist the local economy by permitting and providing for growth of different types of businesses in areas previously dedicated to heavy industry. Being close to full build-out currently, little opportunity remains or appears needed, for strategic land assembly for economic development purposes. Participation in the CERP program encourages job creation in Cedar Grove and provides employers matching funding to complete façade improvements as a long-term investment in commercial properties. Streetscape improvements and investment by the Township in pertinent supporting infrastructure also serve to retain and attract business to the municipality. The Township encourages private sector investment as discussed. In addition to the supportive regulations, activities, and programs already mentioned, Cedar Grove has incorporated an option for waiver of site plan review for applicants seeking approval for limited and appropriate redevelopment projects. It should also be noted that Cedar Grove supports its business community by Governing Body attendance and recognition at Grand Opening events, by holding of occasional sidewalk sale day events, and by recognition awards and honors at public Council meetings.
4.	Transportation	<ul style="list-style-type: none"> The Township seek to promote use of existing NJ Transit bus lines that traverse the municipality by providing upgrades to bus stop locations, improving sidewalk access and links to and between such locations, and by implementing its Streetscape Improvement Plan within the CBD. In addition, Cedar Grove seeks to upgrade existing bicycle/pedestrian trails within the town limits and to improve on connections and links between such trails and various community facilities. As mentioned previously, the Township has sought and will continue to seek grant funding assistance to improve access to the Essex County Bicycle and Pedestrian trail at its trestle crossing over Pompton Avenue in the heart of the CBD.

Township of Cedar Grove Consistency with the Preliminary Plan

		<ul style="list-style-type: none"> Currently, the Township is working with NJDOT under the Bicycle/Pedestrian Planning Assistance Program to study: a) sidewalk deficiency analysis in the Pompton Avenue corridor, particularly in relation to NJ Transit bus service; b) opportunities for traffic-calming and pedestrian enhancements within the CBD; c) sidewalk needs in relation to public schools; d) completion of a town-wide bicycle/pedestrian trail network connecting community facilities, parks, neighborhoods, and the CBD. As a primarily residential community, the Township is not heavily involved in transportation planning to facilitate efficient movement of goods through strategic investment or intermodal linkages. The municipality is served mainly by State Route 23 (known locally as Pompton Avenue), which runs in a north-south direction, bisecting the community literally from top to bottom. A number of local and county roads intersect with Route 23 providing access to industrial parks, commercial sites, and Township parks and neighborhoods. Route 23 provides the major access to other regional highways and transportation linkages, such as State Route 46 and Interstate 80.
5.	Natural Resource Conservation	<ul style="list-style-type: none"> The Cedar Grove Master Plan and Master Plan Reexamination Reports support ensuring that new development and redevelopment is responsive to the Township's environmentally sensitive areas. Cedar Grove embraces the protection and conservation of its natural resources. Township ordinances carry out the protective goals set forth by the Master Plan with regulations that limit soil moving, restrict development in steep slope and/or crest line areas, protect and require replacement of trees, require proper collection and management of storm water, and guard against soil erosion. The cluster development option and other regulatory devices also serve the goals of environmental protection by seeking to retain natural areas to the maximum extent feasible, while encouraging compact site development. The Township is currently involved in reclamation of a property that formerly contained the Essex County Hospital Wastewater Treatment Plant. Recent acquisition of the property by Cedar Grove will enable its clean up and future development for much-needed recreational facilities. The OSRP identifies the open space preservation goals and objectives of the Township, as well as its needs for expanded active and passive outdoor recreation facilities. Toward meeting these aims, the Township initiated collection of an Open Space Preservation Tax. The Township will use the Fund toward purchase of and/or acquisition of development rights to vacant parcels to ensure their preservation for open space and/or recreation needs. The Master Plan discusses the soils, topography, and development characteristics of environmentally sensitive areas. Based on Master Plan goals and objectives for the Watchungs, the Township sought and attained a PA5 designation for these areas in the State Development and Redevelopment Plan (SDRP), and limits development therein locally, via steep slope and crest line ordinances.

Township of Cedar Grove Consistency with the Preliminary Plan

6.	Agriculture	<ul style="list-style-type: none"> The Township contains no agricultural lands.
7.	Recreation	<ul style="list-style-type: none"> The Township currently maintains five (5) municipal parks of varied size, location, and character. The largest and most fully developed park for recreation is Community Park, located on Bowden Road. Community Park consists of nearly 40 acres in the center of the Township and offers many amenities such as: swimming pool, bathhouse, bocce courts, basketball courts, tennis courts, playground areas, picnic areas, and an all-purpose playing field. Other parks include: Morgan's Farm historical site (14.5 acres), Jaycees Park (8.9 acres), Tranquility Park (1.9 acres), and Oak Street Park (2.1 acres). The Township provides continuous maintenance and improvements to each facility, as needed, and has expanded on recreational options over time. Recent improvements include, for example: expansion and upgrade of the Township pool, addition of two barrier-free playgrounds, and resurfacing of tennis courts. Township public schools supplement Cedar Grove's recreation inventory via availability (albeit limited) of indoor gymnasiums and ball field space. In addition, passive recreational opportunities are afforded by Essex County's Mills Reservation, a 150-acre conservation area located in the northeast corner of the municipality and the Essex County Hilltop Parkland Reservation, a 100-acre facility located in the southwest quadrant which was only recently dedicated for such use by the NJ Green Acres program. A priority issue for the Township of Cedar Grove is expanding on existing open space and recreational facilities. Significant gaps are identified by the Cedar Grove Open Space and Recreation Plan (OSRP), which must be rectified if the municipality is to properly serve its residents currently, and at the point of full build-out, in the not-too-distant future. The OSRP additionally focuses on enhancing and expanding on linkages between parks, open space, and community facilities via bicycle and pedestrian trails. One important component of the Hilltop Redevelopment Plan calls for installation of a public bicycle/pedestrian trail linking the Essex County Hilltop Reservation parkland area to the Essex County Bikeway trail and beyond, to join a future Peckman River Greenway – proposed for development on Township/County owned land east of Grove Avenue. Efforts continue to gain funding in support of better access to the Essex County Bicycle and Pedestrian Trail from the CBD, wherein a trestle crossing provides an invaluable opportunity for linkage between the CBD, Township parklands, and a number of different residential neighborhoods. In addition, reviews by the Open Space Trust Fund committee of all Planning and Zoning Board applications reveal unexpected possibilities for path/trail and/or other pedestrian/bicycle access linkages. By agreement with private sector entities, a number of these opportunities have and will continue to come to fruition.
8.	Redevelopment	<ul style="list-style-type: none"> Cedar Grove is a mature community with stable residential neighborhoods, a small CBD and limited industry. Cedar Grove does not seek intensive redevelopment, in any location within the municipality.

Township of Cedar Grove Consistency with the Preliminary Plan

		<p>As an established community nearly at full build-out, Cedar Grove aims to protect the existing character of its residential neighborhoods, to take advantage of every opportunity to expand on open space and recreation amenities, and to enhance its local economic base via investment in supporting infrastructure, streetscape improvement, and provision of services to the business sector. Redevelopment and infill development in Cedar Grove are to take place only in keeping with the existing character, density, and development patterns of the community, as established over the last half-century and described within the text of the Cedar Grove Master Plan and Zoning Ordinance.</p> <ul style="list-style-type: none"> • Redevelopment is anticipated for the Hilltop area, as discussed previously, to consist of 60 detached single family homes and a 1000-unit Continuing Care Retirement Community. The Hilltop will also provide open space and recreation areas, with the entire 100-acre upper portion dedicated already, as a County Reservation. It should be noted that the intensity of the proposed development is the subject of continuing discussion and is likely to be reduced substantially from the initial plan. The anticipated reductions will more appropriately coincide with available supporting infrastructure and with the existing pattern of development in the larger Cedar Grove community. • Design of the proposed Hilltop Redevelopment – and streetscape enhancements within the CBD – will enhance public safety, encourage pedestrian activity and discourage dependency on the automobile.
9.	Historic Preservation	<ul style="list-style-type: none"> • Cedar Grove has a number of structures that date to the 18th century. The Canfield-Morgan House on Pompton Avenue and the Jacobus House on Grove Avenue are listed on the State and National Registers of Historic Places. The Morgan Farm is a protected historic site in Cedar Grove, preserved by use of Green Acres funding. The Township also promotes and protects the historic Lenni Lenape Indian Trail and the 1890 Trail, each of which overlap with the Essex County Bicycle and Pedestrian trail. In addition, the Township is currently working with the developer of the Hilltop property in Cedar Grove to protect and preserve the firehouse that once served the Essex County Hospital Center. The structure was designed by Architect Joseph Allen and built in 1915. It consists of a 2½-story, red brick, Mission style building with two central garage openings and a square lookout tower that dominates the roofline.
10.	Public Facilities and Services	<ul style="list-style-type: none"> • The Township engages in a continual process of maintenance, repair, and periodic replacement of infrastructure systems and/or components of same, to eliminate deficiencies and provide capacity for sustainable development and redevelopment. Recent efforts by the Township Engineering Department to identify and repair leaks in Township water distribution lines, for example, have led to enormous savings in water usage, reducing costs to residents and conserving a vital regional resource. • The CBD is the only identified core in Cedar Grove and is currently very near full build-out. The

Township of Cedar Grove Consistency with the Preliminary Plan

		Township Master Plan and Zoning Ordinance permit and encourage the concentration of public facilities and services in the CBD, and indeed the area contains such a concentration. The Township municipal building, library, and post office are central to the CBD, with a variety of retail and/or service shops, offices, banks and other commercial entities in immediate walking distance.
11.	Intergovernmental Coordination	<ul style="list-style-type: none"> • Cedar Grove has reduced government expense, where possible, through intergovernmental coordination. The police and fire departments are members of a mutual aid network with Caldwell, Montclair, North Caldwell, Verona West Caldwell and West Orange. Cedar Grove also participates with other Essex County municipalities in a County purchasing program for rock salt and shares in the mutual purchase of biodegradable leaf collection bags with the Borough of Verona. • The Township has participated in regional planning for the Hilltop Redevelopment Area with Essex County, Caldwell, North Caldwell, and Verona. Cedar Grove cooperates with Newark on watershed planning as the host community for the City of Newark Reservoir. The Township also shares service agreements with Verona, Montclair, North Caldwell, and Little Falls for water and sewer service. • Cedar Grove seeks to ensure compliance with all applicable rules and regulations of the NJ Department of Environmental Protection in relation to its own activities, and those of its residents and business communities. All approvals granted by the Township are subject to the higher authorities of County and/or State governments, as the case may be. Applicants are informed of and required to adhere to such outside agency jurisdiction as a prior approval to issuance of applicable local permitting.
Policy Objectives of the Environmentally Sensitive Planning Area		<ul style="list-style-type: none"> • Discussion
1.	Land Use	<ul style="list-style-type: none"> • Environmentally Sensitive Planning Areas in Cedar Grove are located along wide swaths of the eastern and western portions of the Township, largely following the path of First and Second Mountains of the Watchung Mountain chain. The areas are designated as such due to the existence of extensive steep slopes, scenic vistas, upland forests, wetlands, and watershed properties related to and including the City of Newark public water supply Reservoir. • The configuration and current development of Cedar Grove's Environmentally Sensitive Planning Area lands do not lend to the Center/Environs concept, however, the municipality aggressively protects these areas via density controls, steep slope regulations, tree removal restrictions, and soil moving regulations. Significant portions of this area has been set aside and protected as Essex County parklands, including the 100-acre Hilltop Reservation (Green Acres funded) and the 140-acre Mills Reservation. Much of the remaining Environmentally Sensitive Planning Area lands area in Cedar Grove is zoned for, and has already developed with low-density residential housing.

Township of Cedar Grove Consistency with the Preliminary Plan

		<ul style="list-style-type: none"> The Township Master Plan and Ordinances heavily stress the preservation of environmentally sensitive areas and direct growth to more appropriate areas of the Township. Important ordinance sections include: steep slopes, crest lines, tree removal and protection, and soil removal.
2.	Housing	
3.	Economic Development	
4.	Transportation	<ul style="list-style-type: none"> With the exception of dedicated preservation lands, Environmentally Sensitive Planning Area lands within Cedar Grove are fully developed with respect to transportation infrastructure – which consists solely of private and municipal streets and roadways. Efforts continue within the Township to expand opportunities for connections and access to public transportation services (i.e., NJ Transit bus lines) and to further availability of linked pedestrian and bicycle trails.
5.	Natural Resource Conservation	<ul style="list-style-type: none"> The Township Master Plan and Ordinances heavily stress the preservation of environmentally sensitive areas and direct growth to more appropriate areas of the Township. Important ordinances include: Steep Slopes and Crest Lines, Tree Protection and Removal, and Soil Removal. In addition, the Township initiated an Open Space Tax some years ago, which it continues to collect and utilize toward purchase of open space, development rights, and/or conservation easements, all for purposes of furthering the Township Open Space and Recreation Plan.
6.	Agriculture	
7.	Recreation	
8.	Redevelopment	<ul style="list-style-type: none"> The newly dedicated, 100-acre Essex County Hilltop Reservation is a direct result of the Township's participation in, and adoption of the Cedar Grove Hilltop Redevelopment Plan. The Reservation occupies a substantial and vital portion of Cedar Grove's Environmentally Sensitive Planning Area designated land area, and protects important environmental features including steep slopes, wetlands, upland forest areas, and scenic vistas. No other redevelopment is anticipated for Cedar Grove PA5 properties at this time. Any possible infill development projects, which are few in number and limited in extent, would be subject to all of the environmental regulations and protections as discussed above.
9.	Historic Preservation	

Township of Cedar Grove Consistency with the Preliminary Plan

10.	Public Facilities and Services	<ul style="list-style-type: none"> Public facilities and services are already available to all developed properties within and adjoining the Township's Environmentally Sensitive Planning Area. The Essex County Hilltop Reservation, Mills Reservation, Newark Reservoir property, and adjoining Newark Watershed property are all within sewer service areas of either the Township of Cedar Grove or neighboring Borough of Verona. These specific properties have limited on-site availability of water and/or sewer services, however, connections are available to such services at various locations on their perimeters.
11.	Intergovernmental Coordination	
General Information		Discussion
1.	Local growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> A priority issue is the need for expanded open space and additional recreation facilities. Although the Township has dedicated and developed a substantial quantity of public parkland acreage, the demand for recreational facilities far outstrips the current supply and/or availability. The gaps in both acreage and specific types of recreational facilities are clearly identified within the text of the Cedar Grove Open Space & Recreation Plan. An assessment therein, based on state and national standards, indicates a need for up to 85 acres in additional land area and for numerous additional facilities, including in particular: baseball fields, softball fields, Little League fields, and soccer fields. Given that the Township is currently approaching full build-out, these needs set forth a major challenge to the community. Another priority relates to Township public schools. Due to overcrowding and continuing increases in Cedar Grove public school enrollment, the Board of Education only recently completed a significant expansion and renovation of its school facilities. The improvements were provided a great expense to taxpayers and only following heated debate amongst residents, including denial by voters of the initial bond question. It is clear that the community will now seek to optimize the use of its expanded facilities and avoid need for further expansion anytime in the near future. As in most communities, this situation weighs heavily in consideration of development and redevelopment plans. Having just improved its school facilities to accommodate current and foreseeable future needs, the community has no desire to alter development patterns in such a way as to bring about an unanticipated surge in the Township's school age population. Next, while only limited infill development opportunities exist in Cedar Grove, the remaining vacant lands are the most difficult to develop. The most recent development applications in Cedar Grove have involved properties encumbered with steep slopes, shallow depth to (or fully exposed) bedrock, wetlands, and/or unusual and problematic lot configurations. In such cases, the Township's land use boards struggle to balance the applicant's property rights against the need for appropriate regulation

Township of Cedar Grove Consistency with the Preliminary Plan

		<p>and preservation of the environment and natural resources. Though certain properties should perhaps remain undeveloped altogether due to severe environmental constraints, the law essentially allows such a prohibition only if a municipality is willing and able to purchase the land (or development rights) outright. Cedar Grove is not in a position to afford such acquisition.</p> <ul style="list-style-type: none"> • The Township struggles with the need to enhance its Central Business District (CBD) while respecting its frontage on, and bifurcation by, State Highway Route 23. The CBD is in need of expanded parking availability, safer and more convenient pedestrian access, greater variety in retail shops, markets, and available goods and services, and improved streetscape aesthetics that provide a community focal point and a sense of place. At the same time, the municipality recognizes the need to provide for a smooth flow of traffic, to accommodate for ever-increasing traffic volumes, and to ensure the safety of drivers and pedestrians in the State right-of-way. • The Township is in need of an additional fire station to service the anticipated development of the lower Hilltop Redevelopment Area (HRDA). To address this important item, the Township seeks to preserve the existing firehouse building located on Fairview Avenue that once served the Essex County Hospital Center. The structure was built in 1915, may qualify as an historic resource, and is located within the HRDA. As noted previously, the Township is working with the HRDA developer to preserve the building as a component of the Hilltop Redevelopment Plan. • The Township is in need of a larger municipal building with increased on-site parking availability. The level of municipal court activity alone, has outgrown the ability of the Town Hall to accommodate it. On court days, visitors line the hallways with no place to sit, while Township office employees are distracted from their work and have even experienced purse snatchings. The parking lot fills completely, with parking then spilling over into surrounding residential neighborhoods. Township records storage fills the attic of the municipal building in the form of boxes piled high, one atop the other, with no climate control to regulate for heat, cold, or dampness. Employee offices are crowded and most do not appropriately accommodate visitors, though the stream of visiting members of the public is an everyday occurrence and a natural expectation in a municipal building. Though the Township aims to provide residents with top-notch, easily-accessible municipal services, the cost to rectify this situation has and will likely continue to defer any action until the current situation becomes entirely untenable. • The Township is in need of a community center. In concert with the need for expanded outdoor recreational opportunities, Cedar Grove residents need indoor community space for club/organization meetings, Senior Citizen gatherings, community events including dances and socials, and indoor recreation activities, such as basketball or volleyball. The exorbitant cost to provide such a facility impedes immediate action in this regard, but the Township continues to explore every possibility for a
--	--	--

Township of Cedar Grove Consistency with the Preliminary Plan

		<p>facility donation or a joint endeavor with a local nonprofit organization.</p> <ul style="list-style-type: none"> • Cedar Grove is not suited to the intensive development and/or redevelopment projected for this area by the State Development and Redevelopment Plan. The municipality is bursting at its seams already, and must make haste to catch up with the needs of its existing population. Use of all existing Township facilities must be optimized (including parks, offices, public works, and so on) and portions of the scant remaining vacant land area in Cedar Grove must be acquired by, or otherwise dedicated to the Township for future municipal needs.
2.	Regional growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> • An important regional issue impacting on Cedar Grove is the ever-increasing volume of traffic passing through the municipality on State Route 23 (Pompton Avenue). The highway extends in a north-south orientation through Cedar Grove, cutting the municipality and its CBD, in two. As noted previously, the Township is interested in improving its CBD as to aesthetics, pedestrian access, business opportunity, and overall desirability, yet increasing traffic, noise, and pollution from passing cars and trucks on the highway frustrates that effort at every turn. The Township has little control over traffic volume on the State highway, except with regard to that generated by uses within its municipal boundaries. As growth and development occur in other areas of the region, traffic volumes increase on Pompton Avenue in Cedar Grove. • The Township is concerned with the intent of the State Plan to target the Metropolitan Planning Area (PA1) for intensive development and redevelopment. Being itself a largely PA1-designated community and being surrounded by other communities that are so-designated seems to set the stage for a future that that Cedar Grove Master Plan does not envision. The Township is a primarily residential community, with a core commercial area and limited industrial opportunity. Having grown to very near its full capacity, the Township now enjoys the balanced results of many years of good Master Planning and Zoning. The Township seeks to preserve the character and quality of its zoning districts and residential neighborhoods, to expand on the availability of natural open spaces, and to multiply the opportunities for outdoor recreation. Cedar Grove does not seek intensive development and/or redevelopment within its borders and is concerned that such growth in surrounding PA1 communities will only increase traffic on State Route 23, contribute to degradation of regional environmental resources, and alter the character, accessibility, and desirability of the region. The Township is concerned that limitations on growth in the Highlands and other areas of the State will increase pressure on Cedar Grove and adjoining PA1 municipalities to accept unwanted additional development and/or intensive redevelopment projects of deleterious impact to the community. • The Township is concerned about the “fast-track” approval process that will soon apply to the Metropolitan Planning Areas. The remaining vacant land in Cedar Grove is not only of limited acreage and/or problematic configuration, but often consists of the most environmentally constrained

Township of Cedar Grove Consistency with the Preliminary Plan

		<p>properties in the municipality. Discussions with other professionals in the field of land use strongly suggest that this is the case in most surrounding municipalities, as well. It is no surprise that the easiest-to-develop properties in these older communities were generally developed first. Intensive development of remaining, environmentally-constrained land is not “Smart Growth” and should not be hurriedly approved by virtue of its location in a PA1. Cedar Grove relies on State and County agencies, where such agencies have jurisdiction, to ensure proper environmental regulation and permitting of development projects within the municipality. Cedar Grove is concerned that fast-track approvals will translate to insufficient environmental oversight – this, in areas where rigorous protections and environmental enforcement are actually needed most. The Township is concerned about the negative impacts of fast-track approvals on both the municipality and on the regional environment that it shares and is a part of.</p> <ul style="list-style-type: none"> • Cedar Grove is concerned that extensive portions of the Watchung Mountain chain located in its region are not designated in State Plan Policy Maps as Environmentally Sensitive planning areas. Indeed, portions of the Watchungs located immediately adjacent to Cedar Grove, in the Borough of Verona, have been changed in the Preliminary Policy Maps from PA5 to PA1. In Cedar Grove, these areas are designated PA5 for their extensive areas of steep slope. The Preliminary Policy Maps include notation that portions of Cedar Grove’s PA5’s fall within sewer service areas. While the notation is correct, it is important to recognize that availability of such infrastructure does not infer that Cedar Grove PA5’s are suited to intensive development or redevelopment. On the contrary, Cedar Grove regulations limit density and development of steep slope areas and protect ridgelines via prohibitions on construction at the top of, or in the vicinity of “crest lines.” The Township has made a concerted effort to protect this portion of the Watchung Mountains as a unique and defining feature of the local and regional resource base. These efforts are important at the local level, and specifically carry out the policies of the current State Plan as they relate to steep slopes and ridgelines (see Statewide Policies #22-25). • The Township is concerned that the lack of such protections throughout the rest of the Watchung Mountains will degrade the character, aesthetic quality, and environmental integrity of this important regional resource. Such losses negatively impact on Cedar Grove and every other municipality in the region since the Watchung Mountains are a major defining feature of the area that lend significantly to the character of our communities. Cedar Grove is particularly aggrieved by the changes currently proposed for the Borough of Verona PA5 planning areas (to PA1). These areas are not appropriate for the intensive development/redevelopment anticipated for the PA1 Metropolitan Planning Areas, nor for the fast-track approval process. Such development would directly and negatively affect immediately adjoining properties in the Township of Cedar Grove. Since nothing has altered the environmental sensitivity of the properties at issue, since the properties are part and parcel to the
--	--	---

Township of Cedar Grove Consistency with the Preliminary Plan

		Hilltop Redevelopment Planning initiative – a regional, cooperative planning endeavor involving Verona, Cedar Grove and other surrounding municipalities, and since Verona officials themselves, have made clear they do not support and did not request the PA changes, the land in question should remain designated as a PA5 Environmentally Sensitive Planning Area.
3.	Redevelopment areas in the municipality.	<ul style="list-style-type: none"> Hilltop Redevelopment Area
4.	Current municipal infrastructure needs.	<ul style="list-style-type: none"> The Township infrastructure needs primarily revolve around maintenance, repair, and continuous improvement to all existing systems. Roadways have been inventoried and ranked as to priority for repair, resurfacing, or total reconstruction, with several segments in need of attention every year. Water distribution lines are in need of continuous repair and segmental replacement. Recent monitoring efforts revealed significant system-wide water losses, much of which has been recaptured, yet portions of which remain unidentified. The Township has determined in addition, that it is necessary to replace all water meters, on a town wide basis. The Township Wastewater Treatment Plant is an older facility in need of continuous maintenance, repair, and frequent upgrades to keep up with ever more rigorous state standards for operation and discharge quality. Recycling facilities are in need of expansion and improvement. As to stormwater facilities, the Township faces an exorbitant cost to upgrade its existing system to conform to recently upgraded NJDEP requirements.
5.	Modifications to municipal planning documents that would increase consistency with goals and policies of the State Plan.	<ul style="list-style-type: none"> Township planning documents are generally consistent with the goals and policies State Plan. The Township emphasizes that even as a largely PA1-designated community, however, it is not suited to the intensive development and redevelopment initiatives discussed in the State Plan. Rather, the community recognizes itself in the PA1 statement of intent which also seeks to “protect the character of existing stable communities.” It is the primary intent of Township planning efforts at this time, to protect and enhance the character of this existing stable community, by among other things, addressing gaps in our recreation and open space resources, repairing and replacing our aging infrastructure systems, and revitalizing our downtown.
6.	Municipal indicator program.	<ul style="list-style-type: none"> The Township’s proactive attention to Master Planning and Reexamination Reporting offers regular opportunity for assessment of Cedar Grove’s planning policy, its implementation, and its resulting impact (for better or worse) upon the community.
7.	Planning efforts funded with a Smart Growth Grant by the New Jersey Office of Smart Growth.	<ul style="list-style-type: none"> None.
8.	Performance of municipality in implementation of the goals and policies of	<ul style="list-style-type: none"> 5-Very Good: Through its own planning efforts, the Township has worked to achieve every goal and policy of the State Plan that is applicable to the municipality. The Township is working to revitalize its

Township of Cedar Grove Consistency with the Preliminary Plan

	the State Plan. 1-Very Poor, 2-Poor, 3-Neutral, 4-Good, 5-Very Good	CBD, conserves its natural resources and systems, promotes the local economy, protects its local environment, invests in public facilities and infrastructure needs, provides public services at reasonable cost, provides for a variety of housing opportunities, preserves areas having historic, cultural scenic, open space and recreational value, and ensures sound and integrated planning and implementation to the maximum extent feasible.
9.	Regional plans involving the municipality.	<ul style="list-style-type: none"> Township is included in the Hilltop Redevelopment Planning initiative with Essex County and the communities of Caldwell, North Caldwell, and Verona. The Hilltop Redevelopment Plan has already been discussed at length previously in this document, with specific attentions to policy objectives. It is anticipated that the project will yield additional open space and recreation opportunities for the Township (PA1 Policy Objectives #5, #7), new and expanded pedestrian/bicycle linkages between parks, greenways, and community facilities (PA1 Policy Objectives #4, #5), and additional housing opportunities at appropriate densities (PA1 Policy Objectives #2, #8).
10.	Performance of State Agencies in implementation of the goals and policies of the State Plan. 1-Very Poor, 2-Poor, 3-Neutral, 4-Good, 5-Very Good	<ul style="list-style-type: none"> 4-Good: The agencies each appear to be working hard to toward achieving the various goals of the Plan, however, the goals themselves appear to be a cross purposes as discussed more fully at #11, below.
11.	Concurrence with the goals and policies of the State Plan.	<ul style="list-style-type: none"> The existing State Plan offers an idealistic vision for the future of New Jersey that few could disagree with. The Preliminary Plan varies somewhat from the SDRP, but essentially carries forward the same ideology. The State will clean up existing air, water, and ground pollution, minimize or otherwise prevent future pollutant contamination, conserve and protect natural resources, provide ever-expanding housing (including affordable housing) and job opportunities for a population that will grow without limit, ensure an end to sprawl, reduce and prevent further traffic congestion, revitalize cities and towns, grow local, regional and state economies, and provide public facilities and services to all, while keeping costs and property taxes to a minimum. The vision is lovely, but unrealistic. While thoughtful redevelopment and center-based planning will certainly better accommodate growth for the near term, we speculate as to the actual results on the ground, and over the longer term. Once we have maximized the proposed growth areas, where will we locate the next wave? What will ensure that the areas we preserve as greenbelts, environs, and open spaces today, do not become the targets for growth and development tomorrow? How can New Jersey grow as the State Plan forecasts, as to jobs, industry, housing, population, and yet preserve open spaces, protect natural resources, maintain the character of existing communities, and prevent traffic congestion? We talk about mass transit and alternate transportation initiatives, yet on the

Township of Cedar Grove Consistency with the Preliminary Plan

		<p>ground, conditions worsen by the day. Safe, convenient, widely-accessible mass transit is simply not available to our communities and will only become a reality by massive investment in the technology and physical infrastructure needed to support it. For the foreseeable future, continued growth will only exacerbate the traffic problem. Doesn't water usage in New Jersey already far outstrip the rate of natural replenishment of our water resources? Continued growth will only exacerbate this problem – preservation of the Highlands aside. Aren't we already on notice not to eat the fish from our rivers? Isn't growth and development the reason for the nutrient overloads that choke the life (and shellfish) from our bays and estuaries? Don't the new industries and businesses that we draw to New Jersey to boost its economy only produce need on the ground, for more housing, roadways, schools, and services? The SDRP and the Preliminary Plan do not seem to properly account for the costs associated with the growth and development they envision. Can we ever achieve a balance? Or is unlimited growth the only option? Can New Jersey grow without limit and continue to retain a desirable quality of life?</p> <ul style="list-style-type: none"> • The Preliminary Plan casts itself as a growth management plan for New Jersey. Perhaps it is time to consider the bigger picture. Will New Jersey grow forever without limit? Can our resources support such growth, or is there some point at which we reach capacity? Is there some point at which quality of life is diminished? At which we begin to lose the features and components of our lives and communities that are important to us? At which we simply wish to rest in a steady-state? Should our vision for the future include discussion of a full build-out scenario – where growth boundaries define the <i>limits</i> to growth? As the most densely populated state in the nation, is New Jersey not entitled to consider such limits?
12.	Specific objections to the State Plan.	<ul style="list-style-type: none"> • The mountainous areas of the state that encompass extensive areas of steep slope should be designated PA5, environmentally sensitive. The Plan is inconsistent with itself, in this regard, in that Statewide Policy #22, Protection of Critical Slopes and Ridgelines states: "Cooperate in the implementation of a comprehensive, statewide program by municipal, county, regional and state agencies to map critical slope and ridgeline areas to ensure coordination of planning efforts and to support state and local resource protection efforts" (p. 155). These areas are indeed, an important State/Regional/Local environmental resource. They not only contain steep slopes and require special development regulations; they both afford and are a part of some of the most significant scenic vistas the State has to offer. Every community should protect its portion for the benefit of every other, and for the state as a whole. • Cedar Grove is concerned that its PA5 Environmentally Sensitive Planning areas have been labeled as falling within sewer service areas. While technically correct, the Township emphasizes that these areas remain environmentally sensitive and are not suited to intensive development or

Township of Cedar Grove Consistency with the Preliminary Plan

		<p>redevelopment, by any means. The sewerage infrastructure available in these areas is protective in that it precludes installation of individual on-site septic systems and permits limited development with less disturbance.</p> <ul style="list-style-type: none"> • A number of indicators related to Goal 2 of the State Plan, Conserving the State's Natural Resources and Systems, have been proposed for elimination. Each one should be retained, as discussed below. <ol style="list-style-type: none"> (1) Additional Indicator 8 – Generation of Solid Waste. The Preliminary Plan states that this indicator has no connection to the State Plan or land use. Solid waste generation is a direct indicator of the efficiency of resource use. Greater waste requires greater need for waste management, which requires siting of transfer stations and landfill facilities, puts more trucks on state and local roadways, uses more energy, and increases costs to residents, businesses, industries, and governmental entities, statewide. This indicator is directly related to Statewide Policy 13, Energy Resources and its sub-policies and Statewide Policy 14, Waste Management, Recycling and Brownfields and its sub-policies, specifically, numbers 3, 4, 5, and 7. (2) Additional Indicator 13 – Changes in Toxic Chemical Use and Waste Generation in New Jersey's Manufacturing Sector. The Preliminary Plan states that this indicator has no link to land use or the State Plan. This indicator has everything to do with state planning and land use. As in the case of solid waste, generation of toxic and/or hazardous waste is a direct indicator of efficiency in resource use. Less waste means greater efficiency which translates to lower business costs and greater profit for NJ industries. Less toxic waste means far less difficulty – and lower cost – in transportation, storage, and disposal of the waste stream. This includes the extremely sensitive land use issue of siting facilities that use, process, store, treat, transport, and/or dispose of toxic and/or hazardous materials. The State Plan must encourage use of non-toxic, non-hazardous substitutes, recycling of waste stream materials via industrial ecology, pollution prevention, and reductions in need for transport, storage, and disposal of hazardous and toxic substances. Such practices lower costs to businesses, governments, and consumers, reduce opportunity for widespread negative impacts from terrorist attack, reduce the need to site undesirable land uses, reduce opportunity for deleterious environmental and health impacts due to emissions, spills, accidents (including transport incidents), and handling exposure, and reduce the potential for creation of future brownfield sites – the clean-up and reuse of which, requires massive expenditures typically derived from non-responsible parties, including every NJ taxpayer. (See Economic Indicator 4: Percent of Brownfield Sites Redeveloped.) By inclusion of this indicator with targets for reductions in use and generation of hazardous and/or toxic materials, the State Plan encourages the innovations in product development, waste recycling, and pollution prevention
--	--	---

Township of Cedar Grove Consistency with the Preliminary Plan

		<p>that will not only make for a safer, healthier New Jersey, but will provide jobs, reduce costs, and boost our economy. The indicator should also be updated to reflect that “hazardous” and “toxic” substances describe two different categories of materials, each having its own technical definition. It is essential that the indicator include both.</p> <p>(3) Additional Indicator 10 – Green House Gas Emissions. The Preliminary Plan states that this indicator has little connection to the State Plan or land use. Green house gas emissions are directly related to Statewide Policy 10, Air Resources and its sub-policies, and Statewide Policy 8, Transportation and its sub-policies. Given the recent news that Governor McGreevey intends to classify carbon dioxide as an air pollutant and that New Jersey seeks to join eight other states in the “Regional Greenhouse Gas Initiative,” it seems that Indicator 10 stands to become much more important to New Jersey; not less.</p> <p>(4) Additional Indicator 26 – Percent of land in NJ covered by adopted watershed plans. The Preliminary Plan states that this indicator has no connection to the State Plan. Watershed planning is directly related to Statewide Policy 11, Water Resources. It is a crucial element of natural resource planning that crosses municipal lines and offers much-needed opportunity for the kind of regional planning that the SDRP advocates. Towns and cities contributing to downstream water bodies need to understand the impacts and take part in the planning processes that will protect the state’s water resources.</p> <p>(5) Additional Indicator 7 – Economic Output Per Unit of Energy Consumed, related to Goal 3 of Plan should also be retained. It is slated for elimination since it is thought to relate only to energy consumed for transportation. The indicator relates to far more than transportation and directly responds to Statewide Policy 13, Energy Resources and its sub-policies.</p> <ul style="list-style-type: none"> • As they are written, certain of the “Indicators and Targets” of the SDRP fail to call for statewide improvements, but should. For example: <ul style="list-style-type: none"> (1) Target 15 calls for vehicle miles traveled (VMT) per capita to remain constant through 2020. Given the increasing population, Target 15 must call for a <i>reduction</i> in VMT per capita merely to retain roadway congestion at its current unacceptable level. The Plan should identify the VMT per capita reduction needed to <i>reduce</i> congestion statewide – and the figure must incorporate increasing population projections. (2) Target 8 calls for a per capita reduction in generation of solid waste. While any reduction is admirable, the target should determine the reduction needed to reduce overall solid waste generation for New Jersey, with anticipated increases in population incorporated. • The State Plan provides a framework for management of growth, yet fails to properly account for its
--	--	---

Township of Cedar Grove Consistency with the Preliminary Plan

		<p>full negative impacts. Worsening environmental problems and ever-increasing traffic congestion erode the quality of life in New Jersey by leaps and bounds every year. It is not enough to seek the incremental improvements set forth in the "Indicators and Targets" section of the SDRP, if in fact we have exceeded the state's capacity to begin with.</p> <ul style="list-style-type: none"> • Additional indicators that should be incorporated into the State Plan include: <ol style="list-style-type: none"> (1) New development, population, and employment located proximate and with convenient access to safe, reliable, readily available mass transit systems. Target: 100% of new growth is served by readily available, safe, reliable, mass transit systems. (2) Percentage of state transportation budget devoted to development and maintenance of mass transportation systems and supporting infrastructure. Target: Mass transportation receives the funding needed to make widespread availability to NJ residents a reality. (3) Time and productivity losses due to traffic congestion. Target: Reduce such losses to a fraction of current levels. (4) Percent of New Jersey's waterways that not only support aquatic life, but support <i>plentiful</i> aquatic life that is <i>fit for human consumption</i>. Target: Residents can eat the fish from NJ rivers, streams, estuaries, and coastal waterways; shellfish recover and can be sustainably harvested from NJ bays and estuaries. (5) Consumption of state water supply for human needs. Target: Natural replenishment of ground water aquifers and surface water supplies exceeds consumption for all human purposes (i.e., industrial, agricultural, and drinking water) by many times – even despite a safety factor built in to account for conditions of long-term drought. (6) Percentage of New Jersey steep slope and ridgeline areas designated PA5 and protected by local ordinances that limit development and preclude development on ridgelines. Target: 100% of New Jersey critical slope and ridgeline areas are designated PA5 Environmentally Sensitive Planning Areas and are protected by slope/ridgeline ordinances. • Add to the above, that the Plan seems to propose that New Jersey can grow without limit. The State Plan must tackle this issue, head on. As the most densely populated, most congested state in the Union, New Jersey must begin to seriously consider the question of sustainability. The Plan must discuss a full build-out scenario for New Jersey, and the desired shape, character, and limits of same. The Vision Plan touches on certain desirable qualities we seek, but never discusses how or if these features can/will exist at full build-out. The State Plan should provide a model for sustainability that New Jersey can rely upon once it attains its vision of full build-out. The Plan should provide a "how to" section that sets forth the methods by which New Jersey can: a) build to its vision, without exceeding
--	--	--

Township of Cedar Grove Consistency with the Preliminary Plan

		<p>it, and then b) survive economically, socially, politically, without trampling on all that it has preserved.</p> <ul style="list-style-type: none"> The chart accompanying the State Plan Policy Map entitled, "Acres in Planning Areas" (SDRP page 183) includes a significant error. The total acreage listed for all New Jersey Planning Areas is tallied to 47,786,315; the correct summation of the listed acreage figures is 4,786,315.
13.	Improvements to the Preliminary Plan that would better meet the needs of the municipality.	<ul style="list-style-type: none"> In addition to the many items discussed above, Cedar Grove suggests that a sub-category be added to the PA1 designation, to accurately represent the many communities in the Metropolitan Planning Area that are similar to it in terms of age and development. The subcategory should include the municipalities consisting of older established communities at or near full build-out, and focused on preservation/enhancement of existing character and conditions. These communities should not be targeted for intensive development or redevelopment, but should be permitted and encouraged to retain their existing character and development patterns, with future growth to occur at the densities set forth by the respective municipal master plans. Such communities have been engaged in comprehensive planning for over 50 years and have very nearly achieved the vision set forth early in their planning programs. They must now be permitted to preserve and nurture the results of that effort: stable residential neighborhoods on tree-lined streets, attractive town centers, scattered parks and greens, a balance of other land uses – vibrant communities. If subtracted from the Preliminary Plan's anticipations for "intensive redevelopment," these areas may have a substantial impact on the assessment of overall availability of space and opportunity for future growth. Cedar Grove is also concerned that proposed Council on Affordable Housing regulations require initial plan endorsement as a prerequisite to continuing substantive certification. If plan endorsement requires that a PA1 community permit intensive development or redevelopment, or that it provide zoning that will accommodate state-imposed projections of population growth, these communities will not be deemed consistent with the State Plan, will lose substantive certification, and will be subject to "builder's remedy" lawsuits – lawsuits that usher in the intensive development they do not want.
14.	Revisions to the Preliminary Policy Map and their appropriateness.	<ul style="list-style-type: none"> The State Plan Policy Map should be updated to include the locations of the following Township Parks and Historic Sites: Jaycee Park, Tranquility Park, Oak Drive Park, and Morgan's Farm Park and Historic Site. The State Plan Policy Map should also be updated to include the Township's newly acquired parkland property on Bradford Avenue, formerly the site of the Essex County Hospital Center Wastewater Treatment Plant. The Peckman River corridor and its associated floodplain should be indicated as an environmentally sensitive feature – or designated with a CES overlay in the State Plan Policy Map. The Newark Reservoir should be designated with a CES overlay in the State Plan Policy Map.

Township of Cedar Grove Consistency with the Preliminary Plan

		<ul style="list-style-type: none"> • The Essex County Bicycle/Pedestrian Trail continues to be labeled as a railroad in the State Plan Policy Map, but should be designated in green, as parkland. • The Cedar Grove CDB should be retained as a Core on the Cores & Nodes Map. • The area known as Hilltop in the Township of Verona should not have its designation changed from Environmentally Sensitive Planning Area to Metropolitan Planning Area.
15.	Comments on Population and Employment Trends and Forecasts	<ul style="list-style-type: none"> • Cedar Grove does not accept the figures provided for estimated population or employment growth for the following reasons: <ul style="list-style-type: none"> • The model utilized to project growth determines vacant developable land on the basis of NJDEP 1995/97 land-cover surveys. Considerable development has occurred in the Township since 1997 which has reduced the availability vacant land. Substantial dedications of public open space have also occurred since that time, which should be subtracted from the total. The SDRP does not include all existing Township parklands and/or sites on the Township NJDEP Recreation & Open Space Inventory (ROSI), which should also be subtracted from the total. In addition, zoning changes have occurred since 1997, which reduce the permitted density of development significantly. • For communities located within urban areas, the model utilized to project growth allows for 15% higher density growth than existing development provides. For communities in “suburban medium” and “suburban high” areas, the model provides for a density increase of 10%. Despite Cedar Grove’s designation as a PA1 Metropolitan community, the Township will not permit higher density settlement than that already existing within its boundaries. Cedar Grove in fact seeks to address the lack of <i>lower</i> density housing in the municipality. • As a community nearly at full build-out, little opportunity remains for further development at all. The figures should reflect recent development approvals which will contribute to growth (primarily in population) over the next few years, but should level off as the Township approaches full build-out – full build-out being exclusive of preserved open space and parkland areas. At that point, growth will occur only through demographic changes and/or redevelopment projects. While expected to occur on some level, substantial population growth via redevelopment appears unlikely. • The NJTPA Demographic Forecasting document entitled “Technical Memorandum 4: Methodology Paper,” indicates that very little of the data relevant to the model development process was actually available to the development team. How is the Township to know what impact the absence of such information had on the legitimacy of the resulting model? • The discrepancy between Cedar Grove employment figures between NJTPA’s Adopted

Township of Cedar Grove Consistency with the Preliminary Plan

		<p>February 2003 results and its June 2004 Revised results is unacceptable. The Feb 2003 chart indicates year 2000 employment of 3,565, while the June 2004 table indicates year 2000 employment of 6,840. This discrepancy completely calls into question the credibility of the NJTPA's capabilities with regard to population and/or employment modeling. Figures available through the NJ Department of Labor indicate that 1999 employment in Cedar Grove was 5,557 (4,567 in private sector jobs, 990 in government jobs). No major changes are known to have occurred in the Township that would either, reduce employment by nearly 2000 jobs, nor boost it by nearly 1300 jobs, by the year 2000. The NJTPA figures do not appear reliable and the wild discrepancy between data sets inspires incredulity.</p>
--	--	--

City of East Orange Consistency with the Preliminary Plan

CITY COUNCIL OF EAST ORANGE

CITY CLERK'S OFFICE
EAST ORANGE, N.J.
RESOLUTION
No. 1. 2608

Resolution offered by Council Member JOYCE C. GOORE

A RESOLUTION AUTHORIZING PARTICIPATION OF THE CITY OF EAST ORANGE IN THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN (STATE PLAN) CROSS ACCEPTANCE PROCESS

WHEREAS, the State Planning Act of 1985 (N.J.S.A. 32:18A-196 et. seq.) created a State Planning Commission and an Office of Smart Growth for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and,

WHEREAS, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey's citizens, and to prevent sprawl and promote the suitable use of land; and,

WHEREAS, the primary duty and responsibility of the State Planning Commission under the State Planning Act is the preparation of a "State Development and Redevelopment Plan;" and,

WHEREAS, the State Planning Act also provides that the State's municipalities are to have an essential role in the development of the State Plan though their participation in the Cross-acceptance process to be conducted under the Act; and,

WHEREAS, the Cross-acceptance process is the primary vehicle under the Act for promoting vertical coordination and integration of state, county and local plans by affording county and municipal governments a full and open opportunity to be involved in reconciling inconsistencies between state and local policies; and,

WHEREAS, the Governing Body of the City of East Orange has concluded that it is appropriate, necessary and in the municipality interest to fully participate in the development of the State Plan through the full and active participation of the Municipal government, including in particular its Planning Board and its Department of Policy, Planning, and Development in the Cross-acceptance process; and,

NOW, THEREFORE, BE IT RESOLVED by the City of East Orange of the County of Essex that as follows:

1. The City of East Orange Municipal Planning Board is hereby authorized and directed to carry out the Cross-acceptance process pursuant to the State Planning Act, N.J.S.A. 32:18A-196 et seq. and the State Planning Rules, N.J.A.C. 17:22 and any other rules promulgated by the State Planning Commission for this purpose;
2. The City of East Orange Municipal Planning Board shall coordinate with the County or Negotiating Entity in their preparation of a proposed work program and schedule for municipal and county Cross-Acceptance and Negotiating Entity shall submit said work program and schedule to the New Jersey Office of Smart Growth; and
3. The City of East Orange Municipal Department of Policy, Planning and Development shall provide staff assistance to the County Planning Board or Negotiating Entity in order to prepare a Cross-Acceptance Report and successfully complete the Cross-acceptance process; and
4. All other East Orange Municipal Departments and Agencies shall cooperate with the Municipal and County Planning Board or Negotiating Entity and provide information and furnish such documents as may be required; and,
5. The Essex County (Chief Executive Officer) is hereby authorized to file application and execute a contract agreement with the State Planning Commission for any financial assistance which may become available for the administration of the Cross Acceptance process.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF RESOLUTION NO. 1, 2608, ADOPTED BY THE CITY COUNCIL OF EAST ORANGE AT ITS MEETING HELD

CITY CLERK, EAST ORANGE, NJ

Council Member	AYE	NAY	N.V.	A.B.	VETO
BROWN	X				
ROBINSON	X				
PATTERSON	X				
GOORE	X				
CLARK	X				

Council Member	AYE	NAY	N.V.	A.B.	VETO
SAVOY	X				
JOHNSON	X				
TURNER	X				
HOLT	X				
TAYMAGE	X				

X - Indicates Vote
A.B. - Absent
Action on Veto - ✓ To Sustain

N.V. - Not Voting (Abstained or Excused)
✓ To Over-Ride

VOTES REQUIRED

Approved as to:
Factual Contents: [Signature] Department Head
Appropriation: [Signature] Controller
Form and Legality: [Signature] Council
9/1/04

Tabled: _____
Presented to Mayor: September 14, 2004
Approved: [Signature] Chairperson City Council
Vetoed: _____
City Clerk: [Signature]
Entered on Council Minutes, Page _____

The City of East Orange Consistency with the Preliminary Plan

Key Concepts and Policy Objectives of the State Plan		Discussion
1.	Planning that is comprehensive, citizen-based, collaborative, coordinated, equitable, and based on capacity analysis is essential to achieving the goals of the State Plan	<ul style="list-style-type: none"> • Opportunities for public input include Planning Board meetings, Zoning Board of Adjustment meetings, written surveys, and public comment at municipal Board meetings. • A capacity analysis has not been completed for the City. Many short term planning goals are achieved through redevelopment plans. Long term planning goals will be achieved through an upcoming Master Plan.
2.	Planning should be undertaken at a variety of scales and should focus on physical or functional features that do not necessarily correspond to political jurisdictions.	<ul style="list-style-type: none"> • Master Plan documents, including the 1990 Master Plan and 2004 Reexamination Report focus a substantial amount of the City's planning efforts through the use of five Wards within the City.
3.	Planning should be closely coordinated with and supported by investments, programs, and regulatory actions.	<ul style="list-style-type: none"> • To further the goals of rehabilitation and redevelopment, the City has streamlined the development approvals process and waived development fees to draw investment. In addition, the City holds a property auction quarterly. The City also uses the Urban Enterprise Zone (UEZ) programs and tax incentives in support of revitalization and business development of the commercial and industrial areas. • Loan and grant programs coordinated the implementation of the City's redevelopment projects.
4.	Planning should create, harness and build on the power of market forces and pricing mechanisms while accounting for the full costs of public and private actions.	<ul style="list-style-type: none"> • The City's redevelopment plans seek to promote this objective by encouraging new market driven uses. • The City holds a quarterly property auction of foreclosed properties as a way of using market forces to implement the goal of revitalization.
5.	Planning should maintain and revitalize existing communities.	<ul style="list-style-type: none"> • Using a variety of funding programs and private investments, a substantial amount of residential units are rehabilitated each year. • The 2004 Reexamination Report supports revitalization of the City's housing stock and commercial areas.
6.	Planning, designing and constructing development and redevelopment projects, that are residential, commercial, industrial, or institutional and that contribute to the creation of diverse compact human scale	<ul style="list-style-type: none"> • Existing and future redevelopment plans support mixed use and mixed income communities. • The 2004 Reexamination Report recommends investigating the potential for constructing transit friendly development and the designation of a transit village.

The City of East Orange Consistency with the Preliminary Plan

	communities (i.e. communities of place)	
7.	Identifying areas of development, redevelopment, and environs protections in suburban and rural New Jersey.	<ul style="list-style-type: none"> Not applicable in Essex County.
8.	Identifying cores and nodes as places for more intensive redevelopment in metropolitan New Jersey.	<ul style="list-style-type: none"> The City does not contain nor is able to officially identify cores and nodes since it does not contain an identified Center or have Plan Endorsement. No potential Cores and Nodes have been identified; future growth will result from redevelopment and infill.
9.	Emphasizing public support for physical design, public investment and government policy through access to information, services, jobs, housing and community life.	<ul style="list-style-type: none"> The City offers a variety of housing options, diverse job opportunities and public transportation, all of which are supported by City planning policies.
10.	Planning for the protection, restoration, integration of natural resources and systems as well as the preservation of agricultural farmland.	<ul style="list-style-type: none"> Not applicable in the City of East Orange; there are no sizable areas of environmentally sensitive land in the East Orange.
Policy Objectives of the Metropolitan Planning Area		Discussion
1.	Land Use	<ul style="list-style-type: none"> The City does not have a designated Center with Cores and Nodes; however, multiple redevelopment plans and the 2004 Reexamination Report support mixed use and mixed income developments, in some areas at densities adequate to support mass transit. Growth opportunities will be in the form of infill. This future infill and current redevelopment areas will support the efficient use of existing infrastructure and a diversity of land uses.
2.	Housing	<ul style="list-style-type: none"> Using HUD, CBDG, and Home Investment Partnership Program funding, the City normally rehabilitates between twenty and eighty homes per year. The City currently provides a mix of single-family and multi-family dwellings. In addition, the 2004 Reexamination Report recommends providing increased housing opportunities, such as townhouses, for empty nesters, artists, seniors, and those employed in the greater New York Area. Also, the City's redevelopment areas will offer a more diverse range of housing choices, such as lofts and brownstones.

The City of East Orange Consistency with the Preliminary Plan

		<ul style="list-style-type: none"> The City has streamlined the development review process to encourage more new housing construction.
3.	Economic Development	<ul style="list-style-type: none"> The City's Urban Enterprise Zone (UEZ), Business Improvement District (BID), and multiple redevelopment areas are used to support a diversified, stable economic base through physical improvements, tax incentives, promotions and other programs supporting area businesses. The City actively uses Community Development Block Grant Funds for improvement of job opportunities, housing, and community infrastructure. The City has streamlined the development review process to encourage economic development through new business formation and existing business expansion in the central business areas of the City.
4.	Transportation	<ul style="list-style-type: none"> Through the redevelopment plans, the City encourages dense development around the two existing rail stations. In addition, the 2004 Reexamination Report supports transit friendly development. The City encourages the use of mass transit and is in the process of investigating an expansion of NJ Transit services for better linkages and services throughout the City. The City is undergoing extensive rehabilitation on the East Orange train station in an effort to better service its patrons. Additionally, the City has reached out to NJ Transit to establish a working relationship that will lead to improved bus and mass transit service. The City was selected to undertake a School Demonstration Project. Upon completion, the City intends to implement its shared parking plan, which includes the school complex, the municipality, the surrounding businesses, residential and the retail community.
5.	Natural Resource Conservation	<ul style="list-style-type: none"> Not applicable in the City of East Orange; there are no sizable areas of environmentally sensitive land in the East Orange.
6.	Agriculture	<ul style="list-style-type: none"> No agricultural land exists in East Orange.

The City of East Orange Consistency with the Preliminary Plan

7.	Recreation	<ul style="list-style-type: none"> The City contains eight parks and three outdoor pools. The City intends to redevelop six of its existing parks. More specifically, redevelopment will target infrastructure that complements the social components of the parks (i.e. courts, playground equipment, tracks, fields, and field homes). Collectively, the City will rehabilitate 7.87 acres of land to cater to the needs of its existing and future residents. The 2004 Reexamination Report recommends developing multiple recreation programs that would serve all segments of the population. The City partners with nonprofit and other community organizations to provide recreation opportunities throughout the year.
8.	Redevelopment	<ul style="list-style-type: none"> The 2004 Reexamination Report strongly supports redevelopment; the City has designated ten Areas in Need of Redevelopment. Existing and future redevelopment plans support mixed use and mixed income communities that promote pedestrian activity and encourage the use of transit. To further the goals of rehabilitation and redevelopment, the city has streamlined the development approvals process and waived development fees to draw investment. In addition, a property auction is held by the City quarterly to spur redevelopment and rehabilitation of foreclosed properties.
9.	Historic Preservation	<ul style="list-style-type: none"> The 2004 Reexamination Report supports historic preservation through recommendations that include identification of significant structures, creation of a historic preservation ordinance, and incentives that encourage renovation of older structures. Historic preservation education training and partnership with nonprofit groups are used to promote the preservation of historically significant sites in the City.
10.	Public Facilities and Services	<ul style="list-style-type: none"> The 2004 Reexamination Report supports improving the quality of the school system as a means of redevelopment in East Orange. The 2004 Reexamination Report recommends implementation of an equipment maintenance and replacement program for the Water Department.
11.	Intergovernmental Coordination	<ul style="list-style-type: none"> None at this point in time.
Policy Objectives of the Environmentally Sensitive Planning Area		Discussion
	<ul style="list-style-type: none"> Not applicable in the City of East Orange; the City contains no Environmentally Sensitive Planning Area. 	

The City of East Orange Consistency with the Preliminary Plan

General Information		Discussion
1.	Local growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> • Improve infrastructure • Accommodate growth as a result of school demonstration project and redevelopment areas. • Attract new and quality economic development and investment in the City. • Attract a diversity of housing options. • Attract young residents.
2.	Regional growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> • Encourage new economic development. • Coordinate efforts with adjoining municipalities. • Coordinate transportation linkages. • Lobby as a region for an improved share of funding. • Accommodate growth in the municipality and its effects on adjoining municipalities.
3.	Redevelopment areas in the municipality.	<ul style="list-style-type: none"> • Lower Main Street (Phase I) • Muirs Berkeley / Brick Church • Evergreen / Halsted Street (Phase I and Phase II) • North Walnut Street • Upsala • Multiplex Concrete • Greenwood Area ("Teen Streets") • Rutledge • Arcadian • Lower Main (Phase II)
4.	Current municipal infrastructure needs.	<ul style="list-style-type: none"> • Road repaving and restoration of the Second River retaining wall. • Build-out analysis is necessary to project future needs.
5.	Modifications to municipal planning documents that would increase consistency with goals and policies of the State Plan.	<ul style="list-style-type: none"> • The City feels their planning documents could encourage more public participation.

The City of East Orange Consistency with the Preliminary Plan

6.	Municipal indicator program.	<ul style="list-style-type: none"> None.
7.	Planning efforts funded with a Smart Growth Grant by the New Jersey Office of Smart Growth.	<ul style="list-style-type: none"> A Smart Growth Grant was obtained for the development of the Lower Main Street Redevelopment Plan. Funds were used to develop a plan that speaks to the creation of new urban center and commercial district, attract high level of consumer traffic and residents in middle to upper income brackets, and create a livable and walkable community.
8.	<p>Performance of municipality in implementation of the goals and policies of the State Plan.</p> <p>1-Very Poor, 2-Poor, 3-Neutral, 4-Good, 5-Very Good</p>	<ul style="list-style-type: none"> 4 – Good: The City has successfully implemented select goals and policies of the State Plan through (i) the designation of two Redevelopment Areas in the City; Lower Main Street and North Walnut Street and (ii) through its active participation in the School Demonstration Project. More specifically, the School Demonstration project speaks to State policies that encourage progressive community usage of schools as libraries, health resources, or art centers. Additionally, the Lower Main Street and North Walnut Street Redevelopment Initiative addresses the State Smart Growth principals that encourage revitalization; such as mixed-use development, walkable town centers and neighborhoods, mass transit accessibility, distinctive and attractive communities that offer a sense of place and future development opportunities.
9.	Regional plans involving the municipality.	<ul style="list-style-type: none"> None.
10.	<p>Performance of State Agencies in implementation of the goals and policies of the State Plan.</p> <p>1-Very Poor, 2-Poor, 3-Neutral, 4-Good, 5-Very Good</p>	<ul style="list-style-type: none"> 4 – Good: he Office of Smart Growth provided the City of East Orange with grant funding to address remedying its commercial corridors. Specifically, the funds were used to offset the costs of the Redevelopment Study for Lower Main Street. The State representative was cognizant about the purpose of the grant and the goals that the City expected to complete. Additionally, the representatives were active in the planning process through their participation in the community meetings, insightful input, and their ongoing accessibility. Finally, in an effort to disburse the balance of the grant funds in a timely manner; the state agents ensured that all of the grant requirements were successfully completed while being empathetic to the administrative policies and needs of the City.
11.	Municipal concurrence with the goals and policies of the State Plan.	<ul style="list-style-type: none"> The City of East Orange is in agreement with the goals and policies set forth in the States Plan. This is evidenced through the following projects undertaken by the City: <ul style="list-style-type: none"> Revitalization of the State Cities and Towns. To date, the City has designated eight (8) Redevelopment Areas within the City. The City is currently in the process of investigating three (3) additional areas for redevelopment. Provide Adequate Public Facilities. In an effort to address the needs of our students and the community, the School Demonstration Project will provide a Performing Arts Center, Dental and medical clinic, Television and Recording Studios, 24 Hour Day Care, Youth and Senior Center, and a Library to its residents.

The City of East Orange Consistency with the Preliminary Plan

		<ul style="list-style-type: none"> • Preserve and Enhance Open Space and Recreational Value. In an effort to enhance the vitality of East Orange communities while building on its natural resources, the City of East Orange has completed a recreation plan that speaks to the needs of its community. Consequently, the City anticipates redevelopment of (6) six parks to address the social and recreational needs of residents. • Ensure Sound & Integrated Planning. A market and residential analysis was conducted throughout the City to assess the existing conditions of the City as well as identify tools to further develop them. As a result of the analyses, the City has hosted numerous planning forums to garner input from residents and business owners in an effort to develop a realistic plan to improve the City.
12.	Specific objections to the State Plan.	<ul style="list-style-type: none"> • None.
13.	Improvements to the Preliminary Plan that would better meet the needs of the municipality.	<ul style="list-style-type: none"> • More direction for public participation should be given in the Preliminary Plan. • The New Jersey Preliminary State Plan Policy Map should have smaller maps that show each municipality separately. This would provide better feedback during the Cross-acceptance process, as the map format is very unclear in its current state.
14.	Requested changes to the Preliminary Policy Map.	<ul style="list-style-type: none"> • There are several additional parks that should be shown on the Policy Map as Parks and Natural Areas.
15.	Comments on Population and Employment Trends and Forecasts.	<ul style="list-style-type: none"> • The City of East Orange is in disagreement with the State's current population and employment projections for a number of reasons. 1) East Orange has a large population of foreign-born and Non-English speaking people who often do not fill out census forms and are largely unaccounted for in the U.S. Census. 2) The City anticipates that its eleven redevelopment areas will draw a large influx of middle-upper income individuals and families to East Orange. At this time, the municipality realizes a build-out analysis is necessary in order to project the future population and employment needs. However, a build out-analysis is not anticipated until the Master Plan process is completed in the end of 2005.

Township of Fairfield Consistency with the Preliminary Plan

Township of Fairfield Consistency with the Preliminary Plan

Key Concepts and Policy Objectives of the State Plan		Discussion
1.	Planning that is comprehensive, citizen-based, collaborative, coordinated, equitable, and based on capacity analysis is essential to achieving the goals of the State Plan	<ul style="list-style-type: none"> • Township planning documents utilize information from various disciplines to create the Master Plan Elements. • Opportunities for public input include the Planning Board, Zoning Board of Adjustment, Environmental Commission, and Governing Body. • The Township has not completed a capacity analysis.
2.	Planning should be undertaken at a variety of scales and should focus on physical or functional features that do not necessarily correspond to political jurisdictions.	<ul style="list-style-type: none"> • The Master Plan addresses regional traffic issues along Route 46 and flooding in the Passaic River Basin. The municipality has taken steps to improve traffic conditions along Route 46.
3.	Planning should be closely coordinated with and supported by investments, programs, and regulatory actions.	<ul style="list-style-type: none"> • The zoning ordinance is the primary mechanism for implementation of Master Plan Goals. However, capital investments result in an infrastructure network capable of supporting future development supported in the Master Plan. • The objectives of the Land Use Plan include preserving the low density character of residential districts, providing for a variety of commercial uses in the Route 46 Corridor and restricting development in the flood-prone Great Piece Meadows north of I-80. The zoning ordinance implements these objectives and is substantially consistent with the Master Plan. Master Plan recommendations to construct a park on Summit Avenue and expand the recycling program have been implemented.
4.	Planning should create, harness and build on the power of market forces and pricing mechanisms while accounting for the full costs of public and private actions.	<ul style="list-style-type: none"> • The 1999 Reexamination Report indicated a problem along Route 46. The numerous applications for commercial development along this important transportation corridor require variances associated with the undersized lots along this strip, and the Reexamination recommends a reevaluation of the regulatory controls. • The Township's outstanding access from I-80 and Route 46 has made it an attractive location for businesses, resulting in a population to jobs ratio of 6 to 1. • The upcoming Master Plan Reexamination Report will better address market mechanisms.
5.	Planning should maintain and revitalize existing communities.	<ul style="list-style-type: none"> • The Township seeks to reduce traffic congestion as a way of maintaining the character and quality of life in the Township. • Land consumption is regulated north of I-80 to maintain the rural character and environmental quality

Township of Fairfield Consistency with the Preliminary Plan

		in this section of the Passaic River flood plain.
6.	Planning, designing and constructing development and redevelopment projects, that are residential, commercial, industrial, or institutional and that contribute to the creation of diverse compact human scale communities (i.e. communities of place)	<ul style="list-style-type: none"> The Township supports revitalization to maintain the existing neighborhoods and underutilized commercial, office, and light industrial districts. The Master Plan Reexamination Report will analyze conditions in residential districts. In addition, the Township is preparing a revised Housing Element for the inclusion in the Master Plan. Several commercial and industrial districts are in need of revitalization because they contain multiple vacant or underutilized parcels.
7.	Identifying areas of development, redevelopment, and environs protections in suburban and rural New Jersey.	<ul style="list-style-type: none"> Not applicable in Essex County.
8.	Identifying cores and nodes as places for more intensive redevelopment in metropolitan New Jersey.	<ul style="list-style-type: none"> The Township does not contain nor is able to officially identify cores and nodes since it does not contain an identified Center or have Plan Endorsement. However, the Township has identified a potential Node through the Cross-acceptance process. The Essex County Airport is an activity center with a concentration of transportation and commercial uses. The Essex County Improvement Authority (ECIA) operates the Airport. The remaining vacant land at the Airport is likely to be developed for office and light industry.
9.	Emphasizing public support for physical design, public investment and government policy through access to information, services, jobs, housing and community life.	<ul style="list-style-type: none"> Municipal planning documents support a mix of housing and employment options for residents.
10.	Planning for the protection, restoration, integration of natural resources and systems as well as the preservation of agricultural farmland.	<ul style="list-style-type: none"> The environmentally sensitive Great Piece Meadows, north of I-80, is reserved for agriculture and conservation in the Master Plan and zoning ordinance. The Township's flood plain ordinance limits development in flood prone areas along the Passaic River. The Lake Bonanno site, a 200-acre lake created by soil mining, is being remediated by the property owner and NJDEP.
Policy Objectives of the Metropolitan Planning Area		Discussion
1.	Land Use	<ul style="list-style-type: none"> The Reexamination Report recommends protection of the prevailing residential development patterns, improving the transition between conflicting land use patterns, and reinforcing prevailing intensities of use.

Township of Fairfield Consistency with the Preliminary Plan

		<ul style="list-style-type: none"> Fairfield is almost completely developed with a land use pattern dominated by regional transportation and environmental constraints. The Township contains a linear commercial corridor on Route 46, a concentration of light industry/warehousing in close proximity to I-80 and Route 46 and extensive wetlands along the Passaic River. Fairfield lacks an identifiable center and a number of single use districts. The growth of the Township is expected to slow in the future since vacant, developable land is scarce. Most future growth will result from infill and redevelopment.
2.	Housing	<ul style="list-style-type: none"> The Township is primarily composed of single-family detached residential communities. The Township recognizes a need for an array of housing types, but environmentally suitable sites for multi-family units are limited. The Township contains four small multi-family lands use districts along the municipal border with North Caldwell. The Township is seeking to increase housing options in order to meet the needs of an aging population. An assisted living facility was recently approved.
3.	Economic Development	<ul style="list-style-type: none"> Fairfield has been the beneficiary of significant economic development during the past twenty years because of its strategic location, outstanding access and available land. The Township has become a major employment center with a jobs to population ratio of approximately 6 to 1. Due to the rapid pace of development, the planning focus has been on accommodating growth rather than inducing it. The growth of the Township is expected to slow in the future since vacant, developable land is scarce.
4.	Transportation	<ul style="list-style-type: none"> Fairfield has an extensive transportation network that provides outstanding local and regional access. The Township is bisected by two regional highways and is host to a general aviation airport. Route 46 is a state highway that serves as a commercial corridor and provides links to points east and west, especially Essex County, Passaic County and Morris County. I-80 is a limited access interstate highway that also provides links to points east and west, especially New York City. Essex County Airport provides charter flights and aviation services such as aircraft repair and flying instruction. The Airport functions as a business center and contains property available for economic development. There is a need for increased collaborative planning with New Jersey Department of Transportation (NJDOT) and Essex County Improvement Authority (ECIA) to improve the Route 46 corridor and maximize the benefits of Essex County Airport to the host community.
5.	Natural Resource Conservation	<ul style="list-style-type: none"> The Township encourages development that protects the significant wetland and floodplain areas, retains existing vegetation, and to conserves sites with particular environmental sensitivity. The Master Plan calls for protection of the environmentally sensitive wetlands along the Passaic River

Township of Fairfield Consistency with the Preliminary Plan

		<p>known as Great Piece Meadows, which is implemented by the zoning ordinance.</p> <ul style="list-style-type: none"> • The Environmental Commission is consulted on development applications. • The Township cooperated with the NJDEP on the clean up of the Caldwell Trucking Superfund site. It is also working with the NJDEP to reclaim the Lake Bonnano site.
6.	Agriculture	<ul style="list-style-type: none"> • The Master Plan reserves the area north of I-80 for agricultural and conservation purposes.
7.	Recreation	<ul style="list-style-type: none"> • The total amount of open space in the Township is adequate, but some residential areas do not have convenient access to existing parks and organized recreational programs have difficulty in scheduling practice and game times due to the limited number of athletic fields within the community. • Fairfield provides a variety of recreational opportunities for residents. There are twelve municipal parks with a total of approximately 107.46 acres of recreational land. In addition, a portion of the West Essex County Park is located in the Township's southwest corner.
8.	Redevelopment	<ul style="list-style-type: none"> • Fairfield has a limited need for redevelopment. The residential neighborhoods are stable and the housing stock is in good condition. The Route 46 commercial corridor is a viable shopping destination that provides a broad range of goods and services. The light industrial sections have a decreasing vacancy rate due to a booming economy and strategic location.
9.	Historic Preservation	<ul style="list-style-type: none"> • While the Township has no historic preservation program or planning documents, it has obtained Community Development Block Grant (CDBG) funding to rehabilitate the historic Van Ness Homestead.
10.	Public Facilities and Services	<ul style="list-style-type: none"> • Fairfield's public facilities are in a state of good repair and services are adequate to support the existing population. Master Plan recommended parks have been constructed to meet an increasing need.
11.	Intergovernmental Coordination	<ul style="list-style-type: none"> • The Township participates in several intergovernmental service agreements. The Township is a member of the West Essex Regional School District and sends children in grades 7 through 12 to West Essex Regional High School. Water service provided through the Passaic Valley Water Commission. The Township disposes of its solid waste at the regional Essex County Resource Recovery Facility in Newark. Several municipalities have indicated that aircraft noise from the Essex County Airport is an important regional issue. The reduction of aircraft noise may require future coordination and cooperation between Fairfield and the bordering municipalities.
Policy Objectives of the Environmentally Sensitive Planning Area		Discussion

Township of Fairfield Consistency with the Preliminary Plan

1.	Land Use	
2.	Housing	
3.	Economic Development	
4.	Transportation	
5.	Natural Resource Conservation	
6.	Agriculture	
7.	Recreation	
8.	Redevelopment	
9.	Historic Preservation	
10.	Public Facilities and Services	
11.	Intergovernmental Coordination	
General Information		Discussion
1.	Local growth management, development or redevelopment issues facing the municipality.	
2.	Regional growth management, development or redevelopment issues facing the municipality.	
3.	Redevelopment areas in the municipality.	
4.	Current municipal infrastructure needs.	
5.	Modifications to municipal planning documents that would increase consistency with goals and policies of the State Plan.	
6.	Municipal indicator program.	

Township of Fairfield Consistency with the Preliminary Plan

7.	Planning efforts funded with a Smart Growth Grant by the New Jersey Office of Smart Growth.	
8.	Performance of municipality in implementation of the goals and policies of the State Plan. 1-Very Poor, 2-Poor, 3-Nuetral, 4-Good, 5-Very Good	
9.	Regional plans involving the municipality.	
10.	Performance of State Agencies in implementation of the goals and policies of the State Plan. 1-Very Poor, 2-Poor, 3-Nuetral, 4-Good, 5-Very Good	
11.	Concurrence with the goals and policies of the State Plan.	<ul style="list-style-type: none"> The 1999 Reexamination Report maintains that the general intent of the State Development and Redevelopment Plan and the current planning area designation for Fairfield represents a reasonable approach to growth management.
12.	Specific objections to the State Plan.	
13.	Improvements to the Preliminary Plan that would better meet the needs of the municipality.	
14.	Revisions to the Preliminary Policy Map and their appropriateness.	

Borough of Glen Ridge Consistency with the Preliminary Plan

The
MAYOR & BOROUGH COUNCIL
of the
BOROUGH OF GLEN RIDGE
County of Essex
State of New Jersey



Tuesday, September 14, 2004

RESOLUTION NO. 145-04

Offered By Councilperson
Seconded By Councilperson

Hughes
Carnevale

**RESOLUTION AUTHORIZING PARTICIPATION OF THE BOROUGH OF GLEN
RIDGE IN THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN
(STATE PLAN) CROSS-ACCEPTANCE PROCESS**

WHEREAS, the State Planning Act of 1985 (N.J.S.A. 52:18A-196 et. seq.) created a State Planning Commission and an Office of Smart Growth for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and,

WHEREAS, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey's citizens, and to prevent sprawl and promote the suitable use of land; and,

WHEREAS, the primary duty and responsibility of the State Planning Commission under the State Planning Act is the preparation of a "State Development and Redevelopment Plan;" and,

WHEREAS, the State Planning Act also provides that the State's municipalities are to have an essential role in the development of the State Plan through their participation in the Cross-acceptance process to be conducted under the Act; and,

WHEREAS, the Cross-acceptance process is the primary vehicle under the Act for promoting vertical coordination and integration of state, county and local plans by affording county and municipal governments a full and open opportunity to be involved in reconciling inconsistencies between state and local policies; and,

WHEREAS, the Board of Chosen Freeholders of Essex County has concluded that it is appropriate, necessary and in the County's interest to fully participate in the development of the State Plan through the full and active participation of the County government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process,

WHEREAS, the Governing Body of the Borough of Glen Ridge has concluded that it is appropriate, necessary and in the municipality interest to fully participate in the development of the State Plan through the full and active participation of the Municipal government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Glen Ridge of Essex County as follows:

1. That the Director of Planning & Development is hereby authorized and directed to carry out the Cross-acceptance process pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et. seq. and the State Planning Rules, N.J.A.C. 17:32 and any other rules promulgated by the State Planning Commission for this purpose:

2. That the Director of Planning & Development shall coordinate with the County or Negotiating Entity in their preparation of a proposed work program and schedule for municipal and county Cross-acceptance and Negotiating Entity shall submit said work program and schedule to the New Jersey Office of Smart Growth by

3. That the Municipal Department of Planning shall provide staff assistance to the County Planning Board or Negotiating Entity in order to prepare a Cross-acceptance Report and successfully complete the Cross-acceptance process; and

4. That all other Municipal Departments and Agencies shall cooperate with the Municipal and County Planning Board or Negotiating Entity and provide information and furnish such documents as may be required.

Borough of Glen Ridge Consistency with the Preliminary Plan

Key Concepts and Policy Objectives of the State Plan		Discussion
1.	Planning that is comprehensive, citizen-based, collaborative, coordinated, equitable, and based on capacity analysis is essential to achieving the goals of the State Plan	<ul style="list-style-type: none"> • Input is sought from Borough commissions focusing on specific fields, such as transportation, and historic preservation. • Opportunities for public participation include the Planning Board, Zoning Board of Adjustment, Governing Body, Environmental and Transportation Advisory Committee, and the Historical Preservation Commission. • The Borough has not completed a capacity analysis. The Borough is built-out and planning efforts focus on infill and redevelopment.
2.	Planning should be undertaken at a variety of scales and should focus on physical or functional features that do not necessarily correspond to political jurisdictions.	<ul style="list-style-type: none"> • The 2003 Master Plan states that the zoning of Glen Ridge is to be compatible with adjoining municipalities, and that the planning efforts are to be consistent with the Essex County Master Plan and State Development and Redevelopment Plan.
3.	Planning should be closely coordinated with and supported by investments, programs, and regulatory actions.	<ul style="list-style-type: none"> • In the drafting of the 2003 Glen Ridge Master Plan, the Planning Board considered the Council's goals and financial objectives. The Mayor and Council have a Planning & Development Subcommittee. Their goal is to ensure that Borough's investments and development are consistent with the 2003 Master Plan as well as the Council's budgetary goals.
4.	Planning should create, harness and build on the power of market forces and pricing mechanisms while accounting for the full costs of public and private actions.	<ul style="list-style-type: none"> • The 2003 Master Plan promotes appropriate nonresidential development and a balance of uses, and examines the potential reuse of land to reflect current building needs and functions.
5.	Planning should maintain and revitalize existing communities.	<ul style="list-style-type: none"> • The Borough focuses on redevelopment and open space opportunities to achieve this goal.
6.	Planning, designing and constructing development and redevelopment projects, that are residential, commercial, industrial, or institutional and that contribute to the creation of diverse compact human scale	<ul style="list-style-type: none"> • Planning efforts provide linkages in the form of bike paths to interconnect municipal facilities, the train station, and the Senior Community Center, and a jitney service provides an alternative form of transportation to the Borough center.

Borough of Glen Ridge Consistency with the Preliminary Plan

	communities (i.e. communities of place)	
7.	Identifying areas of development, redevelopment, and environs protections in suburban and rural New Jersey.	<ul style="list-style-type: none"> Not applicable in Essex County.
8.	Identifying cores and nodes as places for more intensive redevelopment in metropolitan New Jersey.	<ul style="list-style-type: none"> The Borough does not contain nor is able to officially identify cores and nodes since it does not contain an identified Center or have Plan Endorsement. However, the 2003 Master Plan and other planning efforts call for an examination of the Bloomfield Avenue corridor as an area with potential for redevelopment. The Borough is fully built-out. The only large piece of land with major development potential is the Glen Ridge Country Club, which is zoned for multi-family housing.
9.	Emphasizing public support for physical design, public investment and government policy through access to information, services, jobs, housing and community life.	<ul style="list-style-type: none"> Borough policies support a variety of housing and transportation options. When acting on major capital projects, the Council ensures compliance with the 2003 Master Plan. Community input and notification is also provided for every large-scale community investment.
10.	Planning for the protection, restoration, integration of natural resources and systems as well as the preservation of agricultural farmland.	<ul style="list-style-type: none"> The Borough is currently planning for the redevelopment of The Glen, the Borough's major natural resource, that will promote its historic and natural features.
Policy Objectives of the Metropolitan Planning Area		Discussion
1.	Land Use	<ul style="list-style-type: none"> The City does not have a designated Center with Cores and Nodes; however, Borough planning documents recognize redevelopment opportunities along the Bloomfield Avenue corridor, which is one of the major arteries for development in the County. As a built-out community, the Borough focuses on redevelopment and rehabilitation. The largest portion of the Borough's land use is comprised of single-family detached housing units. Recent planning efforts will provide multi-family housing in the Borough's business zone. Bikeways and bridges are being developed in the Borough center to provide safer linkages with other parts of the Borough.

Borough of Glen Ridge Consistency with the Preliminary Plan

2.	Housing	<ul style="list-style-type: none"> • The 85% of the housing in Glen Ridge consists of single-family detached units. Recent planning efforts will provide new multi-family housing in the Borough's business zone. • The Borough uses its property maintenance code to maintain the existing housing stock and the HOME program for rehabilitation of low and moderate units. Also, the Borough is working to leverage funds for affordable housing programs and additional rehabilitation.
3.	Economic Development	<ul style="list-style-type: none"> • The Borough contains limited commercial opportunities. • Although the Borough fully supports redevelopment, there are no established tax policies or specific fast track processes for redevelopment. Every effort is made to move the redevelopment process along.
4.	Transportation	<ul style="list-style-type: none"> • The 2003 Master Plan supports the diversified transportation system in the Borough, which provides passenger rail service along the Montclair Boonton Branch of the Morris and Essex Line, bus services provided by New Jersey Transit and DeCamp Bus lines, and a Jitney Service Program that provides two shuttle busses for weekday commuters using the passenger rail service. The Plan provides specific recommendations to improve the Borough's transportation system. • The Borough also provides a series of bikeways that link streets, parking facilities, the train station and the community pool. In addition, the 2003 Master Plan supports expansion of the bicycle and pedestrian network.
5.	Natural Resource Conservation	<ul style="list-style-type: none"> • No environmentally damaged sites are located in the Borough. • The Borough is currently planning for the redevelopment of The Glen, the Borough's major natural resource, that will promote its historic and natural features.
6.	Agriculture	<ul style="list-style-type: none"> • The Borough contains no agricultural lands.
7.	Recreation	<ul style="list-style-type: none"> • Continued assessment and appropriate upgrade of all recreational facilities are recommended to be undertaken over the next five years in the 2003 Master Plan. • The 2003 Master Plan recommends redeveloping The Glen and Freeman Gardens for passive open space. In addition, it recommends acquiring additional land for active recreation.
8.	Redevelopment	<ul style="list-style-type: none"> • Redevelopment efforts have focused on the conversion of vacant and underutilized tracts.

Borough of Glen Ridge Consistency with the Preliminary Plan

9.	Historic Preservation	<ul style="list-style-type: none"> 85% of the Borough is designated on the local, State and National Historic Registry. The zoning ordinance is used to maintain the historic character of the Borough. All development applications must be reviewed and approved by the Historic Preservation Commission.
10.	Public Facilities and Services	<ul style="list-style-type: none"> With the exception of the Board of Education facilities, no major expansion of capital facilities is anticipated. The 2003 Master Plan recommends exploring multi-use facilities and rehabilitation and reconstruction of existing infrastructure and facilities rather than new construction. The 2003 Master Plan recommends connectivity between municipal facilities, which has been partially achieved with bicycle and pedestrian facilities.
11.	Intergovernmental Coordination	<ul style="list-style-type: none"> The Borough contracts with the Township of Montclair for health and water services and in one of the largest inter local agreements in the State for fire suppression services.
Policy Objectives of the Environmentally Sensitive Planning Area		Discussion
	<ul style="list-style-type: none"> Not applicable in the Borough of Glen Ridge; the Borough contains no Environmentally Sensitive Planning Area. 	
General Information		Discussion
1.	Local growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> Large scale infrastructure rehabilitation projects are required. Lack of ratables to support necessary construction projects. Lack of affordable housing.
2.	Regional growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> Poor communication between State, County, and local entities, which result in inconsistent infrastructure and development characteristics.
3.	Redevelopment areas in the municipality.	<ul style="list-style-type: none"> Matchless Metals

Borough of Glen Ridge Consistency with the Preliminary Plan

4.	Current municipal infrastructure needs.	<ul style="list-style-type: none"> The Borough's major infrastructure needs revolve around the maintenance and improvement of existing facilities. Many roadways require resurfacing or reconstruction. The water system is in the process of being cleaned and relined. Much of the sewer system requires upgrades and maintenance. The County bridge crossing Ridgewood Avenue also requires maintenance. The Hillside Avenue Bridge is slated for reconstruction this year. The other major infrastructure issue facing the Borough is compliance with the new Storm Water Management Regulations.
5.	Modifications to municipal planning documents that would increase consistency with goals and policies of the State Plan.	<ul style="list-style-type: none"> The 2003 Master Plan policies and practices are generally consistent with the State Plan.
6.	Municipal indicator program.	<ul style="list-style-type: none"> None.
7.	Planning efforts funded with a Smart Growth Grant by the New Jersey Office of Smart Growth.	<ul style="list-style-type: none"> The Borough received a Smart Growth Grant to produce a pedestrian study examining how pedestrians, including students and commuters can safely cross the intersection of two county roads. The conclusions of this project will describe how mass transportation facilities, park systems and the senior center will interconnect.
8.	Performance of municipality in implementation of the goals and policies of the State Plan. 1-Very Poor, 2-Poor, 3-Nuetral, 4-Good, 5-Very Good	<ul style="list-style-type: none"> 4-Good: The Borough has focused its planning efforts on preservation of historic assets and the redevelopment of private and public lands. These policies and efforts are consistent with the State Plan.
9.	Regional plans involving the municipality.	<ul style="list-style-type: none"> None.
10.	Performance of State Agencies in implementation of the goals and policies of the State Plan. 1-Very Poor, 2-Poor, 3-Nuetral, 4-Good, 5-Very Good	<ul style="list-style-type: none"> 2-Poor: The State lacks coordination between its various divisions. The review and implementation of its policies is extremely time consuming and expensive. The lack of adopted affordable housing policy also makes implementation difficult.

Borough of Glen Ridge Consistency with the Preliminary Plan

11.	Municipal concurrence with the goals and policies of the State Plan.	<ul style="list-style-type: none"> The Borough is in agreement with the goals and policies of the State Plan. The 2003 Master Plan states that planning efforts are to be consistent with the State Development and Redevelopment Plan.
12.	Specific objections to the State Plan.	<ul style="list-style-type: none"> None.
13.	Improvements to the Preliminary Plan that would better meet the needs of the municipality.	<ul style="list-style-type: none"> Clearer definitions and guidance as to how government divisions can comply with the State Plan, in particular clarification about affordable housing and environmental issues is needed. There should be additional provisions for additional cross-county and cross-municipality communication that allows increased opportunities for a municipality to influence development occurring in a neighboring municipality that will have substantial negative impact on their own municipality.
14.	Requested changes to the Preliminary Policy Map.	<ul style="list-style-type: none"> The area shown as a Critical Environmental Site should be changed to a Historic and Cultural Site, as the district is locally and nationally designated. There are multiple areas of parkland that should be added to the Preliminary Policy Map.
15.	Comments on Population and Employment Trends and Forecasts.	<ul style="list-style-type: none"> The forecasts and projections do not seem to take into account the diversity of the municipalities within the County. Both employment and population changes are consistent throughout the County. Additional study of the figures is warranted.

Township of Irvington Consistency with the Preliminary Plan

RESOLUTION OF THE TOWNSHIP OF IRVINGTON, NJ

No. DA 04-0914-16

Date of Adoption SEP 14 2004

Form and Legality Based on Facts Set Forth by

Legislative Research Officer

PRESENTED BY COUNCIL MEMBER LYONS SECONDED BY MCKENZIE

RESOLUTION AUTHORIZING PARTICIPATION OF IRVINGTON TOWNSHIP IN THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN (State Plan) CROSS-ACCEPTANCE PROCESS

WHEREAS, the State Planning Act of 1985 (N.J.S.A. 52:18A-196 et. seq.) created a State Planning Commission and an Office of Smart Growth for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and,

WHEREAS, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey's citizens, and to prevent sprawl and promote the suitable use of land; and,

WHEREAS, the primary duty and responsibility of the State Planning Commission under the State Planning Act is the preparation of a "State Development and Redevelopment Plan;" and

WHEREAS, the State Planning Act also provides that the State's municipalities are to have an essential role in the development of the State Plan through their participation in the Cross-acceptance process to be conducted under the Act; and

WHEREAS, the Cross-acceptance process is the primary vehicle under the Act for promoting vertical coordination and integration of state, county and local plans by affording county and municipal governments a full and open opportunity to be involved in reconciling inconsistencies between state and local policies; and

WHEREAS, the Board of Chosen Freholders of Essex County has concluded that it is appropriate, necessary and in the County's interest to fully participate in the development of the State Plan through the full and active participation of the County government in the Cross-acceptance process; and Cross-acceptance process, and

WHEREAS, the Governing Body of Irvington has concluded that it is appropriate, necessary and in the municipality's interest to fully participate in the development of the State Plan through the full and active participation of the Municipal government in the Cross-acceptance process;

NOW, THEREFORE, BE IT RESOLVED BY THE IRVINGTON TOWNSHIP COUNCIL OF THE COUNTY OF ESSEX as follows:

1. That the Irvington Township Business Administrator is hereby authorized and directed to carry out the Cross-acceptance process pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et. seq. and the State Planning Rules, N.J.A.C. 17:22 and any other rules promulgated by the State Planning Commission for this purpose;
2. That the Irvington Township Business Administrator shall coordinate with the County or Negotiating Entity in their preparation of a proposed work program and schedule for municipal and county Cross-acceptance;
3. That the Irvington Township Business Administrator shall provide staff assistance to the County Planning Board or Negotiating Entity in order to prepare a Cross-acceptance Report and successfully complete the Cross-acceptance process.

X Indicates Vote RECORD OF COUNCIL VOTE A.B. Absent---N.V. No Vote

Council Member	YES	NO	N.V.	A.B.	Council Member	YES	NO	N.V.	A.B.
BEASLEY, 2ndVP	X				MCELROY, 1 st VP	X			
JONES, L.	X				MCKENZIE	X			
JONES, S. R.	X				SOWELL, PRES.	X			
LYONS	X								

PRESIDENT OF COUNCIL John Swell MUNICIPAL CLERK Richard M. Mena DATED SEP 14 2004
 I hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Municipal Council. In witness whereof I have hereunto set my hand and the Corporate Seal of the Township of Irvington.

MUNICIPAL CLERK Richard M. Mena SEP 14 2004

2004 Essex County Cross-acceptance Report

Dec 16 2004
 HAW BLDG B. OODP PURCH POL-DR POL-CT FIRE SEC-ABBA TAX-AS TAX-CL MAYOR ALER PW ENG COURT JUDGE LICEN GNCD BGS

Township of Irvington Consistency with the Preliminary Plan

Key Concepts and Policy Objectives of the State Plan		Discussion
1.	Planning that is comprehensive, citizen-based, collaborative, coordinated, equitable, and based on capacity analysis is essential to achieving the goals of the State Plan	<ul style="list-style-type: none"> • Opportunities for public input include the Municipal Council, Planning Board, Board of Adjustment, neighborhood block associations and ad hoc contact with the administration. Additional opportunities for public participation are provided through regularly scheduled seminars, task forces, workshops on planning and zoning, redevelopment and brownfield development. • A capacity analysis is underway regarding sanitary and sewer lines and road surface conditions. Existing infrastructure services all land parcels. A Capital Improvement Program is being implemented through the current operating budget to fund improvements over the short term.
2.	Planning should be undertaken at a variety of scales and should focus on physical or functional features that do not necessarily correspond to political jurisdictions.	<ul style="list-style-type: none"> • An Urban Enterprise Zone (UEZ) is in place to benefit the commercially and industrially zoned areas. This UEZ is officially designated in its entirety as an area in need of rehabilitation. The redevelopment plan for this area is now being drafted. The plan will feature "downtown" development design standards, mixed uses, pedestrian-safe, appealing streets. • The Township's Master Plan, zoning ordinance and redevelopment plans address the Township's impact on neighboring municipalities and the region.
3.	Planning should be closely coordinated with and supported by investments, programs, and regulatory actions.	<ul style="list-style-type: none"> • There are a number of programs that integrate with the planning activities of the Township: 1) CDBG and HOME funding support residential redevelopment; the Urban Enterprise Zone (UEZ) funds community cleaning, a GIS, community policing and marketing within the downtown and commercial districts; the Irvington Neighborhood Improvement Program provides anti-poverty assistance and housing as well as relocation support. • The Township has three task forces: revitalization, redevelopment and land development review, which meet regularly to coordinate enforcement and permitting with site plan/subdivision review.
4.	Planning should create, harness and build on the power of market forces and pricing mechanisms while accounting for the full costs of public and private actions.	<ul style="list-style-type: none"> • The Township is utilizing a study of its redevelopment potential through an analysis of the land use market, determining residential spending patterns and using this information to attract commercial, office and industrial uses to the Township.
5.	Planning should maintain and revitalize existing communities.	<ul style="list-style-type: none"> • The Township uses the initiatives of its Urban Enterprise Zone (UEZ) to provide economic benefits to the commercial and industrial zoned areas of the township that will improve their ability to serve Township residents. • The Township's planning documents and redevelopment plans promote the maintenance of the existing neighborhood character. The 2002 Master Plan identifies areas of the Township that are appropriate for stabilization and rehabilitation and the Township utilizes the zoning code to maintain

Township of Irvington Consistency with the Preliminary Plan

		<p>and revitalize existing communities.</p> <ul style="list-style-type: none"> The 2002 Master Plan seeks to maintain the existing residential character with density restrictions to prevent further subdivision of residential lots.
6.	Planning, designing and constructing development and redevelopment projects, that are residential, commercial, industrial, or institutional and that contribute to the creation of diverse compact human scale communities (i.e. communities of place)	<ul style="list-style-type: none"> The 2002 Master Plan recommends developing design standards and improvements to the Township's bus terminal. Township planning documents support preservation and improvement of the walkability, mix of uses, and streetscape design present in the Township.
7.	Identifying areas of development, redevelopment, and environs protections in suburban and rural New Jersey.	<ul style="list-style-type: none"> Not applicable in Essex County.
8.	Identifying cores and nodes as places for more intensive redevelopment in metropolitan New Jersey.	<ul style="list-style-type: none"> The City does not contain nor is able to officially identify cores and nodes since it does not contain an identified Center or have Plan Endorsement. However, the Township has identified three potential Nodes and one potential Core: Coit Street Phase I Node, which is currently primarily industrial with the addition of commercial uses to eliminate vacant underutilized parcels proposed; Campfield Street Area industrial-commercial Node; Irvington Bus Terminal transportation Node; and the Commercial Business District, which is a proposed commercial Core.
9.	Emphasizing public support for physical design, public investment and government policy through access to information, services, jobs, housing and community life.	<ul style="list-style-type: none"> The Township maintains a website and public access TV station, which provide information about programs, planning and capital improvements. The Township also publishes a quarterly newsletter and attends ad hoc meetings with neighborhood block associations. Township planning policies support the diversity of housing, transportation options, and job opportunities available to residents.
10.	Planning for the protection, restoration, integration of natural resources and systems as well as the preservation of agricultural farmland.	<ul style="list-style-type: none"> The Township is engaged in the reclamation of 33 brownfield sites, of which five are targeted for priority planning and redevelopment under an NJDEP designated Brownfield Development Area.
Policy Objectives of the Metropolitan Planning Area		Discussion
1.	Land Use	<ul style="list-style-type: none"> The Township's planning activities have identified centers with Cores and Nodes; however, the City has not received official OSG designation of these Cores and Nodes as growth areas through the

Township of Irvington Consistency with the Preliminary Plan

		<p>Cross-acceptance process.</p> <ul style="list-style-type: none"> • The Township has diverse lands uses that include a mix of residential types, both pedestrian and auto oriented retail and office uses, and industrial uses. Efforts aimed at increasing mixed use include the provisions of redevelopment plans, and revisions to the zoning ordinance that promote more efficient use of land. • The Township has multiple neighborhood centers to serve the surrounding residential neighborhoods.
2.	Housing	<ul style="list-style-type: none"> • The Township has a well-integrated mix of single-family, two-family, three-family, four-family and apartment buildings with a wide range of densities. • To prevent further decline of the housing stock, the Township has identified ten areas for targeted planning to focus demolition, Community Development Block Grants (CDBG) and HOME funding. • Township planning documents support maintenance of the existing housing stock and a range of housing options. The 2002 Master Plan seeks to maintain the existing residential character with density restrictions to prevent further subdivision of residential lots and the creation of design requirements. The updated zoning ordinance added a new residential zone that expanded the permitted multi-family housing types, supports second floor residences in the O-1 zone, and supports development of undersized residential lots.
3.	Economic Development	<ul style="list-style-type: none"> • The redevelopment program is used to spur economic development throughout the Township. Specifically, its Redevelopment Group guides private developers through Irvington's redevelopment process. • The Township uses the initiatives of its Urban Enterprise Zone (UEZ) to provide economic benefits to the commercial and industrial zoned areas of the township through the use of reduced sales tax, employment opportunities for residents, and quality of life and public safety improvements. • The 2002 Master Plan recommends investigating the feasibility of establishing a Foreign Trade Zone at the Coit Industrial Area. This designation allows the area to be treated as though it is outside the U.S. Customs territory with import duties on merchandise able to be deferred, reduced or in some cases eliminated. • A Business Improvement District (BID) has been established along the Springfield Avenue Corridor to accelerate the rehabilitation of this area through funding rehabilitation, undertaking improvements, managing the downtown area and providing services such as security to the area. • The Township is part of a New Jersey Department of Labor (NJDOL) program to help Irvington apprentices to develop marketable skills in the construction trades. • The Township has a First Source ordinance in place that requires the hiring of local businesses and

Township of Irvington Consistency with the Preliminary Plan

		<p>employees exceeding certain thresholds of contract work.</p> <ul style="list-style-type: none"> Community Development Block Grant (CDBG) scales interest rates in its loan program to developments that hire local labor. The Township has enacted a Tax Abatement Ordinance and is considering several strategies to use payment in lieu of taxes to create revolving pools of funds to facilitate redevelopment.
4.	Transportation	<ul style="list-style-type: none"> Irvington's compact community form is well served by taxicabs, cross town bus service, and pedestrian facilities. In addition, the Township is considering mini-bus shuttles to connect remote parking areas to the Irvington Center. The Township developed the Transit Gateway Project, which, if implemented, would be used to improve bus ridership through a variety of mechanisms, such as improving passenger waiting areas, incorporating retail uses near the terminal area and improvement of the existing terminal structure. The 2002 Master Plan supports streetscape improvements, providing adequate linkages, both pedestrian and auto, between residential, commercial areas and the bus terminal, and establishing a plan to create bicycle paths and bicycle lanes and for the installation of bicycle racks. The Township is engaged with the Port Authority in seeking opportunities to attach an Irvington industrial area to the Newark-Elizabeth Foreign Trade Zone.
5.	Natural Resource Conservation	<ul style="list-style-type: none"> The Township has identified and is working toward clean up of 33 contaminated sites of which five are targeted for priority planning and redevelopment under an NJDEP designated Brownfield Development Area. The Township maintains a system of municipal parks that directly serve residential neighborhoods. Following the 2002 Master Plan's guidance, new equipment and other amenities have been invested in these open spaces.
6.	Agriculture	<ul style="list-style-type: none"> The Township contains no agricultural lands.
7.	Recreation	<ul style="list-style-type: none"> Approximately 65 acres are devoted to parks and recreation, of which 25 acres consist of Irvington Park and 13 acres are school play fields and playgrounds. The 2002 Master Plan supports adding new facilities within and improving the maintenance and security of existing parks. It also recommends creating additional parks in order for all residents of the Township to be within walking distance. These additional parks should consist of a variety ranging from pocket parks to playing fields.
8.	Redevelopment	<ul style="list-style-type: none"> The Business Improvement District (BID) is used to accelerate the redevelopment and rehabilitation

Township of Irvington Consistency with the Preliminary Plan

		<p>of Springfield Avenue.</p> <ul style="list-style-type: none"> The redevelopment program in Irvington is following the guidelines of the Master Plan's focus on three areas: East Ward-Springfield Avenue, Mill Road Area and Coit Street Phase I. Other important areas are coming on line for rehabilitation or redevelopment designation: the UEZ area in general, Pabst Blue Ribbon parcel, the CBD, the two Springfield Avenue Gateways, and the Coit Street North and South Industrial Areas. Prospective land developers are making applications with the Township for consideration to be a redevelopment area. Township planning documents support redevelopment that is a mix of uses, pedestrian friendly, and has a dense development pattern.
9.	Historic Preservation	<ul style="list-style-type: none"> The 2002 Master Plan recommends identification of historically significant sites and structures and adoption of an historic preservation ordinance that would protect those sites and structures. Currently no programs or regulations are in place to protect the numerous historic sites in the Township.
10.	Public Facilities and Services	<ul style="list-style-type: none"> The 2002 Master Plan recommends creating "Community Schools" throughout the Township. This is funding program by the U.S. and New Jersey Department of Education that works to establish schools as the center of communities. The Township's Capital Improvement Program addresses the need to repair the existing infrastructure.
11.	Intergovernmental Coordination	<ul style="list-style-type: none"> The Irvington Urban Coordinating Council and the Newark Economic Development Corporation were jointly awarded a \$50,000 grant for the development of a smart growth handbook to be used by property owners and merchants along the Springfield Avenue corridor in both Newark and Irvington. The Township is constructing a regional fire facility that will have the capacity to handle demand from Hillside, Union and Maplewood. The Township is engaged with the City of Newark to foster redevelopment and coordinate cross border municipal operations such as police, public works, and planning. Discussions for additional intergovernmental coordination are also underway with Hillside.
Policy Objectives of the Environmentally Sensitive Planning Area		Discussion
	<ul style="list-style-type: none"> Not applicable in the Township of Irvington; the Township contains no Environmentally Sensitive Planning Area. 	

Township of Irvington Consistency with the Preliminary Plan

General Information		Discussion
1.	Local growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> • Create incentives for developing undersized residential lots. • Brownfields reclamation. • Expansion of cross-town bus service and downtown circulating shuttles.
2.	Regional growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> • Maintenance of highway and transit access from the metro area.
3.	Redevelopment areas in the municipality.	<ul style="list-style-type: none"> • East Ward – Springfield Avenue Area • Mill Road Area • Coit Street Phase I Area
4.	Current municipal infrastructure needs.	<ul style="list-style-type: none"> • Repair the flumes of Lightning Brook and the Elizabeth River as they flow through the Township. • Repair aged and deteriorating sanitary sewer lines. • Road resurfacing and curbing • Underground tank upgrades
5.	Modifications to municipal planning documents that would increase consistency with goals and policies of the State Plan.	<ul style="list-style-type: none"> • None.
6.	Municipal indicator program.	<ul style="list-style-type: none"> • None.
7.	Planning efforts funded with a Smart Growth Grant by the New Jersey Office of Smart Growth.	<ul style="list-style-type: none"> • A \$50,000 grant was awarded jointly to the Newark Economic Development Corporation and the Irvington Urban Coordinating Council for the development of a smart growth handbook to be used by property owners and merchants along the Springfield Avenue corridor in both Newark and Irvington.
8.	Performance of municipality in implementation of the goals and policies of the State Plan. 1-Very Poor, 2-Poor, 3-Neutral, 4-Good, 5-Very Good	<ul style="list-style-type: none"> • 5-Very Good:
9.	Regional plans involving the municipality.	<ul style="list-style-type: none"> • NJTPA Regional Transportation Plan

Township of Irvington Consistency with the Preliminary Plan

10.	Performance of State Agencies in implementation of the goals and policies of the State Plan. 1-Very Poor, 2-Poor, 3-Neutral, 4-Good, 5-Very Good	<ul style="list-style-type: none"> 2-Poor: State Agencies do not adequately implement goals and policies of supporting growth in urban areas, instead funding and planning efforts favor newly developing communities.
11.	Municipal concurrence with the goals and policies of the State Plan.	<ul style="list-style-type: none"> The 2002 Master Plan endorses the Goals of the Metropolitan Planning Area.
12.	Specific objections to the State Plan.	<ul style="list-style-type: none"> The State Plan discusses fixing aging infrastructure in redeveloping municipalities but funding continues to favor newly developing communities. The State Plan does not target redeveloping communities as critical areas that need investment in human capital and supporting resources to facilitate career-oriented planning and land development activities. The need for Plan Endorsement for urban, fully built, municipalities should be eliminated, as the entire municipality consists of the center and many of the State's urban areas do not have the money or available expertise to undergo the process. Communities in the Metropolitan Planning Area should be de facto Centers (call them Redeveloping Centers).
13.	Improvements to the Preliminary Plan that would better meet the needs of the municipality.	<ul style="list-style-type: none"> Explicit goals and objectives and an action plan to financially support planning activities in redeveloping areas should be formulated. The State Plan should declare the Metropolitan Planning Area as the most important to sustain/restore economic growth. Include redeveloping economies in the definition of Smart Growth. The State Plan should identify where redevelopment is slated: Irvington's economic growth takes on a redevelopment character, which is not the case for Westfield although both communities are in the Metropolitan Planning Area. When localities designate Redevelopment/Rehabilitation Areas the State should at least: <ul style="list-style-type: none"> Identify them as Redeveloping Centers within the Policy Map Give these areas highest funding priority for infrastructure upgrades Help build planning capacity (planners, GIS, modeling, etc.) in Redeveloping Centers The State should give brownfield remediation support highest priority for funding and planning efforts. Add an indicator for Goal 3 that measures the concentration of unsafe, underutilized buildings and

Township of Irvington Consistency with the Preliminary Plan

		<p>abandoned vacant parcels per square mile.</p> <ul style="list-style-type: none"> • Cores and Nodes should be better defined in the State Plan. • Cores and Nodes should be included on the State Plan Policy Map. • Cores and Nodes should be emphasized in the State Plan as a fundamental planning policy that further directs planning efforts and State funding. • Negotiating Agendas of each County should be circulated as a way sharing ideas and identifying opportunities for coordination between municipalities and counties facing similar issues.
14.	Requested changes to the Preliminary Policy Map.	<ul style="list-style-type: none"> • None.
15.	Comments on Population and Employment Trends and Forecasts.	<ul style="list-style-type: none"> • Considering the involvement of local approval in NJTPA's official numbers, the State Plan should give these numbers legitimate reference; that is, rely on them to describe the population and employment conditions in northern New Jersey. The State Plan should also discuss the methodology used by NJTPA and recommend an ongoing committee to review ways to improve the forecasting methodology.

Township of Maplewood Consistency with the Preliminary Plan

TOWNSHIP OF MAPLEWOOD



RESOLUTION NO. 173-04 **RESOLUTION AUTHORIZING PARTICIPATION** **OF MAPLEWOOD TOWNSHIP IN THE STATE DEVELOPMENT** **AND REDEVELOPMENT PLAN (STATE PLAN)** **CROSS ACCEPTANCE PROCESS**

WHEREAS, the State Planning Act of 1985 (N.J.S.A. 52:18A-196 et. seq.) created a State Planning Commission and an Office of Smart Growth for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and,

WHEREAS, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey's citizens, and to prevent sprawl and promote suitable use of land; and,

WHEREAS, the primary duty and responsibility of the State Planning Commission under the State Planning Act is the preparation of a "State Development and Redevelopment Plan;" and,

WHEREAS, the State Planning Act also provides that the State's municipalities are to have an essential role in the development of the State Plan through their participation in the Cross-acceptance process to be conducted under the Act; and,

WHEREAS, the Cross-acceptance process is the primary vehicle under the Act for promoting vertical coordination and integration of state, county, and local plans by affording county and municipal governments a full and open opportunity to be involved in reconciling inconsistencies between state and local policies; and,

WHEREAS, the Board of Chosen Freeholders of Essex County has concluded that it is appropriate, necessary and in the County's interest to fully participate in the development of the State Plan through the full and active participation of the County government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process,

WHEREAS, the Governing Body of Maplewood Township has concluded that it is appropriate, necessary and in the municipality's interest to fully participate in the development of the State Plan through the full and active participation of the Municipal government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process,

NOW, THEREFORE, BE IT RESOLVED, by the Maplewood Township Committee of the County of Essex, State of New Jersey as follows:

1. That the Maplewood Municipal Planning board is hereby authorized and directed to carry out the Cross-acceptance process pursuant to the State Planning Act of N.J.S.A. 52:18A-196 et. seq. and the State Planning Rules N.J.A.C. 17:32 and any other rules promulgated by the State Planning Commission for this purpose;
2. That the Maplewood Municipal Planning Board shall coordinate with the County or Negotiating Entity in their preparation of proposed work program.
3. That the Maplewood Municipal Department of Engineering/Planning shall provide staff assistance to the County Planning Board or Negotiating Entity in order to prepare a Cross-acceptance Report and successfully complete the Cross-acceptance process;
4. That all other Maplewood Municipal Departments and Agencies shall cooperate with the Municipal and County Planning Board or Negotiating Entity and provide information and furnish such documents as may be required; and,

I, Elizabeth J. Fritzen, Township Clerk of the Township of Maplewood, in the County of Essex and State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Township Committee at a regular meeting of said Committee held **September 21, 2004**.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Township of Maplewood, in the County of Essex and State of New Jersey, this **21st** day of **September, 2004**.


Elizabeth J. Fritzen, R.M.C.
Township Clerk

Township of Maplewood Consistency with the Preliminary Plan

Key Concepts and Policy Objectives of the State Plan		Discussion
1.	Planning that is comprehensive, citizen-based, collaborative, coordinated, equitable, and based on capacity analysis is essential to achieving the goals of the State Plan	<ul style="list-style-type: none"> • Township planning documents utilize information from standing committees, including the Transportation Committee, Economic Development Advisory Commission and the Historic Preservation Commission. • Opportunities for public input include the Planning Board, Zoning Board of Adjustment, Governing Body, a Steering Committee, various subcommittees, the Historic Preservation Commission and the Special Improvement District Committees consisting of the Springfield Avenue Partnership and the Village Alliance. • The Township is a built-out community. The capacity and condition of the Town's infrastructure is incorporated in the Township planning efforts. Each year the roadway, storm and sanitary sewer system are included in the Township's Capital Improvement Program.
2.	Planning should be undertaken at a variety of scales and should focus on physical or functional features that do not necessarily correspond to political jurisdictions.	<ul style="list-style-type: none"> • The municipality is represented on the shared services committee with the Township of South Orange. Current initiatives include recreation and transportation. Examples include the recently completed bicycle circulation plan and the proposal to enhance usage of the Old Water Lands Park. The Old Water Lands is one of the last opportunities for recreational and park expansion in Maplewood. Owned by the Township of South Orange, the parcel is currently located within a flood plain, and is only partially improved with a soccer field that is subject to flooding. Both Maplewood and South Orange have expressed interest in gaining better recreational usage from it. • Infrastructure improvements that are along or across borders have been coordinated with neighboring towns and the county. Examples include the Vaux Hill Road Bridge and Rahway River Improvement projects.
3.	Planning should be closely coordinated with and supported by investments, programs, and regulatory actions.	<ul style="list-style-type: none"> • The Township instituted a jitney service to accommodate the increased traffic concerns and parking demand for Maplewood train station. • The Master Plan recommends several specific changes that the Township has already invested in and created programs to achieve the desired result. Examples include the investment being made in evaluating two redevelopment areas and the placement of a new Police Headquarters on Springfield Avenue. The Plan recognized difficulties of developing the Springfield Avenue corridor, and made recommendations for the creation of beneficial development and improvements. The Township's policy (expressed through its zoning) and the Springfield Avenue Partnership's policies (expressed through its ongoing recruitment and promotion activities) encourages businesses to locate in the node areas, so as to create areas of continuous retail frontage, with the diversity of stores and services

Township of Maplewood Consistency with the Preliminary Plan

		necessary to increase the market draw of the node.
4.	Planning should create, harness and build on the power of market forces and pricing mechanisms while accounting for the full costs of public and private actions.	<ul style="list-style-type: none"> • An Economic Development Plan was created to address opportunities to expand economic activity throughout the township. • The Municipality has hired an Economic Development Consultant who will further the Township's redevelopment goals and work with the Special Improvement District.
5.	Planning should maintain and revitalize existing communities.	<ul style="list-style-type: none"> • A Neighborhood Preservation Program was implemented in the East Hilton neighborhood for the rehabilitation of residential structures and the creation of community programs. • Planning efforts in part focus on promoting rehabilitation and renovation of existing buildings and sites to more productive retail uses so as to the extent practical, return Springfield Avenue to something more closely resembling its pre-war main street character. Efforts will include parking and traffic improvements, and improving the image and aesthetics of the streetscape. To insure this revitalization, Maplewood Township has hired an urban planning consultant who will further redevelopment activities in the Township, including identification of potential sites, and promoting business recruitment and public relations.
6.	Planning, designing and constructing development and redevelopment projects, that are residential, commercial, industrial, or institutional and that contribute to the creation of diverse compact human scale communities (i.e. communities of place)	<ul style="list-style-type: none"> • The Township's planning documents support communities of place through the zoning, goals and policies and redevelopment plans. Façade design guidelines were implemented to reinforce and improve the character of downtown Maplewood Village. In addition, the Township has instituted a number of streetscape improvements to improve its walkability, particularly along Springfield Avenue.
7.	Identifying areas of development, redevelopment, and environs protections in suburban and rural New Jersey.	<ul style="list-style-type: none"> • Not applicable in Essex County.
8.	Identifying cores and nodes as places for more intensive redevelopment in metropolitan New Jersey.	<ul style="list-style-type: none"> • The Township does not contain nor is able to officially identify Cores and Nodes since it does not contain an identified Center or have Plan Endorsement. Two redevelopment areas are currently being evaluated and others will come out of the Urban Planning and Economic Development Study.
9.	Emphasizing public support for physical design, public investment and government policy through access to information, services, jobs, housing and community life.	<ul style="list-style-type: none"> • Special Advisory committees are set up by the Township Committee as needed to involve community groups in decision-making. As an example a Special Advisory Committee created by the Township Committee made the site selection of the new police station. • Municipal planning documents support a range of housing and employment options as well as alternative forms of transportation.

Township of Maplewood Consistency with the Preliminary Plan

10.	Planning for the protection, restoration, integration of natural resources and systems as well as the preservation of agricultural farmland.	
Policy Objectives of the Metropolitan Planning Area		Discussion
1.	Land Use	<ul style="list-style-type: none"> • The Township does not have a designated Center with Cores or Nodes. • The Township has a diverse variety of land uses that includes areas of walkable mixed use. • The redevelopment initiative and zoning changes are intended to convert existing industrial uses to multi use developments (residential and commercial) that will better utilize land resources.
2.	Housing	<ul style="list-style-type: none"> • The housing stock is preserved through ordinance protection, specifically property maintenance codes. Maintenance levels are controlled via inspection and enforcement. Also, the 2004 Master Plan recommends protecting the existing character of residential neighborhoods through the implementation and enforcement of design regulations. • The 2004 Master Plan recommends encouraging low-cost housing for seniors and families where appropriate. The plan for mixed-use zones will expand the range of housing types within the Township. As a fully built-out community, Maplewood has few options for addressing the needs of seniors and low- to moderate-income households within the existing housing stock. Yet, the need for these types of housing exceeds the current supply. There is the possibility that future redevelopments will include a residential component, and where appropriate, these redevelopments will include an affordable and/or senior housing component.
3.	Economic Development	<ul style="list-style-type: none"> • An Economic Development Plan was created to address opportunities to expand economic activity throughout the township. • Two Special Improvement Districts are used to improve economic opportunities for Springfield Avenue and Maplewood Village. • Maplewood Township has hired an urban planning consultant who will further redevelopment activities in the Township, including identification of potential sites, and promoting business recruitment and public relations.
4.	Transportation	<ul style="list-style-type: none"> • In addition to vehicular and pedestrian transportation opportunities, commuter rail, regional bus and a township-run jitney service are available.

Township of Maplewood Consistency with the Preliminary Plan

		<ul style="list-style-type: none"> The Township developed a bicycle network and supporting Bicycle Master Plan to increase its usage for both transportation and recreation. The bicycle network will link origins and key attractions and be an integral part of street design. The Township will coordinate and cooperate with surrounding jurisdictions, especially South Orange and Millburn, to create a continuous and interconnected bikeway network. The new Pedestrian Residential Business Zone encourages pedestrian transportation over vehicular transportation. Additionally, the Township Bike Path plan and existing jitney system are examples of alternative transportation modes that are proposed and in place, respectively. Faced with mounting requests from New Jersey Transit and commuters to provide additional parking at the township's train station, possibly through the construction of a structured parking garage, Maplewood has instead provided a jitney service to reduce parking demand, thereby removing the need for an intrusive parking garage in the downtown.
5.	Natural Resource Conservation	<ul style="list-style-type: none"> The neighborhood park system identifies each community. The Bicycle Facility plan will provide a link to these areas.
6.	Agriculture	<ul style="list-style-type: none"> The Department of Public Works maintains usage of greenhouses to compliment the Township's landscaping initiative. A farmer's market exists along Springfield Avenue four months of the year.
7.	Recreation	<ul style="list-style-type: none"> The Township has a large amount of park and recreation lands, of which 2,047 acres are the South Mountain Reservation. Other facilities include eight parks with diverse active and passive recreation opportunities, including the Maplewood Community Pool, playing fields, and the Grasmere Park historic site. The Township developed a bicycle network and supporting Bicycle Master Plan to increase its usage for both transportation and recreation purposes. The bicycle network will link origins and key attractions and be an integral part of street design. The Township will coordinate and cooperate with surrounding jurisdictions, especially South Orange and Millburn, to create a continuous and interconnected bikeway network. Local recreational facilities are maintained and improved to meet the public's needs.
8.	Redevelopment	<ul style="list-style-type: none"> The Township intends to fulfill the Redevelopment Policy Objectives in future redevelopment studies.
9.	Historic Preservation	<ul style="list-style-type: none"> The Township created an Historic Preservation Commission to identify historically significant sites, buildings and districts, and to review development applications for these areas. An Historic Preservation Element of the Master Plan and the Historic Preservation Ordinance

Township of Maplewood Consistency with the Preliminary Plan

		supports historic preservation in the Township. Through the implementation of these documents, Maplewood's historic resources will be identified, protected and enhanced, and Township officials, staff and the public at large will become knowledgeable of, and sensitive to, issues related to the preservation of Maplewood's heritage. A Township-wide survey and inventory will facilitate the identification of buildings, sites, structures, objects and districts within the Township eligible for designation as local landmarks, thus aiding in their preservation.
10.	Public Facilities and Services	<ul style="list-style-type: none"> The new police station was cited in the Township's commercial center, on Springfield Avenue. Existing systems are maintained by the Department of Public Works. Deficiencies are noted yearly and are included in the capital improvement plan. In the evaluating of deficiencies, capacity is considered with respect to current and future conditions.
11.	Intergovernmental Coordination	<ul style="list-style-type: none"> The municipality is represented on the shared services committee with the Township of South Orange. Current initiatives include recreation and transportation. Examples include the recently completed bicycle circulation plan and the proposal to enhance usage of the Old Water Lands Park. A Shared Services study will further investigate opportunities for intergovernmental coordination.
Policy Objectives of the Environmentally Sensitive Planning		Discussion
	<ul style="list-style-type: none"> Not applicable in the Township of Maplewood; the Township contains no Environmentally Sensitive Planning Area. 	
General Information		Discussion
1.	Local growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> Improve the quality of commercial ratables, especially along Springfield Avenue, without harming the character and vitality of adjoining residential neighborhoods. Facilitate affordable housing to benefit young families; elderly homeowners wishing to downsize but stay in the community; middle-class professionals, such as teachers and municipal employees, who find it difficult to live locally. Promote market-rate residential development, especially in mixed-use development in commercial areas, in such a manner that is not likely to pose an additional burden on the school system. Encourage the development and implementation of transportation modes that are alternatives to the use of private passenger motor vehicles, including consideration of extending the Township's jitney service beyond serving the community's railway commuters. Support and encourage the retention, renewal and development of supermarkets and other food

Township of Maplewood Consistency with the Preliminary Plan

		stores in appropriate locations and at an appropriate scale, to serve the needs of the community.
2.	Regional growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> Explore the possibility of sharing additional community and municipal services with adjacent communities, where such opportunities would strengthen their provision, lower their cost and provide better and more accessible services to Maplewood residents.
3.	Redevelopment areas in the municipality.	<ul style="list-style-type: none"> None
4.	Current municipal infrastructure needs.	<ul style="list-style-type: none"> There are no current infrastructure needs. Maintenance and reconstruction of existing assets is the primary planning focus. Current and future projects include reconstruction of roadways, traffic calming and timing, rehabilitation of sanitary and storm utilities, improvement of recreation facilities, and town owned properties/buildings.
5.	Modifications to municipal planning documents that would increase consistency with goals and policies of the State Plan.	<ul style="list-style-type: none"> None, the Maplewood Master Plan was recently revised and considers aspects of the State Plan.
6.	Municipal indicator program.	<ul style="list-style-type: none"> None.
7.	Planning efforts funded with a Smart Growth Grant by the New Jersey Office of Smart Growth.	<ul style="list-style-type: none"> None.
8.	<p>Performance of municipality in implementation of the goals and policies of the State Plan.</p> <p>1-Very Poor, 2-Poor, 3-Neutral, 4-Good, 5-Very Good</p>	<ul style="list-style-type: none"> 4-Good: Maplewood has a long history of success in revitalization, and in promoting beneficial economic growth. These activities occur in the context of citizen involvement and consensus-building, thus addressing the goal of doing what is right for the community. With respect to culture, Maplewood embraces its character as a diverse community, and also has a long history of promoting artistic endeavors, especially the performing arts. In 2002, Maplewood created a Historic Preservation Commission; this will give tangible support to the community's desire to protect the character of existing neighborhoods. With regard to reducing automobile dependency, the zoning supports business development that favors pedestrian uses, the Township has also implemented an innovative jitney system to carry passengers to the commuter rail station, and the Township has adopted a "Bicycle Master Plan" that envisions greater accessibility and safety for bicycle use. Maplewood is in full compliance with COAH requirements. In addition, the Master Plan includes an objective of providing more market rate housing for low and moderate incomes, especially for young

Township of Maplewood Consistency with the Preliminary Plan

		<p>families and seniors.</p> <ul style="list-style-type: none"> Maplewood seems well suited to be a Designated Center, either a Regional or Town Center, and should consider applying for such a designation.
9.	Regional plans involving the municipality.	<ul style="list-style-type: none"> None.
10.	<p>Performance of State Agencies in implementation of the goals and policies of the State Plan.</p> <p>1-Very Poor, 2-Poor, 3-Neutral, 4-Good, 5-Very Good</p>	<ul style="list-style-type: none"> 4-Good: No comment.
11.	Municipal concurrence with the goals and policies of the State Plan.	<ul style="list-style-type: none"> No comment.
12.	Specific objections to the State Plan.	<ul style="list-style-type: none"> The Goals with respect to job creation for the Metropolitan Planning Area classification area seem unrealistic for a predominantly residential community such as Maplewood, even though redevelopment is being pursued. The job creation targets should be adjusted to account for realistic potential of commercial growth in fully built municipalities.
13.	Improvements to the Preliminary Plan that would better meet the needs of the municipality.	<ul style="list-style-type: none"> No comment.
14.	Requested changes to the Preliminary Policy Map.	<ul style="list-style-type: none"> None.
15.	Comments on Population and Employment Trends and Forecast.	<ul style="list-style-type: none"> None.

Township of Millburn Consistency with the Preliminary Plan

Township of Millburn Consistency with the Preliminary Plan

Key Concepts and Policy Objectives of the State Plan		Discussion
1.	Planning that is comprehensive, citizen-based, collaborative, coordinated, equitable, and based on capacity analysis is essential to achieving the goals of the State Plan	<ul style="list-style-type: none"> • Opportunities for public input include the Planning Board, Board of Adjustment, Governing Body, Historical Preservation Commission, Environmental Commission, Board of Recreation Commissioners, Senior Citizen Advisory Committee, Downtown Millburn Alliance, Historical Society and various neighborhood and civic groups. • The Township has not completed a capacity analysis. The Township is a fully developed community with little vacant land. The Township experiences redevelopment and preservation of the existing buildings. The Township's Engineering and Public Works Departments evaluate the infrastructure for residential and commercial developments and require, wherever possible, that the developer fund the improvements.
2.	Planning should be undertaken at a variety of scales and should focus on physical or functional features that do not necessarily correspond to political jurisdictions.	<ul style="list-style-type: none"> • The Township, in partnership with the Downtown Millburn Alliance, developed a Downtown Master Plan that addresses improvements and redevelopment opportunities specific to the downtown. • The Township recognizes the need to consider the land use of adjacent communities in developing their own land use regulations.
3.	Planning should be closely coordinated with and supported by investments, programs, and regulatory actions.	<ul style="list-style-type: none"> • On an annual basis, the Township coordinates capital planning resource funding with the needs of the community and actions approved by the Planning Board and Zoning Board of Adjustment. A review of the Planning Board and Zoning Board of Adjustment's actions of the previous year are reviewed to determine if adjustments are needed to be made in the Township's Capital Budget to accommodate the actions of either Board.
4.	Planning should create, harness and build on the power of market forces and pricing mechanisms while accounting for the full costs of public and private actions.	<ul style="list-style-type: none"> • The Township utilizes public/private partnerships to enhance the community. Specifically, during the past year, the Township saw the redevelopment of a plaza called the "Courtyard". The Plaza was the result of financial and architectural support from local groups such as the Chamber of Commerce, DMDA, and the Township Beatification League. Private contributions were made to assist in funding this open space, which features fountains, plantings and public seating. • The Township's Engineering and Public Works Departments evaluate the infrastructure for residential and commercial developments and require, wherever possible, that the developer fund the

Township of Millburn Consistency with the Preliminary Plan

		improvements.
5.	Planning should maintain and revitalize existing communities.	<ul style="list-style-type: none"> The Historical Preservation Commission works toward protecting the character of established neighborhoods, promoting opportunities for high quality retail, and preserving open space.
6.	Planning, designing and constructing development and redevelopment projects, that are residential, commercial, industrial, or institutional and that contribute to the creation of diverse compact human scale communities (i.e. communities of place)	<ul style="list-style-type: none"> The Township is using unofficial redevelopment activities in the downtown (along Millburn Street, Main Street, Essex Street and Spring Street) to increase the mix of housing, commercial, and retail services. Structured parking will be used to complement these uses.
7.	Identifying areas of development, redevelopment, and environs protections in suburban and rural New Jersey.	<ul style="list-style-type: none"> Not applicable in Essex County.
8.	Identifying cores and nodes as places for more intensive redevelopment in metropolitan New Jersey.	<ul style="list-style-type: none"> The Township has no Cores or Nodes as it does not have a designated Center or Plan Endorsement. However, redevelopment taking place in the downtown (along Millburn Street, Main Street, Essex Street and Spring Street) will contain mixed-use buildings, municipal facilities and a structured parking. The mix of uses will move away from the approximately 80% residential uses in the Township and toward a balance of uses.
9.	Emphasizing public support for physical design, public investment and government policy through access to information, services, jobs, housing and community life.	<ul style="list-style-type: none"> Public support has developed and is enhanced by networking with the many community service groups actively working in the Township such as the Chamber of Commerce, Downtown Millburn Development Alliance, and various neighborhood civic associations. Municipal documents support a variety of housing and employment options, as well as alternative forms of transportation.
10.	Planning for the protection, restoration, integration of natural resources and systems as well as the preservation of agricultural farmland.	<ul style="list-style-type: none"> The Environmental Commission plays a role in environmental education, administers programs, applies for grant funding, and makes recommendations to the Township Committee. Examples include "Aquafest", a celebration for clean water, education on the new storm water management rules, and a recommendation that a wellhead protection ordinance be implemented.

Township of Millburn Consistency with the Preliminary Plan

Policy Objectives of the Metropolitan Planning Area		Discussion
1.	Land Use	<ul style="list-style-type: none"> • All development potential in the Township will result from infill and redevelopment. • The Township's zoning ordinance permits mixed residential/commercial land use zones. The downtown contains single-family, multi-family and rental apartments. • The Township serves as a regional commercial and retail center. Uses contributing to this status include the Mall at Short Hills, the Hilton Hotel, office buildings along John F. Kennedy Parkway, and various other retail, employment and recreational uses. In addition, the Township provides rail service to New York City.
2.	Housing	<ul style="list-style-type: none"> • The Township consists primarily of single-family dwellings with multi-family dwellings located near the downtown. Redevelopment in the downtown will add residences among a mix of nonresidential uses. There are currently no programs in place to expand the existing housing options available in the Township. • The 2002 Reexamination Reports recommends zoning regulations to protect the character and scale of existing neighborhood developments. The zoning ordinance strives to protect the character and scale of existing neighborhood developments through the use of the property maintenance code, grading ordinances and historic district. • The Township has a property maintenance code, grading ordinances, and a Historic District, all of which serve to maintain and preserve the existing housing stock. No programs are used to further the preservation of the housing stock. Municipal capital improvements programs within the Township generally address infrastructure improvements and maintenance.
3.	Economic Development	<ul style="list-style-type: none"> • Redevelopment taking place in the downtown (along Millburn Street, Main Street, Essex Street and Spring Street) will promote economic development in this area and will provide a greater mix of uses. • The Township supports economic development through the use of a Special Improvement District in the downtown and improvements to the parking availability for visitors of the downtown. • The Downtown Millburn Development Alliance and the Chamber of Commerce encourages job

Township of Millburn Consistency with the Preliminary Plan

		training and works to attract businesses to the downtown.
4.	Transportation	<ul style="list-style-type: none"> The Downtown Master Plan calls for the creation of pedestrian friendly mid-block crossing and related traffic control devices.
5.	Natural Resource Conservation	<ul style="list-style-type: none"> The Environmental Commission plays a role in environmental education, administers programs, and makes recommendations to the Township Committee. The Township would like to secure more conservation and open space lands. There is a shortfall in the supply of active recreational land consisting of 11.6 acres and a possible recreational shortfall of 64.1 acres. The conservation areas include New Jersey American Water Company, East Orange Water Company, and the City of Orange Water Department. These properties need to be preserved to provide quality water for the Township and surrounding communities.
6.	Agriculture	<ul style="list-style-type: none"> No agricultural land exists in the Township. A farmers market operates from May to November.
7.	Recreation	<ul style="list-style-type: none"> The 1991 Master Plan supports the provision of additional recreation facilities in order to meet the demands of residents. The Township seeks to preserve open space, as there is currently a shortfall in recreation open space, including active recreational land. The Township operates a park system offering a variety of activities and recreational activities. The Township also operates a Par 3 golf course and has recently invested \$5 million in the renovation of the municipal swimming pool.
8.	Redevelopment	<ul style="list-style-type: none"> The Township has no official redevelopment areas; however, private redevelopment is taking place in the downtown that will provide mixed-use buildings, municipal facilities and a structured parking. The mix of uses will move away from the approximately 80% residential uses in the Township and toward a balance of uses.
9.	Historic Preservation	<ul style="list-style-type: none"> The Township supports historic preservation through the designations of two historic districts and associated regulations, identification of historically significant sites, and the input of the Millburn

Township of Millburn Consistency with the Preliminary Plan

		Historic Preservation Commission on development applications within the historic districts.
10.	Public Facilities and Services	<ul style="list-style-type: none"> The Township has a multi-year infrastructure replacement and improvement program.
11.	Intergovernmental Coordination	<ul style="list-style-type: none"> Millburn Township shares fire-dispatching services with the City of Summit. Health department services are contracted with Livingston Township. Long Hill Township and Millburn share a fire protection office. Maplewood and Millburn share both electrical and plumbing inspections. The Township has recently renovated the municipal swimming pool and a proposed Town Hall development project will be undertaken next year. The Library Board is currently seeking funds for renovation.
Policy Objectives of the Environmentally Sensitive Planning Area		Discussion
1.	Land Use	
2.	Housing	
3.	Economic Development	
4.	Transportation	
5.	Natural Resource Conservation	<ul style="list-style-type: none"> The 2002 Reexamination Report recommends evaluating lands for the purposes of open space, particularly those capable of serving a water supply purpose. Much of the environmentally sensitive lands surrounding Taylor Lake and Commonwealth Reservoir No. 1 have been permanently preserved.
6.	Agriculture	
7.	Recreation	

Township of Millburn Consistency with the Preliminary Plan

8.	Redevelopment	
9.	Historic Preservation	
10.	Public Facilities and Services	
11.	Intergovernmental Coordination	
General Information		Discussion
1.	Local growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> • Overdevelopment in residential areas • Insufficient open space. • Impact on Millburn due to overdevelopment in neighboring municipalities. • Traffic congestion. • Damage to open space due to an increase in deer population.
2.	Regional growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> • Traffic impact on Millburn to the development of neighboring municipalities. • Millburn Avenue, Main Street, Essex Street, and Spring Street. • Millburn expenditure of \$1.5 million per year to address infrastructure needs.
3.	Redevelopment areas in the municipality.	<ul style="list-style-type: none"> • None.
4.	Current municipal infrastructure needs.	<ul style="list-style-type: none"> • Road reconstruction, storm sewers, recreation facilities, transportation needs that require approximately \$1.5 million annually, footbridge replacement and flood gate construction.
5.	Modifications to municipal planning documents that would increase consistency with goals and policies of the State Plan.	<ul style="list-style-type: none"> • None proposed.

Township of Millburn Consistency with the Preliminary Plan

6.	Municipal indicator program.	<ul style="list-style-type: none"> None.
7.	Planning efforts funded with a Smart Growth Grant by the New Jersey Office of Smart Growth.	<ul style="list-style-type: none"> None.
8.	Performance of municipality in implementation of the goals and policies of the State Plan. 1-Very Poor, 2-Poor, 3-Neutral, 4-Good, 5-Very Good	<ul style="list-style-type: none"> 3-Neutral:
9.	Regional plans involving the municipality.	<ul style="list-style-type: none"> None.
10.	Performance of State Agencies in implementation of the goals and policies of the State Plan. 1-Very Poor, 2-Poor, 3-Neutral, 4-Good, 5-Very Good	<ul style="list-style-type: none"> 3-Neutral:
11.	Municipal concurrence with the goals and policies of the State Plan.	<ul style="list-style-type: none"> The Township is in general agreement with the goals and policies of the State Plan.
12.	Specific objections to the State Plan.	<ul style="list-style-type: none"> None.
13.	Improvements to the Preliminary Plan that would better meet the needs of the municipality.	<ul style="list-style-type: none"> None.
14.	Requested changes to the Preliminary Policy Map.	<ul style="list-style-type: none"> The 2004 Preliminary Policy Map indicated that the designation of the area surrounding Campbell Pond was changed; however both the 2004 Preliminary Policy Map and 2001 State Plan Map designate this area as Parks and Natural Areas.

Township of Millburn Consistency with the Preliminary Plan

15.	Comments on Population and Employment Trends and Forecasts.	
-----	---	--

Township of Montclair Consistency with the Preliminary Plan

**RESOLUTION AUTHORIZING PARTICIPATION OF MONTCLAIR TOWNSHIP IN
THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN (State Plan)
CROSS-ACCEPTANCE PROCESS**

July 27, 2004

WHEREAS, the State Planning Act of 1985 (N.J.S.A. 52:18A-196 et. seq.) created a State Planning Commission and an Office of Smart Growth for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and,

WHEREAS, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey's citizens, and to prevent sprawl and promote the suitable use of land; and,

WHEREAS, the primary duty and responsibility of the State Planning Commission under the State Planning Act is the preparation of a "State Development and Redevelopment Plan," and,

WHEREAS, the State Planning Act also provides that the State's municipalities are to have an essential role in the development of the State Plan through their participation in the Cross-acceptance process to be conducted under the Act; and,

WHEREAS, the Cross-acceptance process is the primary vehicle under the Act for promoting vertical coordination and integration of state, county and local plans by affording county and municipal governments a full and open opportunity to be involved in reconciling inconsistencies between state and local policies; and,

WHEREAS, the Board of Chosen Freeholders of Essex County has concluded that it is appropriate, necessary and in the County's interest to fully participate in the development of the State Plan through the full and active participation of the County government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process,

WHEREAS, the Governing Body of Montclair Township has concluded that it is appropriate, necessary and in the municipality's interest to fully participate in the development of the State Plan through the full and active participation of the Municipal government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process; now therefore

BE IT RESOLVED by the Montclair Township Council of the County of Essex as follows:

1. That the Montclair Municipal Planning Board is hereby authorized and directed to carry out the Cross-acceptance process pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et. seq. and the State Planning Rules, N.J.A.C. 17:32 and any other rules promulgated by the State Planning Commission for this purpose;
2. That the Montclair Municipal Planning Board shall coordinate with the County or Negotiating Entity in their preparation of a proposed work program and schedule for municipal and county

Cross-acceptance and Negotiating Entity shall submit said work program and schedule to the New Jersey Office of Smart Growth by an agreed upon date:

3. That the Montclair Municipal Department of Planning shall provide staff assistance to the County Planning Board or Negotiating Entity in order to prepare a Cross-acceptance Report and successfully complete the Cross-acceptance process:

4. That all other Montclair Municipal Departments and Agencies shall cooperate with the Municipal and County Planning Board or Negotiating Entity and provide information and furnish such documents as may be required.

RECORDED IN PUBLIC NOTE											
COUNCILORS	YES	NO	ABS	N.V.	AB		YES	NO	ABS	N.V.	AB
Freier	✓					Mayor Remsen	✓				
Lang					✓	Councillor Schlager	✓				
Mattox					✓	Tobin	✓				
Deputy Mayor Michaelson	✓										
X - Indicate Vote ABS - Abstain N.V. - Not Voting AB - Absent											

I HEREBY CERTIFY the foregoing to be a true copy of a resolution adopted by the Council of the Township of Montclair, in the County of Essex, at its meeting held on July 27, 2004.

Linda S. Wanat
Municipal Clerk of the Township of Montclair, N.J.

TOTAL P. 03

Township of Montclair Consistency with the Preliminary Plan

Key Concepts and Policy Objectives of the State Plan		Discussion
1.	Planning that is comprehensive, citizen-based, collaborative, coordinated, equitable, and based on capacity analysis is essential to achieving the goals of the State Plan	<ul style="list-style-type: none"> Planning documents utilize information from various disciplines for Master Plan elements and Master Plan Reexamination Reports revisit the information in each element. Opportunities for public participation include the Planning Board, Zoning Board of Adjustment, Governing Body, Historic Preservation Commission, Environmental Commission, Parking Authority, Senior Citizen Advisory Committee, Persons with Disabilities Advisory Committee, Parking Advisory Committee, Redevelopment Steering Committee, Business Improvement District, Economic Development Corporation, and various Merchants Associations. The Township has not completed a capacity analysis; it is fully developed with little vacant land. Infrastructure capacity is analyzed for major residential and commercial developments.
2.	Planning should be undertaken at a variety of scales and should focus on physical or functional features that do not necessarily correspond to political jurisdictions.	<ul style="list-style-type: none"> The Township has completed neighborhood plans and redevelopment plans, which create planning policies at a sub-municipal level. Each plan recognizes land uses in adjacent communities.
3.	Planning should be closely coordinated with and supported by investments, programs, and regulatory actions.	<ul style="list-style-type: none"> Goals for improving the Town Center have been supported by marketing programs, CDBG and MEDC funding, and the creation of a Director of Arts and Cultural Development. The Housing Plan has been implemented through a number of mechanisms, including development impact fees, rehabilitation grant and other programs, and tax abatements.
4.	Planning should create, harness and build on the power of market forces and pricing mechanisms while accounting for the full costs of public and private actions.	<ul style="list-style-type: none"> Public/Private partnerships have been utilized in several redevelopment areas to better implement capital projects.
5.	Planning should maintain and revitalize existing communities.	<ul style="list-style-type: none"> As a fully developed community, redevelopment is encouraged to maintain and revitalize the Township. The 1999 Master Plan Reexamination Report recommends developing design criteria to maintain the architectural character of the Township.
6.	Planning, designing and constructing development and redevelopment projects, that are residential, commercial, industrial, or institutional and that contribute to the	<ul style="list-style-type: none"> Most redevelopment plans have incorporated more than one use. Higher densities and reduced parking is permitted near the train station and bus line. Shared parking is provided in redevelopment areas for all uses.

Township of Montclair Consistency with the Preliminary Plan

	creation of diverse compact human scale communities (i.e. communities of place)	
7.	Identifying areas of development, redevelopment, and environs protections in suburban and rural New Jersey.	<ul style="list-style-type: none"> Not applicable in Essex County.
8.	Identifying cores and nodes as places for more intensive redevelopment in metropolitan New Jersey.	<ul style="list-style-type: none"> The Township has no Cores or Nodes, as it does not have a designated Center or have Plan Endorsement. However, the Township has identified six potential cores, three in addition to those identified in the previous Cross-acceptance process: the Walnut Street Train Station, Pine Street Train Station, and the South End Business area on Orange Road and Cedar Avenue. The Township's redevelopment areas generally correspond to the downtown and potential Cores. Growth potential exists in the downtown where redevelopment is encouraged.
9.	Emphasizing public support for physical design, public investment and government policy through access to information, services, jobs, housing and community life.	<ul style="list-style-type: none"> Township policies and planning documents support a mix of housing types, employment options and alternative forms of transportation.
10.	Planning for the protection, restoration, integration of natural resources and systems as well as the preservation of agricultural farmland.	<ul style="list-style-type: none"> The ridgeline, the environmentally sensitive area of the Township, is protected through the use of zoning provisions and land acquisition. A critical slope ordinance was enacted to require a demonstration of stormwater management techniques for development on slopes 10% or greater. The Township Environmental Commission is in the process of completing an Environmental Resource Inventory and reviews all development applications and advises the municipal boards as to their environmental impact.
Policy Objectives of the Metropolitan Planning Area		Discussion
1.	Land Use	<ul style="list-style-type: none"> The Township's Town Center serves as the center where redevelopment and rehabilitation efforts are focused and tax incentives are offered. The six potential cores identified in the Cross-acceptance process correspond to transit and the downtown area. In addition, many planning and redevelopment efforts are focused on these areas. Mixed use is encouraged in several areas of the Township through planning policies and the zoning ordinance. Housing on upper stories in the Town Center is encouraged where shopping, dining and entertainment is readily available and public transit is convenient. Multi-story buildings and structured parking are used to ensure appropriate intensity in the Town

Township of Montclair Consistency with the Preliminary Plan

		<p>Center.</p> <ul style="list-style-type: none"> The Township has just completed an Affordable Housing Strategy that recommends eight strategies for creating and preserving affordable housing. The initiatives will enable Montclair to exceed any COAH fair share obligation.
2.	Housing	<ul style="list-style-type: none"> The 1999 Reexamination Report supports the current mix of housing types in the Township and discourages additional areas for multi-family uses. The Township has employed many strategies to increase the housing capacity available, including NJNRIP grant money for rehabilitations, Section 202 capital advances for the construction of senior housing, tax abatements for affordable apartments, density bonuses to developers building affordable units, and the preparation of redevelopment plans that include additional housing units. The Township enforces its property maintenance code and identifies vacant, deteriorated housing for redevelopment to maintain the existing housing stock. The Township is supportive of using the creation of affordable housing to sustain the existing diversity in the Township. The push for affordable housing began when affordable housing units were displaced with the construction of Montclair transit connection. To assist in the creation of affordable housing, the Township has created a developer's fee ordinance, contracted for a Regional Contribution Agreement with East Hanover, obtained grant funding from the New Jersey Department of Community Affairs and utilized a private housing fund.
3.	Economic Development	<ul style="list-style-type: none"> The Township has undertaken a variety of programs to improve the Town Center, such as marketing, and community activities to encourage use of the Town Center. The 1999 Reexamination Report supports the creation of additional parking provisions in the Town Center and streetscape improvements to improve the economic health of the area. Land assembly and land swap has been used to facilitate redevelopment. Job training is accomplished primarily by the Montclair Economic Development Corporation and Montclair Business Improvement District. A favorable climate for developers has been created with partnerships on major developments, plan revisions, tax incentives or PILOTs, density bonuses, etc.
4.	Transportation	<ul style="list-style-type: none"> Most redevelopment areas are near the train stations and bus routes are in or near the Town Center. Bicycle use is encouraged with the provision of bike racks and the Township recently received funding for a bike path plan. Shuttle service is provided to the train station.

Township of Montclair Consistency with the Preliminary Plan

5.	Natural Resource Conservation	<ul style="list-style-type: none"> • The 1999 Reexamination Report supports the preservation of environmentally sensitive areas in the Township, such as the First Mountain. • The 1999 Reexamination Report supports tree preservation and stream protection throughout the Township. • There are no environmentally damaged sites in the Township. • The creation of open space and locations for public art is one of six goals established for Town Center Redevelopment Plans.
6.	Agriculture	<ul style="list-style-type: none"> • The Montclair Farmers Market operates every Saturday, June through October. • Greenhouses are located at several of the grammar and middle schools. • The Township contains two public gardens: the Van Vleck House and Gardens and the Presby Memorial Iris Gardens. • The Township contains no agricultural land.
7.	Recreation	<ul style="list-style-type: none"> • The Township contains a well maintained extensive local park system, as well as several County parks. • Crane Park, the only public park in the Town Center, was recently redesigned with public art installed.
8.	Redevelopment	<ul style="list-style-type: none"> • The majority of redevelopment areas are near the train station. Most will allow mixed use and housing at an increased density with an affordable component. • Design guidelines are or will be included in all redevelopment areas with special emphasis on pedestrian linkages and safety in design, landscaping, building materials and massing of buildings.
9.	Historic Preservation	<ul style="list-style-type: none"> • The Township's Historic Preservation Commission oversees the development applications of historic sites. • The Township has designated historic sites in their 1993 Historic Preservation Element of the Master Plan.
10.	Public Facilities and Services	<ul style="list-style-type: none"> • The Township operates a curb and street surface replacement program. NJDOT and CDBG grant funding is utilized when possible. • The Township is looking to relocate the municipal building to the Town Center. The new Fire Headquarters was recently constructed in the Town Center and the Public Safety Building, which is located in the Town Center, is being renovated.

Township of Montclair Consistency with the Preliminary Plan

11.	Intergovernmental Coordination	<ul style="list-style-type: none"> • Fire services are provided to Glen Ridge. • Limited health services are provided to Wayne and Nutley.
Policy Objectives of the Environmentally Sensitive Planning Area		Discussion
1.	Land Use	<ul style="list-style-type: none"> • Zoning constraints present in this area of the Township significantly reduce its development potential. • Zoning regulations prevent protrusions above the ridgeline.
2.	Housing	<ul style="list-style-type: none"> • High-density housing is focused in the commercial areas. Only single-family development is permitted along most of the ridge, with the exception of an existing multi-family building. No expansions of development are anticipated along the ridge.
3.	Economic Development	<ul style="list-style-type: none"> • No commercial development, with the exception of one restaurant, is located in the ridgeline.
4.	Transportation	<ul style="list-style-type: none"> • The local street system is the only form of transportation available to the limited development located on the ridgeline.
5.	Natural Resource Conservation	<ul style="list-style-type: none"> • The 1999 Reexamination Report and the zoning ordinance supports preservation of environmentally sensitive areas along the First Mountain, such as steep slopes, and discourages tree removal in this area.
6.	Agriculture	<ul style="list-style-type: none"> • The Township does not contain agricultural land.
7.	Recreation	<ul style="list-style-type: none"> • One county park and one municipal park are located in the ridgeline.
8.	Redevelopment	<ul style="list-style-type: none"> • No redevelopment is anticipated in the ridgeline.
9.	Historic Preservation	<ul style="list-style-type: none"> • The only commercial use in the ridgeline, the Highlawn Pavilion Restaurant, is an example of adaptive reuse of an historic structure. • The Mountain Historic District, a National and State registered district, runs along the ridgeline, although these properties are not locally designated or regulated.
10.	Public Facilities and Services	<ul style="list-style-type: none"> • The Township plans to renovate the water facility and telecommunications site located in the ridgeline.
11.	Intergovernmental Coordination	<ul style="list-style-type: none"> • No intergovernmental coordination exists for this area of Township.

Township of Montclair Consistency with the Preliminary Plan

General Information		Discussion
1.	Local growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> • Redevelopment of unproductive, obsolete or deteriorated properties. • Affordable Housing • Insufficient parking capacity, particularly downtown. • Perception of overdevelopment; density concerns. • Loss of historic structures.
2.	Regional growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> • Expansion of Montclair State University and impact on parking in surrounding neighborhoods. • Essex County services. • Impact of adjacent municipality's developments on local streets, traffic on through streets. • Impact of Montclair Connection rail link on rents; displacement of residents / businesses. • Dependence on property tax revenues.
3.	Redevelopment areas in the municipality.	<ul style="list-style-type: none"> • Bay Street Train Station: Pine Street / Bloomfield Avenue • Pine Street Rehabilitation Area: Pine Street and Glenridge Avenue • Orange Road: Orange Road between Bloomfield Avenue and Church Street • Montclair Community Hospital: Harrison Avenue / Llewellyn Road • Hahnes / Crescent: Church Street and the Crescent • Public Safety: Bloomfield Avenue and Valley Road • Elm Street: Elm Street and Bloomfield Avenue / Harley Street • Glenridge Avenue: Glenridge Avenue / Lackawanna Street • Scattered houses on various streets
4.	Current municipal infrastructure needs.	<ul style="list-style-type: none"> • Yearly maintenance of existing street system of approximately \$2.25 million annually. • NJDOT will be reconstructing the bridge over the railroad tracks at the easterly entrance to Montclair
5.	Modifications to municipal planning documents that would increase consistency with goals and policies of the State Plan.	<ul style="list-style-type: none"> • The Township's planning documents are consistent with the goals and policies of the Metropolitan Planning Area.
6.	Municipal indicator program.	<ul style="list-style-type: none"> • None.

Township of Montclair Consistency with the Preliminary Plan

7.	Planning efforts funded with a Smart Growth Grant by the New Jersey Office of Smart Growth.	<ul style="list-style-type: none"> A grant was received several years ago to pay for the preparation of a Comprehensive Access Plan to analyze impact of the Montclair Connection on traffic and congestion at several street intersections.
8.	Performance of municipality in implementation of the goals and policies of the State Plan. 1-Very Poor, 2-Poor, 3-Neutral, 4-Good, 5-Very Good	<ul style="list-style-type: none"> 5-Very Good: As an older suburb, the Township focuses on redevelopment/reuse and concentrated development efforts in or near the Town Center or train stations. New multi-family residential developments have been located in or near the Town Center or on major street/bus lines. The zoning ordinance permits a variety of housing types and the Township is embarking on an affordable housing initiative that will exceed the Council on Affordable Housing (COAH) Requirements for affordable units, as was done in previous COAH Rounds.
9.	Regional plans involving the municipality.	<ul style="list-style-type: none"> None.
10.	Performance of State Agencies in implementation of the goals and policies of the State Plan. 1-Very Poor, 2-Poor, 3-Neutral, 4-Good, 5-Very Good	<ul style="list-style-type: none"> 3-Neutral: The Township's experience with the Department of Community Affairs housing programs indicates that they are helpful in funding affordable housing programs; however, the Department of Environmental Protection approval of remediation of a redevelopment site is slow.
11.	Municipal concurrence with the goals and policies of the State Plan.	<ul style="list-style-type: none"> The Township generally agrees with the goals and policies of the State Plan.
12.	Specific objections to the State Plan.	<ul style="list-style-type: none"> None.
13.	Improvements to the Preliminary Plan that would better meet the needs of the municipality.	<ul style="list-style-type: none"> None.
14.	Requested changes to the Preliminary Policy Map.	<ul style="list-style-type: none"> The Town Center Historic District should be added to the Preliminary Policy Plan as a Critical Historic Site. There are multiple parks that should be shown on the Preliminary Policy Map and Parks and Natural Areas.
15.	Comments on Population and Employment Trends and Forecasts.	<ul style="list-style-type: none"> The employment increases of 2% or more every five years to 2025 is questionable. Historically, private sector covered employment declined by 11.8% in the last decade. It appears that NJTPA projects strikingly similar employment increases for all of Essex County towns except for Essex Fells, while historically, only six towns experienced increases in the last decade.

City of Newark Consistency with the Preliminary Plan

Resolution of the City of Newark, N.J.

NO. 7AFJ(AS)

Date of Adoption SEP 01 2004

Resolution ratifying and authorizing Director of Economic and Housing Development to submit application and accept grant award in amount of \$15,000. from Department of Community Affairs to fund costs associated with the Cross Acceptance Process for the State Plan; with no matching requirement imposed on City of Newark.

Approved as to Form and Legality on Basis of Facts Set Forth

Council Member

Corporation Counsel

Factual contents certified by

Matthew Allen, PhD, Director

Title

Department of Economic and Housing Development

WHEREAS, pursuant to the State Planning Act (N.J.S.A. 52:18A-196 et seq.) (the "State Planning Act"), the State of New Jersey is required to revise and readopt the State Development and Redevelopment Plan (the "State Plan") every three years; and

WHEREAS, the State is required under the State Planning Act to utilize a process known as Cross Acceptance (N.J.S.A. 52:18A-202.1) to "solicit and give due consideration to the plans, comments and advice of each county and municipality" in "preparing, maintaining and revising the State Development and Redevelopment Plan" (the "Cross Acceptance Process"); and

WHEREAS, the New Jersey Department of Community Affairs, Office of Smart Growth (the "DCA") has requested that the City of Newark participate in the Cross Acceptance Process; and

WHEREAS, on May 24, 2004, the Department of Economic Development on behalf of the City of Newark applied for a grant to the DCA in the amount of \$10,000 with a match to be provided by the City of same amount to finance the costs associated with gathering and analyzing of information for the Cross Acceptance Process by letter dated May 25, 2004 (the "Grant Application"), substantially in the form attached hereto as Exhibit A and incorporated herein; and

WHEREAS, the Cross Acceptance Application is hereby ratified from May 28, 2004 to date of adoption of this resolution; and

WHEREAS by letter dated June 2, 2004, the DCA awarded a grant in the amount of \$15,000 (the "Grant") to the City of Newark with no match required of the City to finance expenditures directly related to the conduct of Cross Acceptance activities as permitted under the State Planning Act (the "Award"), provided the City enter into and abide by the terms and conditions of a certain Cross Acceptance Grant Agreement by and between the DCA (as grantor) and the City (as grantee) for a period that has commenced as of April 28, 2004 and ending February 28, 2005 (the "Grant Agreement"), all as attached hereto as Exhibit B and incorporated herein; and

WHEREAS, the City shall by way of separate action to be approved by Council, enter into a Professional Services Agreement with the firm of Phillips Preiss Shapiro Associates, Inc. to undertake the preparation of the Newark Cross Acceptance Report as required by the Grant Agreement and constituting the Scope of Services (included as Attachment A of the Grant Agreement).

WHEREAS, the Director of the Department of Economic and Housing Development, on behalf of the City, seek to enter into and execute the Grant Agreement with the Department of Community Affairs and upon acceptance of the award, the grant term is hereby ratified from April 28, 2004 to date of adoption and shall expire on February 28, 2005; and

NEWARK, N.J.
CITY CLERK'S OFFICE
2004 AUG 30 PM 4:09

NEWARK, N.J.
CITY CLERK'S OFFICE
2004 AUG 30 PM 4:09

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF NEWARK, NEW JERSEY, THAT:

1. Submission of the Grant Application on behalf of the City of Newark and with support of the Mayor to the DCA to fund the costs associated with the Cross Acceptance Process for the State Plan be and hereby is ratified.
2. The Director of Economic and Housing Development, on behalf of the City of Newark, is hereby authorized to accept the Grant in the amount of fifteen thousand dollars (\$15,000.00) with no matching requirement imposed on the City of Newark, for the purpose established in the foregoing.
3. The Director of Economic and Housing Development, on behalf of the City of Newark, is hereby authorized, as a condition of the Award, to enter into and execute the Grant Agreement with the DCA, substantially in the form attached hereto as Exhibit B and incorporated herein.
4. The Director of Economic and Housing Development comply with all the terms and conditions of the Award and Grant Agreement, respectively, with the understanding that the City will, under separate action to be approved by the Council, enter into a Professional Services Agreement with Phillips Preiss Shapiro Associate, Inc. to undertake the scope of work provided in the Grant Agreement.
5. A copy of the executed Grant Agreement shall be filed with the City Clerk by the Director of Economic and Housing Development.
6. No in-kind matching funds are required.

Statement

Resolution ratifying application by the Director of Economic & Housing Development to the DCA and authorizing such Director to 1) accept Grant in the amount of \$15,000 with no match requirement, and 2) execute Grant Agreement with the DCA, all in connection with the State Development and Redevelopment Plan and Cross Acceptance Process. The grant award is hereby ratified from April 28, 2004 to date of adoption of this resolution and shall expire February 28, 2005.

CERTIFIED TO BY ME THIS
8th DAY OF SEPTEMBER, 2004

Do not use space below this line

RECORD OF COUNCIL VOTE ON FINAL PASSAGE														
Council Member	AYE	NAY	NV	AB	Council Member	AYE	NAY	NV	AB	Council Member	AYE	NAY	NV	AB
AMADOR				✓	CORCHADO	✓				TUCKER	✓			
BELL	✓				CHANEYFIELD JENKINS	✓				WALKER	✓			
BRIDGEFORTH	✓				QUINTANA	✓				BRADLEY, Pres.	✓			
✓ Indicates Vote					AB - Absent					NV - Not Voting				

Adopted at a meeting of the Municipal Council of the City of Newark, N.J.,

Donald Bradley
President of the Council

John S. Morano
City Clerk

This Resolution adopted must remain in the custody of the City Clerk. Certified copies are available.

City of Newark Consistency with the Preliminary Plan

Key Concepts and Policy Objectives of the State Plan	Discussion
<p>1. Planning that is comprehensive, citizen-based, collaborative, coordinated, equitable, and based on capacity analysis is essential to achieving the goals of the State Plan</p>	<ul style="list-style-type: none"> • The Land Use Element of the Master Plan utilized information from a number of disciplines. It provides information on the physical characteristics, the history of Newark, population and employment trends, economic conditions, transportation, open space, recreation and natural resources. It also incorporates descriptions of wards and neighborhoods and the particular social and economic problems facing each one, as well as the land use problems. Also included in the Land Use Element is a review of recent development trends in Newark. Finally, there is a summation of recent major studies and policy initiatives in which a number of major studies were undertaken on various aspects of Newark, and their implications for the Master Plan are provided. • The process of preparing the Land Use Element of the Master Plan included, and continue to include, expansive opportunities for public involvement through numerous public meetings and public comment reports. Additional opportunities for public involvement include regularly scheduled Planning Board Meetings, Zoning Board of Adjustment, the Governing Body, and ward and neighborhood associations. • A future phase of the Land Use Element will consist of a buildout analysis, which will include population, schoolchildren, and number of jobs. Following that buildout analysis, the planning process will be decentralized, in which the City will be divided into approximately ten planning areas which will then be provided the information on the ultimate buildout, and on that basis will recommend to the City of Newark various community facilities, open space, transportation and various other infrastructure improvements that will need to be provided within that neighborhood based on those ultimate buildout analyses. Those will then be adjusted and incorporated into a revised Master Plan, and that will provide for a full and comprehensive idea of what the ultimate buildout capacity will be and the infrastructure needed to support it.
<p>2. Planning should be undertaken at a variety of scales and should focus on physical or functional features that do not necessarily correspond to political jurisdictions.</p>	<ul style="list-style-type: none"> • The City of Newark is a member of the North Jersey Transportation Planning Authority (NJTPA), a metropolitan planning organization whose focus is transportation, and the City participates in planning done by the Regional Plan Association (RPA) and the Port Authority of New York and New Jersey (PANYNJ) for Newark International Airport and Port Newark. • The City is divided into five wards, and historically has had as many as twenty-one neighborhoods. There was an effort in the drafting of the Land Use Element of the Master Plan to break down the City of Newark into its wards and its different neighborhoods and discuss and analyze the various planning-related issues related to that particular area, as well as to the entire City. The Land Use Element also considered the planning implications and impact of the adoption of the Master Plan on

City of Newark Consistency with the Preliminary Plan

		<p>municipalities and on counties that are adjacent to the City of Newark, by reviewing their master plans and zoning ordinances and determining the compatibility between Newark's jurisdiction and that jurisdiction.</p>
3.	<p>Planning should be closely coordinated with and supported by investments, programs, and regulatory actions.</p>	<ul style="list-style-type: none"> • Simultaneous to preparing the Master Plan in the City of Newark, there has been an ongoing effort to review and to provide a completely revised zoning ordinance for the City of Newark. In addition, based on recommendations that were provided in the various reports that are summarized in the Land Use Element, various investments, programs and regulatory actions are planned for implementation. For example, the University Heights Science Park is incorporated, and a special zone has been recommended in the Master Plan and will be adopted in the zoning ordinance, which incorporates the University Heights Science Park proposals.
4.	<p>Planning should create, harness and build on the power of market forces and pricing mechanisms while accounting for the full costs of public and private actions.</p>	<ul style="list-style-type: none"> • The policies, plans and recommendations of the Land Use Element of the Master Plan take great care to account for market forces that are active in the City. For example, at the outset in 1997, there seemed to be more of a reliance on public subsidies for the rebuilding of Newark's housing stock. More recently, in the last few years, the private market has been more active in producing housing in the City of Newark, and various assumptions, policies and programs related to future housing took into account the fact that this trend has become stronger. In addition, the trends in the marketplace were listed and described in the Land Use Element of the Master Plan, and have been utilized as well as proposals by the private sector in the various changes in the land use designations in the City of Newark. Examples include the Southwest Industrial Park, University Heights Science Park, the Newark Arena proposal, and various other proposals and redevelopment plans within the City of Newark.
5.	<p>Planning should maintain and revitalize existing communities.</p>	<ul style="list-style-type: none"> • The 2004 Draft Master Plan supports maintaining and revitalizing existing residential neighborhoods where appropriate and supports revitalizing the City's commercial areas. • The City's whole planning focus is revitalization. Between the 1940s and 1950s and the early 1990s, the population of Newark fell from 450,000 to approximately half its population, and employment shrank tremendously. There was also the abandonment of many industrial, residential and commercial properties. Newark has within it over 150 redevelopment plans, as well as proposals for remediating brownfields, and for undertaking other developments both through the private and public sectors. The renaissance of Newark began to occur in the mid-1990s, and the population of Newark and the level of employment, number of new housing units and the number of schoolchildren have increased dramatically since that period of time. The Master Plan and the zoning ordinance recognize that the City of Newark's future is going to be in the redevelopment and revitalization of industrial properties, residential properties, retail properties, open space, the waterfront, and various

City of Newark Consistency with the Preliminary Plan

		institutions throughout the City of Newark.
6.	Planning, designing and constructing development and redevelopment projects, that are residential, commercial, industrial, or institutional and that contribute to the creation of diverse compact human scale communities (i.e. communities of place)	<ul style="list-style-type: none"> • The City of Newark is a designated Urban Center. • Part of the major recommendations in the Newark Master Plan is to diversify the number and types of zones that will be included in the Newark Zoning Map and zoning ordinance, and therefore the number of residential districts, the number of commercial districts, and the number of industrial districts will be expanded. In addition, six new special purpose districts will be incorporated. In each of those cases, the development that is permitted is not just homogenous single-land-use categories, but provide for both a horizontal and vertical mixing of uses. For example, in the commercial corridors, there are policies that encourage residential development above retail stores. In the downtown, there's recognition that, whereas retail should be provided at the ground level, a variety of upper-floor uses which include office, institutional, recreational, residential and educational uses should be permitted. Another example is on the waterfront. The desire there is to create retail, recreational, office and residential projects in an open space, park-like setting with public access to the waterfront and open space open not only to the people who live and work in that area, but Newark residents as well. The desire overall is to create compact projects which provide for a variety of land uses and provide for communities of place as described in the State Development and Redevelopment Plan.
7.	Identifying areas of development, redevelopment, and environs protections in suburban and rural New Jersey.	<ul style="list-style-type: none"> • Not applicable in Essex County.
8.	Identifying cores and nodes as places for more intensive redevelopment in metropolitan New Jersey.	<ul style="list-style-type: none"> • While the City has not officially designated any Cores or Nodes, as an Urban Center, it has the ability. During the Cross-acceptance process, the City has identified five Nodes. • The City has one Core—the downtown area, which is identified as not only the center for commercial and office development, but also for governmental institutions, educational institutions, as well as for providing residential development to enliven and create a 24-hour, 7-day-a-week presence within the downtown. • The City has identified the following Nodes: <ol style="list-style-type: none"> 1. A Transportation Node for the Newark Penn Station area. 2. A Transportation Node for the N.J. Transit Broad Street commuter rail station area. 3. An Industrial node for the Port area of Newark that includes the Port of Newark and Newark Liberty International Airport. 4. An Industrial Node for the eastern portion of Newark's Ironbound neighborhood, along the

City of Newark Consistency with the Preliminary Plan

		<p>Passaic River waterfront, including Port Newark.</p> <ol style="list-style-type: none"> 5. An Industrial/Office Node for the South Ward Industrial Park. 6. An Industrial/Office Node for University Heights and Science Park. The justification for this designation is that there already exists, just to the northwest of the downtown, an area of land that has several significant educational institutions—the University of Medicine and Dentistry of New Jersey, New Jersey Institute of Technology, the Rutgers University Newark campus, and Essex County Community College—as well as the Essex County Hall of Records and Courthouse, and St. Michael's Hospital. The educational institutions comprise 320 acres and serve a population of 45,000 full- and part-time students and faculty. Newark has proposed redevelopment in this area of office, research and light industrial uses, capitalizing on private sector opportunities related to research in medicine and science. In addition, the new Science High School is to be located in this area, along with new retail and service-oriented businesses, and dormitories and housing opportunities. The area designated is several City blocks, served well by public transit—New Jersey Transit station stops, the Newark City Subway line and is adjacent to on- and off-ramps to Interstate 280.
9.	Emphasizing public support for physical design, public investment and government policy through access to information, services, jobs, housing and community life.	<ul style="list-style-type: none"> • The City of Newark has a myriad departments and divisions within the government that deal with different aspects of the City's life, including, for example, the Department of Economic Development and Housing, related to the provision of jobs, services and infrastructure. In addition, there are a myriad of local development groups, nonprofit agencies and social service agencies that are active in the City of Newark related to community health, housing, employment and social services. All of these groups were included in the preparation of the Master Plan, either through the Master Plan Working Group, which were outside agencies, and the Master Plan Task Force, which were various departments within the City of Newark. • The City supports a diverse mix of land uses offer a wide variety housing and employment options to its residents. The City's transportation options range from pedestrian facilities to mass transit and allow residents to access a wide geographic area through a number of mechanisms.
10.	Planning for the protection, restoration, integration of natural resources and systems as well as the preservation of agricultural farmland.	<ul style="list-style-type: none"> • With respect to natural resources, there are very strong policies and programs incorporated into the Master Plan for the remediation of brownfields and other contaminated areas within the City of Newark. There are also very strong policies for the redevelopment and improvement of open space within the City of Newark, and for the provision for new open space, both at the neighborhood level as well as along the Passaic Riverfront, where it has not existed up to the present time. In that regard, the restoration and development of both active and passive recreational facilities related to open space and natural resources will be provided. Newark has also adopted a Greenway Plan that would allows for pedestrian and bicycle linkages of open space and natural resources from one to another,

City of Newark Consistency with the Preliminary Plan

		<p>and also from various neighborhoods in the City of Newark.</p> <ul style="list-style-type: none"> • The City contains no agricultural land
Policy Objectives of the Metropolitan Planning Area		Discussion
1.	Land Use	<ul style="list-style-type: none"> • The City has been designated an Urban Center but has not yet identified any Cores or Nodes. However, during the Cross-acceptance process the City identified a potential Node. • The City of Newark, with the cooperation of Essex County and the State, has identified public reinvestment in housing, transportation, public services, employment, and in infrastructure in various locations throughout the City of Newark. Primarily the focus has been within the downtown of the City, along the Passaic River waterfront redevelopment area, and in other locations, such as in the South West Industrial Park, the Newark Arena redevelopment area, and within the University Heights Science Park. In addition, there has been cooperation and funding for various improvements within Newark's redevelopment areas. The support for development includes housing, social services, schools, community facilities, and jobs. The capital improvements include infrastructure improvements, as well as the building of institutions such as schools, places of higher education, recreational facilities, social and community service agencies, public transportation, both in the form of rail lines, light rail lines, roadway improvements, and sewer, street and water supply services. In addition to these centers, various areas of Newark that have been cleared of public housing are proposed for redevelopment which would take the form of lower-density, publicly-subsidized housing, as well as employment-related development. • Newark's Land Use Plan not only recognizes the diversity of land uses within certain areas, but also in its recommendations proposes a diversity of land uses to be provided in various areas. Examples of areas where mixed land uses exist are in the Ironbound section of Newark and in North Newark, where a special purpose designation called Mixed-Use has been proposed, allowing for residential, retail and low-impact small-scale industrial developments to take place. In addition, within and along the major retail corridors, retail development is proposed at the ground level with housing and office use above the ground floor. In the downtown of Newark, a diversity of land uses is both permitted and encouraged. This would include retail at the ground floor, office and residential above it, as well as recreational facilities and educational and government institutions. • Linkages have been promoted through public transportation improvements as well as pedestrian and bikeway improvements linking various areas within the City of Newark, and providing linear walkways along the Passaic River waterfront. • Within the Land Use Element of the Master Plan, a higher density of development that is appropriate

City of Newark Consistency with the Preliminary Plan

		<p>for an urban area such as Newark is proposed. In this way, housing can be provided at a scale that will allow for a compact form of development. In addition, virtually all of Newark's retail areas permit above the first level both office and residential development, so as to maximize the scarce existence of vacant land. Within the industrial areas, in the areas identified for office development, and in the downtown, and in areas of higher-density housing, densities and heights of buildings are permissive, such that higher-density development can be provided in these areas. These areas in many cases are permitted a diversity of uses, both on a horizontal and vertical basis, so that there is a residential presence in retail areas, and there is also the availability of retail services and employment close to residential areas.</p>
2.	Housing	<ul style="list-style-type: none"> • The 2001 Newark Comprehensive Economic Development Strategy and 2004 Draft Land Use Plan support providing additional and better quality housing at appropriate scales in all of the City's neighborhoods that will preserve and improve the value of new and existing housing and service the nonresidential sectors in the City. • The City of Newark's Land Use Element provides for a range of housing types, from single-family development on 5,000 square foot lots all the way through apartment, row house, two-family, four-family development, and apartment development, low-rise, mid-rise and high-rise, up to 30 stories in height, providing a diversity of housing choices throughout the City of Newark. In addition, residential development is permitted in the mixed-use areas, as well as above retail stores in the community and regional commercial districts, as well as in the downtown. In this form, new housing is being introduced into appropriate nonresidential settings. • The Master Plan identifies exactly what the existing uses are within the City of Newark with respect to housing, and then recognizes of them through the adoption of zoning designations which are appropriate to the existing uses on the ground. In addition to the inventory of existing uses, the physical conditions and their eligibility for rehabilitation rather than for demolition and redevelopment was also undertaken. It is hoped in this respect that, rather than wholesale clearing of certain viable residential areas, that programs can be applied where housing is rehabilitated in place rather than demolished. In these areas there is a program for infill development rather than redevelopment. There are also proposals within the Master Plan that are to be implemented in the zoning ordinance to help to regulate the design of housing so that it can be rehabilitated in place, rather than demolished.
3.	Economic Development	<ul style="list-style-type: none"> • The City of Newark Economic Development, Land Use and Transportation Plan (NEDLUTP) states that Newark's position as a regional center should be maintained and enhanced. • A Foreign Trade Zone encompasses the land of Port Newark. This designation allows the area to be treated as though it is outside the U.S. Customs territory with import duties on merchandise able to be

City of Newark Consistency with the Preliminary Plan

		<p>deferred, reduced or in some cases eliminated.</p> <ul style="list-style-type: none"> • The City of Newark is encouraging economic development primarily through redevelopment. One of the major undertakings is the Passaic River waterfront, which stretches from Minish Park all the way up to New Jersey Performing Arts Center (NJPAC). In this particular area, there are various older industrial developments which have been demolished to make way for new open space and recreational facilities, as well as for office development, and it is hoped in the future, for residential development as well as recreational and retail development as well. This is being undertaken through the actions of condemnation and acquisition. By turning over the development to the private sector, destination developments within the regional marketplace are being developed. In addition to the Passaic Riverfront Redevelopment Area, there are a number of redevelopment areas within the City of Newark where similar land assembly and demolition are occurring such that the private market can redevelop those areas for a variety of land uses, including housing, retail development, and office development. • The City of Newark operates the second largest Urban Enterprise Zone (UEZ) program in the State, offering tax incentives for businesses that locate there and hire local residents, as well as providing a 3% reduction in sales taxes to consumers who patronize those businesses. The UEZ also has a Zone Assistance Fund (ZAF), which invests zone sales tax collections in public services, improvements and projects designed to achieve the UEZ's legislative intent of (1) creating employment, (2) stimulating private capital investment and (3) increasing Newark's real property ratable base. • The City operates an extensive program of employment training through the Mayor's Office of Employment and Training (MOET). The program is currently responsible for the local implementation of the Job Training Partnership Act (JTPA) and the Summer Program for Economically Disadvantaged Youth (SPEEDY). • The City of Newark uses a variety of vehicles to encourage private sector investment, including customized developer services through the City's Department of Economic and Housing Development, through the Zone Assistance Fund maintained by the Newark Office of the Urban Enterprise Zone (UEZ), through the creation of two (2) business incubator buildings by University Heights Science Park and through support from the City's university and non-profit sectors. • Specifically, the City's UEZ program offers developers and contractors reduced sales tax on construction materials. The City also offers the opportunity to secure long-term tax abatements as well as support in securing State tax incentives such as Environmental Opportunity Zones, Redevelopment Area Bonds, Revenue Allocation District Bonds and the full range of N.J. Economic Development Authority and N.J. Redevelopment Authority financing vehicles and programs.
--	--	---

City of Newark Consistency with the Preliminary Plan

4.	Transportation	<ul style="list-style-type: none"> • The City has a very diverse range of local and regional transportation options that include vehicle, bus, subway, pedestrian, bicycle, air and ferry, and rail service. • • A major study entitled “City of Newark, Economic Development, Land Use and Transportation Plan,” the final report of which has yet to be adopted, cited economic development and land use changes to respond to and to coordinate with various public transit initiatives which have been proposed, and improvements which have been made to the City of Newark. This includes Newark’s streets and highways, Newark’s existing and improved subway system, the light rail system, the connection between Newark Airport and the downtown, and the Amtrak and New Jersey Transit rail lines in the City of Newark. The Land Use Element of the Master Plan proposed higher-density housing in the form of transit-oriented development at the locations where transit nodes are located. Another example is the band around the airport; intensive employment-generating uses which would increase tax ratables and provide employment to City residents, is being proposed. Adjacent to the South Broad Street station, for example, higher-density mixed-use development is proposed. In addition, the strategy of making Newark less automobile-dependent is fostered through the adoption of a greenway system that would have pedestrian and bikeway linkages between the open spaces and various neighborhoods within the City of Newark. Also within the residential developments there is less of an emphasis on providing parking for residents so that they will be more dependent on public transportation and on pedestrian movements. Finally, there has been an effort to provide centers of employment within residential areas that traditionally have not had employment, so that people can live close to work and not have to drive to get to their place of employment. • Newark is blessed with the existence of the Port of Newark and Newark Airport within its boundaries, and these are two major areas where intermodal linkages are provided. Newark also has a major stop on the Amtrak line, as well as New Jersey Transit, providing Newark with linkages to other cities and towns via train within the State and along the Northeast Corridor. Large parking areas are provided for all of these facilities, so that private passengers can avail themselves of opportunities to travel by air or train to local and regional destinations when coming from within Newark or outside of Newark. Newark also has large industrial areas which have both heavy industrial uses as well as significant areas of warehousing, which allows for goods to come in, be stored, and then distributed both in the New York City area as well as to northern and central New Jersey, and then destinations further away within the mid-Atlantic region. • Newark Liberty International Airport is located both within the City of Newark and the City of Elizabeth. In order to capitalize upon the economic development opportunities, the Master Plan has proposed to provide a special purpose designation called the Airport Support Zone, to provide
----	----------------	--

City of Newark Consistency with the Preliminary Plan

		<p>industry and employment which are linked to and dependent on the airport itself. This includes the development of hotels, conference centers and support services, such as flight kitchens for the airlines. The intent is to provide for high-paying jobs and significant ratables for the City of Newark directly adjacent to the Airport.</p>
5.	Natural Resource Conservation	<ul style="list-style-type: none"> • The City of Newark's intent in the revised Land Use Element of the Master Plan is to identify and improve existing open spaces. In the second phase of the Master Plan undertaking, which will occur at the neighborhood level, neighborhood open space and more local community open space opportunities will be identified, such that in the buildout and repopulation of Newark's residential areas, open space can be provided in the future. In addition, the rehabilitation and development of new schools within the City of Newark whose sites have been identified within the Newark Master Plan, will provide outdoor recreational facilities which will be used by residents and community groups in the City of Newark, as well as by the schools themselves. In addition, the City of Newark has prepared and adopted a greenway system which will provide linkages between these open space resources and the neighborhoods. Finally, in the Passaic Riverfront Redevelopment Plan, there is an intent in the City of Newark to provide both view corridors and public access from the neighborhoods adjacent to the Passaic River such that people will be able to access the Passaic Riverfront and utilize pedestrian and bikeway trails along the Passaic River waterfront as well as open spaces and recreational facilities provided within this area. • The City of Newark has a pro-active policy of aggressively pursuing all available tools, policies and programs available at the Local, State and Federal levels for brownfields redevelopment. One example of this is the Lister Avenue brownfields site in the Ironbound section of Newark. Preliminary approval has been received from the N.J. Department of Environmental Protection for a Brownfields Demonstration Area (BDA) to redevelop the site (which includes Chemical Land Holdings, a federal Superfund site) for industrial jobs and open space in partnership with the Ironbound Community Corporation and private property owners. • In cooperation with the Army Corps of Engineers, the City of Newark is also restoring the waterfront along the Passaic River, through streambank improvements and the installation of a new bulkhead, as part of the Joseph G. Minish Passaic River Waterfront Park project. • With respect to improving air quality, the City of Newark encourages the use of mass transit in the Land Use Element of its Master Plan by allowing higher density development around transportation nodes in order to reduce the dependence upon automobile use, thereby reducing the level of harmful automobile emissions.
6.	Agriculture	<ul style="list-style-type: none"> • Newark does not have within its borders any agricultural land or production. However, there are industries within the City of Newark devoted to packaging and processing foodstuffs. It also has both

City of Newark Consistency with the Preliminary Plan

		<p>the Port of Newark and Newark Airport where that food can be shipped or sent by air to various market destinations. In addition, it has rail facilities within the City that can also transport those materials.</p> <ul style="list-style-type: none"> At this point in time, Newark does not have any farms, greenhouses, farmers markets or community gardens. However at the neighborhood planning level, when various open space is proposed to be set aside, and consideration of community gardens will be provided.
7.	Recreation	<ul style="list-style-type: none"> The City offers 69 publicly owned parks, of which three are in excess of thirty acres. The City of Newark is currently blessed with regional parks, including Branch Brook Park and Weequahic Park, but does not have adequate neighborhood and local parks. It is hoped in the second phase of the Master Plan that neighborhood and local parks will be identified for acquisition and development as Newark is repopulated and redeveloped. In addition, a recreational and open space plan, which will provide for the comprehensive redevelopment and rehabilitation of Newark's parks and recreational facilities, will be incorporated into the second phase of the Master Plan. Also within the second phase of the Master Plan, a more detailed description of the improvements necessary to implement the greenway will also be provided, which will link the various open space areas within the City of Newark. With respect to reclamation, one major area of open space that will be reclaimed from areas that are contaminated or were developed for industrial use is along the Passaic Riverfront, where public parks, such as Minish Park, are being developed, and where in the future, through zoning incentives, developers will be required to provide open space in exchange for higher-density development, which open space will be open to the public.
8.	Redevelopment	<ul style="list-style-type: none"> The City has seventy redevelopment areas aimed at improving the quality of life, commercial and residential opportunities, and the City's tax base. The Newark Master Plan indicates substantial areas within the City of Newark that have been designated for redevelopment. These redevelopment plans vary in nature from small to very large, and have a diversity of uses ranging from the Newark Arena all the way down to single housing lots that would be redeveloped for small, residential projects. In each case, the transportation opportunities and infrastructure are indicated within the redevelopment plan, such that the redevelopment can occur with the necessary infrastructure in place. Newark's land use policies and zoning encourage pedestrian activity and reduce dependency on the automobile by providing for a great variety of housing, most of which includes multifamily housing, where there will be less opportunities for onsite parking and where residents will have to rely on public transportation to get to work, retail facilities, leisure opportunities, and other destinations. The proposed greenway system will also provide a safer means for people on foot and for cyclists to be

City of Newark Consistency with the Preliminary Plan

		able to get from their neighborhood to various other neighborhoods, employment and shopping centers within the City of Newark, and opportunities for recreation. This is supported by increased investment in public transportation facilities, many of which are ongoing or have been completed, including the light rail system, the linkage of Newark Airport to downtown, various linkages to bus, subway and NJ Transit and Amtrak linkages between the City of Newark and other communities within New Jersey and further away. All of these investments will provide Newark's residents with the opportunity to use public transportation
9.	Historic Preservation	<ul style="list-style-type: none"> The City of Newark is, in the Land Use Element of its Master Plan, proposing the adoption of an historic preservation overlay zone so that, in addition to the underlying land use regulations, historic and design requirements can be implemented. This will help to preserve significant historic areas within the City of Newark, as well as historic buildings and sites. In addition, the Master Plan is proposing various design regulations in order to encourage the rehabilitation of older historic buildings within various neighborhoods, rather than wholesale demolition and redevelopment.
10.	Public Facilities and Services	<ul style="list-style-type: none"> Most of the City's public facilities are located in the downtown and will continue to be located primarily in that location. However, in the redevelopment of the City of Newark, the intention is to provide for the establishment of community and public facilities along major urban corridors such as Springfield Avenue or Clinton Avenue, and at various cores within these corridors. In this way it is hoped that some of the community facilities, which would be available to Newark's residents, would be decentralized within Newark's neighborhoods and not concentrated within the downtown area alone. In cooperation with PSE&G, the City of Newark is undertaking the installation of a major upgrade to the City's electrical distribution system, particularly in the Central, South, East and West wards. The City has also embarked upon a \$109 million project to rehabilitate its water distribution mains.
11.	Intergovernmental Coordination	<ul style="list-style-type: none"> The Irvington Urban Coordinating Council and the Newark Economic Development Corporation were jointly awarded a \$50,000 grant for the development of a smart growth handbook to be used by property owners and merchants along the Springfield Avenue corridor in both Newark and Irvington. As the largest city in New Jersey and the county seat, the City of Newark offers many services benefiting the region, such as serving as the site for the Passaic Valley Regional Sewer Authority's sewage processing plant. Newark's watershed provides potable water for many municipalities in northern New Jersey. Newark has also agreed to become host for Essex County's new jail facility on Doremus Avenue in the Ironbound section of the City. Newark also actively cooperates with the adjoining township of Irvington in redevelopment and public safety initiatives. The City of Newark actively consults and plans cooperatively with the following multi-jurisdictional agencies North Jersey Transportation Planning Authority, Port Authority of NY and NJ, Essex County

City of Newark Consistency with the Preliminary Plan

		Improvement Authority, NJ Department of Environmental Protection, NJ Department of Community Affairs
Policy Objectives of the Environmentally Sensitive Planning Area		Discussion
	<ul style="list-style-type: none"> Not applicable in the City of Newark; the City contains no Environmentally Sensitive Planning Area. 	
General Information		Discussion
1.	Local growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> Development regulations are currently very out of date, and do not use more modern techniques or methods of encouraging development. Significant inconsistency between the current zoning and land uses which exist on the ground. Continued practice of cumulative zoning in which industrial- developed areas incorporate residential and retail development, leading to conflicting land uses being located adjacent to one another. Lack of sufficient schools, lack of open space, lack of community facilities to support the new population in the rehabilitated and redeveloping residential areas in the City of Newark The illegal conversion of homes to higher-density development, and zoning enforcement. The lack of active retail areas at the ground floor in the downtown. Socioeconomic and physical deterioration in many of Newark's neighborhoods, but particularly concentrated in the south and central wards. Lack of neighborhood shopping opportunities in various residential areas in Newark. The existence of heavy retail uses, such as auto body shops, nightclubs and bars within residential areas. Deteriorated older industrial areas throughout the City of Newark. The lack of employment opportunities for Newark residents. Lack of space for medical and governmental institutions to grow and develop. Lack of resources to provide all forms of infrastructure for the redevelopment of Newark. Underutilized areas throughout the City of Newark, including parking lots within the central business district, large areas within the south and central wards that were cleared of deteriorated housing and significant obsolescent industrial development along Newark's waterfront. Lack of affordable housing opportunities.

City of Newark Consistency with the Preliminary Plan

		<ul style="list-style-type: none"> • The presence of significant areas of brownfields within the City of Newark. • Poor design with insufficient off-street parking and open space in many residential areas. • Noise and dangers from Newark Liberty International Airport flights. • Lack of opportunities for residential development in the central business district. • Lack of public access and open space along the waterfront.
2.	Regional growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> • See local growth management issues.
3.	Redevelopment areas in the municipality.	<ul style="list-style-type: none"> • Please see attached for a complete list (Appendix A in the Land Use Element of Master Plan).
4.	Current municipal infrastructure needs.	<ul style="list-style-type: none"> • The City's current infrastructure needs include improved highway access to I-78, upgrading of the City's electrical distribution system, rehabilitation of the City's water mains, installation of water meters, rehabilitation of the Cedar Grove and Belleville reservoir complexes and rehabilitation of the aqueduct system supplying water to Newark from Cedar Grove, Bloomfield, Belleville and Montclair. • The City also needs funding for road and bridge projects, including Avenue P Bridge Improvement, Broad Street Streetscape Improvements, Irvine Turner Boulevard Traffic Calming Project, Market Street and Elizabeth Avenue resurfacing project, Bloomfield Avenue and Mount Prospect pedestrian Safety Improvements and road and drainage improvements to Wilson Avenue. • Newark also seeks funding for improvements to the City's Greenway Network.
5.	Modifications to municipal planning documents that would increase consistency with goals and policies of the State Plan.	<ul style="list-style-type: none"> • Generally, the proposed Land Use Element of the Master Plan of the City of Newark is consistent with the goals and policies of the State Plan. However, the Master Plan is insufficiently detailed at the local and neighborhood level to provide a full measure of consistency with the goals and policies of the State Plan, and also various elements of the Master Plan, such as recreation and open space, community facilities, circulation and economic development have not been completed, and therefore consistency of these elements with the goals and policies of the State Plan cannot be measured at the present time. Assistance from the State and the County in completing the full elements of the Master Plan will allow for the completion and consideration of the consistency of policies in these elements with the State Plan.
6.	Municipal indicator program.	<ul style="list-style-type: none"> • Currently, the City of Newark does not have a planned indicator program. However, the Land Use Element of the Master Plan contains a substantial number of goals and policies, such that future progress can be measured against those goals and policies, to determine whether the Master Plan is having a positive impact on the future direction of growth.

City of Newark Consistency with the Preliminary Plan

7.	Planning efforts funded with a Smart Growth Grant by the New Jersey Office of Smart Growth.	<ul style="list-style-type: none"> A \$50,000 grant was awarded jointly to the Newark Economic Development Corporation and the Irvington Urban Coordinating Council for the development of a smart growth handbook. The 2002 Springfield Avenue Smart Growth Handbook was a regional planning effort between the City of Newark and the adjoining town of Irvington for a segment of Springfield Avenue that runs between Dr. Martin Luther King jr. Boulevard in Newark to Stuyvesant Avenue in Irvington. The Handbook makes recommendations for directing new commercial growth into neighborhood centers surrounded by continued residential infill development rather than the strip commercial development that historically characterized Springfield Avenue. The City of Newark has been in contact with the Office of Smart Growth for providing additional funding for undertaking studies within the City of Newark for the next phase of the Master Plan, in particular for neighborhood-level planning.
8.	Performance of municipality in implementation of the goals and policies of the State Plan. 1-Very Poor, 2-Poor, 3-Neutral, 4-Good, 5-Very Good	<ul style="list-style-type: none"> 4—Good: The City of Newark's Master Plan is consistent with many of the goals in that it provides for the rehabilitation and redevelopment of the City, focusing growth on cores and nodes, and in providing many of the planning principles consistent with Smart Growth. The diversity of development, lesser dependence on private automobile, the provision of diversified land uses, compact, walkable communities, creating communities of place, concentration on design to create a sense of place within the community—all of these are policies that will be implemented through the adoption of the Master Plan and new zoning ordinance.
9.	Regional plans involving the municipality.	<ul style="list-style-type: none"> Newark was included in the 2002 Springfield Avenue Smart Growth Handbook with the Township of Irvington, which was a regional planning effort between the City of Newark and the adjoining town of Irvington for a segment of Springfield Avenue that runs between Dr. Martin Luther King jr. Boulevard in Newark to Stuyvesant Avenue in Irvington. Newark is included in "A Region at Risk: The Third Regional Plan for the New York-New Jersey-Connecticut Metropolitan Area," published by the Regional Plan Association in 1996. The Third Regional Plan meets State Plan objectives in that it promotes new light-rail transit routes, transit- and pedestrian-friendly centers, regional downtowns and the creation of a regional network of greenways and urban open spaces.
10.	Performance of State Agencies in implementation of the goals and policies of the State Plan. 1-Very Poor, 2-Poor, 3-Neutral, 4-Good, 5-Very Good	<ul style="list-style-type: none"> 3—Neutral: Since there has not been, to date, a great amount of coordination and cooperation between the State and the City of Newark with respect to the implementation of the State Plan, it is difficult to determine to what extent the State has played a role in the development and support of policies in Newark's planning documents. Hopefully, through the Cross-acceptance and Plan Endorsement phases, and through the provision of Smart Growth grants, this will change for the positive.

City of Newark Consistency with the Preliminary Plan

11.	Municipal concurrence with the goals and policies of the State Plan.	<ul style="list-style-type: none"> Yes, in general, the manner in which Newark is to be revitalized and redeveloped as an urban area is consistent with the goals and policies of the preliminary plan. However, the City of Newark has noticed that there is much greater support for communities which are in the environmentally-sensitive planning areas and the rural areas through the provision of grants for open space and agricultural preservation, and less emphasis on redevelopment within the urban areas, in hopes that in the future, the State will provide a greater emphasis on providing for growth in areas like the City of Newark.
12.	Specific objections to the State Plan.	<ul style="list-style-type: none"> None.
13.	Improvements to the Preliminary Plan that would better meet the needs of the municipality.	<ul style="list-style-type: none"> A definition of "smart growth" should be added to the Glossary in Appendix D and the chapter on Statewide Goals, Strategies and Policies in the Preliminary State Plan. It is also recommended that the State Planning Act and the Local Redevelopment and Housing Law (LRHL) be amended to include a definition of "smart growth," particularly with respect to criteria "h" of the Area in Need of Redevelopment criteria under the LRHL.
14.	Requested changes to the Preliminary Policy Map.	<ul style="list-style-type: none"> Newark's Historic and Cultural Sites should be identified on the State Plan, including the City's Historic Districts.
15.	Comments on Population and Employment Trends and Forecasts.	<ul style="list-style-type: none"> Please see attached.

Memorandum

TO: Marcia Schiffman
Elizabeth McManus

FROM: Richard Preiss

RE: Additional Information for Cross-Acceptance Report

DATE: August 18, 2004

This memorandum provides some additional information you requested from the City of Newark.

1. Cores and Nodes

After reviewing the SDRP's definition of cores and nodes, as well as examples throughout the State, the City would take the position that it has one existing core—the downtown, one existing node—the Port area of Newark consists of the Port of Newark, Newark Liberty International Airport—and one future or proposed node—University Heights Science Park. The former two have already been identified in the SDRP, but the latter has not. The justification for this designation is that there already exists, just to the northwest of the downtown, an area of land that has several significant educational institutions—the University of Medicine and Dentistry of New Jersey, New Jersey Institute of Technology, the Rutgers University Newark campus, and Essex County Community College—as well as the Essex County Hall of Records and Courthouse, and St. Michael's Hospital. The educational institutions comprise 320 acres and serve a population of 45,000 full- and part-time students and faculty. Newark has proposed redevelopment in this area of office, research and light industrial uses, capitalizing on private sector opportunities related to research in medicine and science. In addition, the new Science High School is to be located in this area, along with new retail and service-oriented businesses, and dormitories and housing opportunities. The area designated is several City blocks, served well by public transit—New Jersey Transit station stops, the Newark City Subway line—and is adjacent to on- and off-ramps to Interstate 280.

2. Population and Employment Projections

The City of Newark does not provide its own population, housing or employment forecast, nor has it as yet performed a build-out analysis of its vacant, underutilized or marginally-utilized land—which is in abundance in the City at this time. However, based upon the pace of growth in Newark—in particular the number of housing units that are being built—the City believes that the SDRP population forecasts, in particular, grossly underestimate the population that will reside in the City in 2010, 2015 and 2020.

Attached to the memorandum are several tables of both actual counts and estimates of population in Newark, obtained from the NJ Department of Labor (NJDL) (see Table 1). Only the 1990 and 2000 figures were obtained from the Census; the remaining intervening years are forecasts or estimates. As can be seen, the NJDL projected a consistent decrease in population between 1990 and 2000, from 275,291 in 1990 to 263,087 in 1999. In actual fact, while the population of Newark did fall in the first few years after 1990, it began to stabilize in the mid-1990s, and then increased in the latter part of the decade. This accounts for the gross discrepancy between the NJDL's estimate of 263,087 in 1999 and the Census count of 273,546 in 2000.¹

Then from 2001 forward to 2003, the NJDL forecasts increases of approximately $\pm 1,500$ to 1,800 persons per year. The recently received population estimates from the State projected even a slower rate of growth—an increase of approximately 1,000 persons per year from 2000 to 2010, with a total population of $\pm 283,000$ by 2010. In fact, Newark's population, based upon the rapid pace of building and immigration, is growing at a substantially higher rate than either of these projections. As Table 2 shows, the number of residential building permits (expressed in dwelling units) shows a pace of well over 1,000 added units per year in 2001 and 2002, and 1,500 units per year on average in 2003 and 2004.² While this does not account for demolitions (which NJDL does not publish), the large-scale demolition of housing units which occurred in Newark during the 1990s³, most of which were large-scale, high-rise public housing projects, has been completed. While smaller-scale demolition and clearing is still occurring, this has been at a much slower rate in the 2000s.

Even by the most conservative of assumptions regarding demolition and building permit approvals, the City can be said to be adding well over 1,000 units of housing per year. Utilizing an average household size of 2.82 (see Table 4) by interpolating an average and projecting the average over the decade between 2000 and 2010, would mean that Newark's population would be growing at a rate of approximately 3,000 persons per year. Even if the pace of growth begins to slow down in the second half of this decade, it is clear that Newark's population will conservatively grow by 20,000 people by 2010, and even as much as by 30,000 people at the current pace of growth. This is substantially greater than either the NJDL or the State's projections indicate.

One additional factor should be noted. In inner urban areas, with high rates of immigration from foreign countries, and with high rates of poverty, illegal residency, the Census counts typically undercount the population substantially. Newark has the demographic, housing, and income characteristics where Census counts notoriously underestimate total population. Thus, the figure of 273,000 for the 2000 Census, the base figure to which this rapid pace of growth is being added, is most likely much lower than the actual resident population of the City at the end of the 20th Century.

Finally, a review of Newark's existing land use pattern reveals the reason why such strong growth has occurred, especially in comparison to other communities in the County. Whereas communities like Maplewood, which has virtually no vacant buildable land, and only a few parcels of marginal or underutilized

¹ Clearly there is no way that Newark's population could have been decreasing at over a thousand persons per year in the 1990s and then increased by 10,000 in one year, from 199 to 2000.

² Newark is on pace to approve approximately 1,300 permits in 2004 based upon other reporting for the first six months of the year.

³ Compare Table 3, the change in the number of housing units in Newark, with building permits granted between 1990 and 2000 in Table 2.

land that are likely to be redeveloped, Newark has hundreds of acres of vacant land, significant numbers of marginal or underutilized sites and vacant buildings, served by existing road and other infrastructure, and absent environmental constraints, which are available and suitable for redevelopment. Moreover, Newark's policy toward development is highly favorable—allowing residential development at significantly higher densities than that of its neighboring communities in the County. Whatever forecasting methods were used by NJDL and the State, it is obvious that Newark's capacity to grow and policy towards growth, was not properly taken into consideration.

Insofar as employment is concerned, the picture is less clear. Newark's pace of employment growth has clearly not matched its growth in housing and population. First, the NJDL forecasts and estimates (see Table 6) are for the Newark MSA, not the City by itself. It is difficult to determine just to what extent job loss or growth in the City match that of the MSA. Moreover, even if they did, historically Newark's employment, like population, continued its fall through 1993, and then reversed course, increasing every year from 1994 through 2000. (There are no aberrations in the estimates, such as were apparent in the population estimates.) Since 2000, figures for the Newark MSA indicate a very slight fall in employment in 2001 and 2003, and a very modest increase in 2003.

While Newark's capacity to add employment-generating space—retail, industrial, office, research, lodging, entertainment, etc.—is substantial, with many suitable vacant or underutilized properties available, the pace of building has not been as rapid as in the housing sector. Some of the added space has been renovated and reoccupied office space, rather than new space. However, there are a substantial number of projects which are approved which would add employment—from Port- and Airport-related growth, to hotels, to office space in the downtown. The pace of growth, however, is much more likely to be tied to the regional and national economy, which at the present time is showing only modest gains in employment.

RMP:jr

cc: Mark Barksdale

Alexander Dambach

Joaquin Matias

04103

School Enrollment, Newark Public Schools

School Year	Enrollment	Change	Percent Change
1998-1999	43,609		
1999-2000	42,101	-1,508	-3.5%
2000-2001	42,150	49	0.1%
2001-2002	42,241	91	0.2%
2002-2003	42,395	154	0.4%
2003-2004	42,802	407	1.0%

Source: New Jersey Department of Education

Employment in Newark MSA, 1990-2003 (in Thousands)

	Total Nonfarm	Percent Change	Total Private Sector	Percent Change
1990	964.6		820.8	
1991	924.0	-4.2%	781.8	-4.8%
1992	907.3	-1.8%	764.5	-2.2%
1993	906.3	-0.1%	763.4	-0.1%
1994	915.2	1.0%	771.7	1.1%
1995	927.6	1.4%	782.8	1.4%
1996	930.3	0.3%	786.9	0.5%
1997	948.2	1.9%	805.5	2.4%
1998	967.8	2.1%	825.4	2.5%
1999	995.3	2.8%	852.3	3.3%
2000	1019.6	2.4%	875.6	2.7%
2001	1014.1	-0.5%	868.0	-0.9%
2002	1009.1	-0.5%	858.8	-1.1%
2003*	1010.9	0.2%	856.4	-0.3%

In Thousands

*Data Adjusted to 2003 Benchmark

Source: New Jersey Department of Labor

Number of Households and
Average Household Size in Newark City, 1990 and 2000

	1990	2000
Total Households	91,552	91,382
Average Household Size	2.91	2.85

Source: U.S. Census 1990 and 2000

Housing Units, Newark, 1990 and 2000

	1990	2000	Change 1990-2000	Percent Change
Total	102,473	100,141	-2,332	-2.3%
Occupied	91,552	91,382	-170	-0.2%
Owner-occupied	21,115	21,738	623	3.0%
Renter-occupied	70,437	69,644	-793	-1.1%
Vacant	10,921	8,759	-2,162	-19.8%

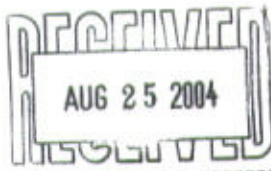
Source: U.S. Census 1990 and 2000

Estimates of Resident Population, Newark City, 1990-2003

	Population	Change	Percent Change
Census on 4/1/90	275,291		
1991	273,866	-1,425	-0.5%
1992	274,125	259	0.1%
1993	273,902	-223	-0.1%
1994	272,040	-1,862	-0.7%
1995	270,395	-1,645	-0.6%
1996	268,583	-1,812	-0.7%
1997	266,952	-1,631	-0.6%
1998	262,862	-4,090	-1.5%
1999	263,087	225	0.1%
Census 2000 (Original)	273,546		
(Corrected)	272,537		
2000	272,808	271	0.1%
2001	274,396	1,588	0.6%
2002	276,189	1,793	0.7%
2003	277,911	1,722	0.6%

Source: New Jersey Department of Labor

Borough of North Caldwell Consistency with the Preliminary Plan



Resolution No. _____

Date of Adoption _____

RESOLUTION

of the

BOROUGH OF NORTH CALDWELL, ESSEX COUNTY, NEW JERSEY

TITLE: AUTHORIZATION TO PARTICIPATE IN THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN (State Plan) CROSS-ACCEPTANCE PROCESS

WHEREAS, the State Planning Act of 1985 (N.J.S.A. 52:18A-196 et seq.) created a State Planning Commission and an Office of Smart Growth for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and

WHEREAS, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey's citizens, and to prevent sprawl and promote the suitable use of land; and

WHEREAS, the primary duty and responsibility of the State Planning Commission under the State Planning Act is the preparation of a "State Development and Redevelopment Plan;" and

WHEREAS, the State Planning Act also provides that the State's municipalities are to have an essential role in the development of the State Plan through their participation in the Cross-acceptance process to be conducted under the Act; and

WHEREAS, the Cross-acceptance process is the primary vehicle under the Act for promoting vertical coordination and integration of state, county and local plans by affording county and municipal governments a full and open opportunity to be involved in reconciling inconsistencies between state and local policies; and

WHEREAS, the Board of Chosen Freeholders of Essex County has concluded that it is appropriate, necessary and in the County's interest to fully participate in the development of the State Plan through the full and active participation of the County government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process,

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of North Caldwell, County of Essex, State of New Jersey, as follows:

1. That the North Caldwell Planning Board is hereby authorized and directed to carry out the Cross-acceptance process pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et seq. and the State Planning Rules, N.J.A.C. 17:32 and any other rules promulgated by the State Planning Commission for this purpose.
2. That the North Caldwell Planning Board shall coordinate with the County or Negotiating Entity in their preparation of a proposed work program and schedule for municipal and county Cross-acceptance and Negotiating Entity shall submit said work program and schedule to the New Jersey Office of Smart Growth by October 22, 2004.
3. That the appropriate municipal officials shall provide staff assistance to the County Planning Board or Negotiating Entity in order to prepare a Cross-acceptance Report and successfully complete the Cross-acceptance process.

08741/0000-2172641v1

**TITLE: AUTHORIZATION TO PARTICIPATE IN THE STATE DEVELOPMENT
AND REDEVELOPMENT PLAN (State Plan) CROSS-ACCEPTANCE
PROCESS**

4. That all municipal officials shall cooperate with the Municipal and County Planning Board or Negotiating Entity and provide information and furnish such documents as may be required.

COUNCIL MEMBER	YES	NO	N.V.	ABS.	COUNCIL MEMBER	YES	NO	N.V.	ABS.
ALESSI	<input checked="" type="checkbox"/>				LIBRIZZI	<input checked="" type="checkbox"/>			
CAMPBELL	<input checked="" type="checkbox"/>				PARIS	<input checked="" type="checkbox"/>			
HAMPSON	<input checked="" type="checkbox"/>				SANTOMAURO				<input checked="" type="checkbox"/>

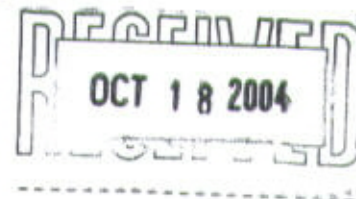
IT IS HEREBY CERTIFIED THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF NORTH CALDWELL AT A MEETING OF SAID COUNCIL HELD ON 8/17/04, 2004.

[Signature] BOROUGH CLERK mel Leone MAYOR

08741/0000-2172641v1

Borough of North Caldwell

Borough Hall • Gould Avenue
North Caldwell • New Jersey 07006



October 15, 2004

Mr. Philip A. LiVecchi, Director
Essex County Department of Public Works
900 Bloomfield Avenue
Verona, New Jersey 07044-1393

Re: Cross Acceptance

Dear Mr. LiVecchi:

In a hasty effort to provide relevant input on behalf of the Borough of North Caldwell's participation in the current Cross Acceptance process, please consider the following:

1. Apparently both the population and employment data for the Borough of North Caldwell represents circumstances which prevailed prior to the closing of the Essex County Jail Annex Facility.

Accordingly, appropriate downward adjustments are necessary in both the "current" and "projected" numbers relevant to the Borough of North Caldwell in each of these categories.

2. Earlier this year the Borough of North Caldwell engaged Peter Steck, P.P. to provide professional services with respect to the completion of a Master Plan Re-examination Report. This effort is on-going and is not completed at this time.
3. The Borough of North Caldwell is currently involved in negotiation to acquire an approximate 19 acre site located in the geographical center of this 2.9 square mile community. This acquisition will assure the continued open space characteristic of the property in recognition of environmental concerns and potential passive recreation sites.
4. The Borough of North Caldwell, during 2004, gained control of two (2) parcels of land owned by the County of Essex. One is through a Lease of an approximate 6 acre site adjacent to an existing Borough of North Caldwell facility and open space owned by the County of Essex.

The other is an approximate 4 acre site located on the grounds of the former Essex County Jail Annex. The Borough purchased this site and has committed funds for its upgrade for active use for sporting activities.

5. The Borough of North Caldwell is currently addressing development proposals consistent with its 2001 adoption of the "North Caldwell Hilltop Redevelopment Plan" including a mix of single family detached housing units and an age restricted housing segment. At this writing the process is awaiting finalization of plans to provide adequate water supply at pressure levels necessary to assure availability of water for potable and safety needs.
6. Two school systems are located in the Borough of North Caldwell; the North Caldwell School District (K-6) and the West Essex Regional School District (7-12) which serves the sending districts of North Caldwell, Fairfield, Essex Fells and Roseland. Both have recently or are in the process of undergoing multi-million dollar expansion/improvement projects to provide capacity for projected school age populations.
7. North Caldwell's population primarily relied on private vehicle transportation, except for school bus routes and some public transportation along Bloomfield Avenue. Experience finds that many commuters utilize existing Essex County roadways in the Borough of North Caldwell for travel to and from employment and shopping locations.
8. WE ALSO BELIEVE THAT IT IS NECESSARY THAT THE BOROUGH OF NORTH CALDWEL NOT BE CONSIDERED IN ISOLATION IN VIEW OF THE SIMILARITY OF CHARACTER SHARED WITH MANY WEST ESSEX AREA MUNICIPALITIES.

The foregoing represents circumstances which should be relevant to the current Cross Acceptance process.

We look forward to the prospective opportunity for a follow-up personal interview so that we might clarify and/or expand on our submission.

Enclosed is a copy of "North Caldwell" information which was apparently included in a previous Cross Acceptance effort.

Very truly yours,



John S. Kosko
Borough Administrator

JSK:gg
Enc.

cc: Joseph Alessi, Chairman, Essex County Planning Board
Maser Consulting, PA
Jim Bartell, Principal Planning Aide
Frank Zichelli, Borough Engineer, Borough of North Caldwell

Township of Nutley Consistency with the Preliminary Plan

Resolution

Introduced by: MAYOR Cocchiola Date: July 20, 2004
Seconded by: Commissioner Orechio No. 218-04

RESOLUTION AUTHORIZING PARTICIPATION OF THE NUTLEY TOWNSHIP OF NOTICE IN THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN (State Plan) CROSS-ACCEPTANCE PROCESS

WHEREAS, the State Planning Act of 1985 (NJSA 52:18A-196 et seq.) created a State Planning Commission and an Office of Smart Growth for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and

WHEREAS, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey's citizens, and to prevent sprawl and promote the suitable use of land; and

WHEREAS, the primary duty and responsibility of the State Planning Commission under the State Planning Act is the preparation of a "State Development and Redevelopment Plan," and

WHEREAS, the State Planning Act also provides that the State's municipalities are to have an essential role in the development of the State Plan through their participation in the Cross-acceptance process to be conducted under the Act; and

WHEREAS, the Cross-acceptance process is the primary vehicle under the Act for promoting vertical coordination and integration of state, county and local plans by affording county and municipal governments a full and open opportunity to be involved in reconciling inconsistencies between state and local policies; and

WHEREAS, the Board of Chosen Freeholders of Essex County has concluded that it is appropriate, necessary, and in the County's interest to fully participate in the development of the State Plan through the full and active participation of the County government, including, in particular its Planning Board and its Department of Planning in the Cross-acceptance process, and

WHEREAS, the Board of Commissioners of the Township of Nutley has concluded that it is appropriate, necessary and in the municipality's interest to fully participate in the development of the State Plan through the full and active participation of the Municipal government, including, in particular, its Planning Board, in the Cross-acceptance process;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of Nutley, County of Essex, State of New Jersey as follows:

1. That the Nutley Planning Board and appointed committee is hereby authorized and directed to carry out the Cross-acceptance process pursuant to the State Planning Act, NJSA 52:18A-196 et. Seq. and the State Planning Rules, NJAC 17:32 and any other rules promulgated by the State Planning Commissioner for this purpose;
2. That the Township of Nutley shall provide staff assistance to the County Planning Board in order to prepare a Cross-acceptance Report and successfully complete the Cross-acceptance process;
3. That all other Departments and Agencies of the Township of Nutley shall cooperate with the Municipal and County Planning Board and provide information and furnish such documents as may be required, and requested.

I, [Signature] Township Clerk of the Township of Nutley, Essex County, NJ, do hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Commissioners at a regular meeting held 7/20/04.

Record of Vote	Mayor Cocchiola	Commissioner Evans	Commissioner Tucci	Commissioner Orechio	Commissioner Scarpelli
Yes	X	X	X	X	X
No					
Not Voting					
Absent/Excused					

Township of Nutley Consistency with the Preliminary Plan

Key Concepts and Policy Objectives of the State Plan		Discussion
1.	Planning that is comprehensive, citizen-based, collaborative, coordinated, equitable, and based on capacity analysis is essential to achieving the goals of the State Plan	<ul style="list-style-type: none"> Information from disciplines, including transportation, economic development and historic preservation are utilized in the Master Plan and by both the Planning Board and Board of Adjustment to implement policy objectives. Opportunities for public input include the Planning Board, Zoning Board of Adjustment, the Governing Body, and citizen groups used to address and explore various issues. In addition the Board of Education has a liaison who interacts with the Planning Board and the Township assembles citizen groups to explore various issues. The Township has not completed a capacity analysis as it is fully developed.
2.	Planning should be undertaken at a variety of scales and should focus on physical or functional features that do not necessarily correspond to political jurisdictions.	<ul style="list-style-type: none"> Nutley's proposed Master Plan and zoning proposals are substantially consistent with the land use and zoning proposals of the bordering municipalities. The Township is not involved in any joint or regional projects and has not participated on a regional scale in addressing common issues with adjacent municipalities.
3.	Planning should be closely coordinated with and supported by investments, programs, and regulatory actions.	<ul style="list-style-type: none"> A committee consisting of Township officials, code enforcement representatives and involved citizens will review the zoning ordinance and property maintenance code to address property maintenance issues. The Township regularly seeks opportunities for State and County funding for numerous projects that span all departments. Recently, the Township's Streetscape program was made possible by State funding by District 36 legislators.
4.	Planning should create, harness and build on the power of market forces and pricing mechanisms while accounting for the full costs of public and private actions.	<ul style="list-style-type: none"> An example of the municipality using the power of the market to increase tax revenue is the Planned Residential Development Zone rezoning that permitted in excess of 600 residential units in the development now known as Cambridge Heights.
5.	Planning should maintain and revitalize existing communities.	<ul style="list-style-type: none"> The 1986 Master Plan encourages the revitalization of Nutley's central business area through street improvements and the provision of off-street parking. The zoning ordinance and most recent reexamination report have been revised to focus on the downtown district. A portion of the district has been declared an Area in Need of Rehabilitation. This area will become a focal point for revitalization by utilizing local, county and State funding, as well as private funding with the goal of keeping Nutley's business district viable.

Township of Nutley Consistency with the Preliminary Plan

6.	Planning, designing and constructing development and redevelopment projects, that are residential, commercial, industrial, or institutional and that contribute to the creation of diverse compact human scale communities (i.e. communities of place)	<ul style="list-style-type: none"> The Township is in the process of implementing a substantial streetscape project in the downtown business district on Franklin Avenue. The streetscape project will increase the walkability and improve the aesthetics of the district. The Township is proposing to rehabilitate Park Oval, a public area central to the Township that hosts community events and serves the high school. There are a number of park improvements designed to bring the community together.
7.	Identifying areas of development, redevelopment, and environs protections in suburban and rural New Jersey.	<ul style="list-style-type: none"> Not applicable in Essex County.
8.	Identifying cores and nodes as places for more intensive redevelopment in metropolitan New Jersey.	<ul style="list-style-type: none"> Because Nutley is not a designated Center there are no official Cores or Nodes in the Township. However, Franklin and Centre Street, in the downtown business district, serve as the Township's unofficial Core. This area serves as the focus for redevelopment. An area which can be considered a potential area for redevelopment exists on the eastern side of the Township at River Road and East Centre Street, which borders Route 21. This is currently an industrial area.
9.	Emphasizing public support for physical design, public investment and government policy through access to information, services, jobs, housing and community life.	<ul style="list-style-type: none"> Meetings of the Planning Board, Board of Adjustment, Board of Education and Board of Commissioners are advertised and open to the public. An opportunity which involved public support for physical design was presented with the sale of bricks to the community used in the construction of a pedestrian walkway leading to the municipal clock. Bricks will once again be offered for sale for the construction of the second pedestrian walkway on Franklin Avenue. The Board of Education conducted educational forums at all public schools to establish support for its redevelopment and funding efforts.
10.	Planning for the protection, restoration, integration of natural resources and systems as well as the preservation of agricultural farmland.	<ul style="list-style-type: none"> The Township seeks to protect and preserve their natural resource, which is evident by their maintained park areas. The Shade Tree Committee, within the Parks and Recreation Department, promotes the maintenance of the municipality's trees. The Township has received the designation of Tree City for seventeen years.
Policy Objectives of the Metropolitan Planning Area		Discussion
1.	Land Use	<ul style="list-style-type: none"> Nutley is a fully developed community with a downtown district, diverse land uses and a variety of housing. The downtown district of Franklin and Centre Street functions as a traditional downtown with a concentration of commercial, civic and institutional uses in close proximity to housing and mass

Township of Nutley Consistency with the Preliminary Plan

		transit. A portion of this area has been deemed an Area in Need of Rehabilitation. There are numerous single use districts within the Township yet there are several residential districts with neighborhood retail centers and permitted mixed uses.
2.	Housing	<ul style="list-style-type: none"> Nutley provides a variety of housing options that include single-family detached homes, apartments, townhouses and two senior citizen housing complexes. Single-family homes comprise the majority of the Township's housing stock. Multi-family units (apartment houses of 4-8 units on small lots) are recommended for prohibition due to difficulties related to parking and maintenance. The Township code addresses property maintenance by individual homeowners through both property maintenance and a certificate of occupancy requirement when homes are resold or apartments are rerented. The Township is in the process of forming a committee to evaluate property maintenance issues.
3.	Economic Development	<ul style="list-style-type: none"> The identified core at Franklin and Centre Streets and the Central Business district is the focus of land assembly and public/private partnerships. An existing site that may be redeveloped in the future at River Road and East Centre Street may be the focus of additional public/private partnerships. The Township works to attract residents and patrons to the business district, for example through the use of pedestrian walkways and an ease in parking requirements for downtown uses. The Township will be forming an Economic Development Committee in the near future to examine economic development issues. This Committee is expected to review private sector investment options, including the possibility of tax incentives and Payments in Lieu of Taxes (PILOT), encourage improvements in the Central Business District and develop parking strategies for the downtown.
4.	Transportation	<ul style="list-style-type: none"> Nutley currently has no mass transit other than limited bus service. However, the Township is exploring the possibility of a local bus route to deliver passengers to one or more of the local commuter stations to reduce automobile dependency. The Township has stated interest in a light rail line extending to the municipality from the Secaucus Transfer Station as a way of making the Township more attractive to prospective residents and visitors.
5.	Natural Resource Conservation	<ul style="list-style-type: none"> Although it is a fully developed community, the Township maintains an expansive park system with scenic areas, walking trails and gardens. The Township continually monitors its air quality and addresses problems if they arise with the assistance of the Essex Regional Health Commission. The Township will explore its options with respect to brownfields development. The Shade Tree Committee plays an active role in the preservation of the Township's trees in both public and private areas.

Township of Nutley Consistency with the Preliminary Plan

6.	Agriculture	<ul style="list-style-type: none"> No agricultural land exists in the Township.
7.	Recreation	<ul style="list-style-type: none"> Nutley provides 4.7 acres of park space per 1,000 population, which is below the National Recreation Associate requirement ratio of 8-10 acres per 1,000 population. The Township's existing park houses ball fields, soccer fields, walking trails, bike paths, and track systems. The Park Oval in the center of Town is the main athletic field for educational sports and is used by the Township for community events.
8.	Redevelopment	<ul style="list-style-type: none"> An Area in Need of Rehabilitation exists in the downtown district, which is the focus of redevelopment efforts.
9.	Historic Preservation	<ul style="list-style-type: none"> The Township is in the process of creating an historic preservation ordinance. Local citizens are actively maintaining and restoring some historic sites with the support of the Governing Body and public.
10.	Public Facilities and Services	<ul style="list-style-type: none"> On an annual basis, sidewalks, and roadways are repaired and resurfaced. A number of projects are being reviewed to address infrastructure systems, including upgrading of traffic lights, storm water management, flood mitigation plans, and bridge repair.
11.	Intergovernmental Coordination	<ul style="list-style-type: none"> The Township's Haz Mat unit currently services the County of Essex. The Health officer and Essex Regional Health Commission provide shared service under an interlocal services agreement.
Policy Objectives of the Environmentally Sensitive Planning Area		Discussion
	Not applicable in the Township of Nutley; the Township contains no Environmentally Sensitive Planning Area.	
General Information		Discussion
1.	Local growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> The ability to ensure adequate parking throughout the Township. Building structures pre-date the zoning ordinance and do not always allow for adequate parking. Economic funding for redevelopment. Increased traffic at key intersections.
2.	Regional growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> Increasing the availability of mass transit in the Township.

Township of Nutley Consistency with the Preliminary Plan

3.	Redevelopment areas in the municipality.	<ul style="list-style-type: none"> The Township contains one Area in Need of Rehabilitation: the area between Franklin Avenue and Chestnut Street.
4.	Current municipal infrastructure needs.	<ul style="list-style-type: none"> The Township's current infrastructure needs include but are not limited to: new parking lots on William Street for 32 additional spaces, new pedestrian walkway linking parking lot 2 with Franklin Avenue, storm water management accommodations, Bloomfield Avenue flood mitigation and improvements, and bridge repairs in parks.
5.	Modifications to municipal planning documents that would increase consistency with goals and policies of the State Plan.	<ul style="list-style-type: none"> It is the position of the Township that their planning documents are consistent with the goals and policies of the State Plan.
6.	Municipal indicator program.	<ul style="list-style-type: none"> Indicator programs are under consideration.
7.	Planning efforts funded with a Smart Growth Grant by the New Jersey Office of Smart Growth.	<ul style="list-style-type: none"> None.
8.	Performance of municipality in implementation of the goals and policies of the State Plan. 1-Very Poor, 2-Poor, 3-Nuetral, 4-Good, 5-Very Good	<ul style="list-style-type: none"> 4-Good:
9.	Regional plans involving the municipality.	<ul style="list-style-type: none"> None.
10.	Performance of State Agencies in implementation of the goals and policies of the State Plan. 1-Very Poor, 2-Poor, 3-Nuetral, 4-Good, 5-Very Good	<ul style="list-style-type: none"> 4-Good:
11.	Municipal concurrence with the goals and policies of the State Plan.	<ul style="list-style-type: none"> Yes.
12.	Specific objections to the State Plan.	<ul style="list-style-type: none"> None.

Township of Nutley Consistency with the Preliminary Plan

13.	Improvements to the Preliminary Plan that would better meet the needs of the municipality.	<ul style="list-style-type: none">• None.
14.	Requested changes to the Preliminary Policy Map.	<ul style="list-style-type: none">• There are several municipal parks that should be designated Parks and Natural Areas.
15.	Comments on Population and Employment Trends and Forecasts.	

City of Orange Consistency with the Preliminary Plan

DATE September 7, 2004NUMBER 324-2004

TITLE: A RESOLUTION AUTHORIZING PARTICIPATION OF THE CITY OF ORANGE TOWNSHIP IN THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN CROSS-ACCEPTANCE PROCESS

WHEREAS, the State Planning Act of 1985 (N.J.S.A. 52:18A-196 et seq.) created a State Planning Commission and an Office of Smart Growth for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and

WHEREAS, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey's citizens, and to prevent sprawl and promote the suitable use of land; and

WHEREAS, the primary duty and responsibility of the State Planning Commission under the State Planning Act is the preparation of a "State Development and Redevelopment Plan"; and

WHEREAS, the State Planning Act also provides that the State's municipalities are to have an essential role in the development of the State Plan through their participation in the Cross-acceptance process to be conducted under the Act; and

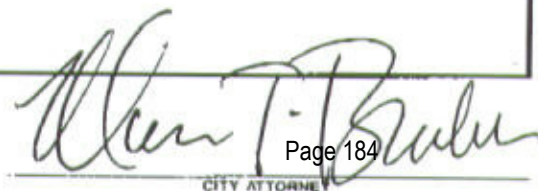
WHEREAS, the Cross-acceptance process is the primary vehicle under the Act for promoting vertical coordination and integration of state, county and local plans by affording county and municipal governments a full and open opportunity to be involved in reconciling inconsistencies between state and local policies; and

WHEREAS, the Board of Chosen Freeholders of Essex County has concluded that it is appropriate, necessary and in the County's interest to fully participate in the development of the State Plan through the full and active participation of the County government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process; and

WHEREAS, the Governing Body of the City of Orange Township has concluded that it is appropriate, necessary and in the municipality interest to fully participate in the development of the State Plan through the full and active participation of the Municipal government, including in particular its Planning Board and its Department of Planning in the Cross-acceptance process.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Orange Township of the county of Essex as follows:

1. That the City of Orange Township Municipal Planning Board is hereby authorized and directed to carry out the Cross-acceptance process pursuant to the State


CITY ATTORNEY

Planning Act, N.J.S.A. 52:18A-196 et seq. and the State Planning Rules, N.J.A.C. 17:32 and any other rules promulgated by the State Planning Commission for this purpose.

2. That the City of Orange Township Municipal Planning Board shall coordinate with the County or Negotiating Entity in their preparation of a proposed work program and schedule for municipal and county Cross-acceptance and Negotiating Entity shall submit said work program and schedule to the New Jersey Office of Smart Growth by June, 2004.

3. That the City of Orange Township Municipal Department of Planning shall provide staff assistance to the County Planning Board or Negotiating Entity in order to prepare a Cross-acceptance Report and successfully complete the Cross-acceptance process.

4. That all other City of Orange Township Municipal Departments and Agencies shall cooperate with the Municipal and County Planning Board or Negotiating Entity and provide information and furnish such documents as may be required.

Adopted: September 7, 2004


Marie Marzano, Acting Deputy Municipal Clerk


Vivian Gaunt, Council President

RESOLUTION NO 324-2004

**REGULAR MEETING - SEPTEMBER 7, 2004
CONSENT AGENDA**

MOTION TO ADOPT: Rimes

Second: Lewis

YEAS:	Eason, Lewis, Peters, Rimes, Vandermeer & Council President Gaunt
NAYS:	None
NO VOTE:	None
ABSTENTIONS:	None
ABSENCES:	None

VOTES: Six Yeas, No Nays, No No Vote, No Abstentions and No Absences

City of Orange Consistency with the Preliminary Plan

Key Concepts and Policy Objectives of the State Plan		Discussion
1.	Planning that is comprehensive, citizen-based, collaborative, coordinated, equitable, and based on capacity analysis is essential to achieving the goals of the State Plan	<ul style="list-style-type: none"> • An upcoming Master Plan will utilize information from multiple disciplines. • Opportunities for public input include participation at City Council, Planning Board, Zoning Board of Adjustment and community forum meetings. • The City has not completed a capacity analysis; however, an upcoming Utility Element of the Master Plan will utilize capacity information.
2.	Planning should be undertaken at a variety of scales and should focus on physical or functional features that do not necessarily correspond to political jurisdictions.	<ul style="list-style-type: none"> • The City will review and discuss the upcoming Master Plan with the County and adjoining municipalities.
3.	Planning should be closely coordinated with and supported by investments, programs, and regulatory actions.	<ul style="list-style-type: none"> • The City plans to coordinate investments, programs, and regulatory actions in upcoming planning documents, revisions to the zoning ordinance and redevelopment areas, including the enhanced or overlay zoning for one existing and two proposed redevelopment areas.
4.	Planning should create, harness and build on the power of market forces and pricing mechanisms while accounting for the full costs of public and private actions.	<ul style="list-style-type: none"> • The City is promoting market rate owner occupied housing and higher end retail to balance the approximately 70% rental market in the city and lower end retail establishments. The two transit stations are used as a catalyst for new development.
5.	Planning should maintain and revitalize existing communities.	<ul style="list-style-type: none"> • The 1984 Reexamination Report supports maintaining desirable residential neighborhoods where appropriate and upgrading declining residential neighborhoods. • The City's three existing and proposed redevelopment areas will revitalize the areas around the Highland and Orange train stations with a pedestrian friendly theme.
6.	Planning, designing and constructing development and redevelopment projects, that are residential, commercial, industrial, or institutional and that contribute to the creation of diverse compact human scale communities (i.e. communities of place)	<ul style="list-style-type: none"> • The three existing and proposed redevelopment areas in the City are predicated on a nearby train station (Highland and Orange train stations), are pedestrian oriented and high density. • A good portion of the city is within a ten-minute walking distance of a train station. • Transit oriented pedestrian friendly development will be the focus of the future Master Plan and ongoing work related to the redevelopment areas.
7.	Identifying areas of development, redevelopment, and environs protections in	<ul style="list-style-type: none"> • Not applicable in Essex County.

City of Orange Consistency with the Preliminary Plan

	suburban and rural New Jersey.	
8.	Identifying cores and nodes as places for more intensive redevelopment in metropolitan New Jersey.	<ul style="list-style-type: none"> The City does not contain nor is able to officially identify cores and nodes since it does not contain an identified Center or have Plan Endorsement. However, the City has identified one potential core on Main Street, which contains mixed use housing above retail and two potential nodes: by the Highland Avenue railroad station and at Central Avenue and Scotland Road.
9.	Emphasizing public support for physical design, public investment and government policy through access to information, services, jobs, housing and community life.	<ul style="list-style-type: none"> Diverse housing and transportation options are available to residents and supported by City planning policies. Public participation will be utilized during the preparation of an upcoming Master Plan.
10.	Planning for the protection, restoration, integration of natural resources and systems as well as the preservation of agricultural farmland.	<ul style="list-style-type: none"> The City contains no agricultural lands. The upcoming Master Plan will address environmental issues.
Policy Objectives of the Metropolitan Planning Area		Discussion
1.	Land Use	<ul style="list-style-type: none"> The City does not have a designated Center with Cores and Nodes; however, the City has identified one potential Core and two potential Nodes. The City is promoting adaptive reuse of commercial and industrial uses for housing in the Central Valley area. The City is improving and intensifying the land uses around the train station to better utilize the limited area within walking distance.
2.	Housing	<ul style="list-style-type: none"> The 1984 Reexamination Report supports maintaining desirable residential neighborhoods where appropriate and upgrading declining residential neighborhoods. The City uses three rehabilitation programs to maintain and improve the existing housing stock. In the next 25 years, through 2025, the City estimates it can accommodate approximately 800-1,200 new housing units, primarily through infill and redevelopment. The City is improving its housing stock by providing market rate owner occupied housing units where a housing project from the days of urban renewal once existed and using adaptive reuse to provide housing units in industrial and commercial buildings in the Central Valley. The addition of market rate owner occupied housing will balance the approximately 70% rental units existing in the City.

City of Orange Consistency with the Preliminary Plan

3.	Economic Development	<ul style="list-style-type: none"> • The 1984 Reexamination Report supports improving the City's business districts, including the Main Street Central Business District. • Existing and proposed redevelopment areas located in the downtown will improve the economic health of the City with the addition of market rate owner occupied housing and job opportunities. • Job training and incentives for businesses are accomplished using Urban Enterprise Zone (UEZ) and Community Development Block Grant (CDBG) funding.
4.	Transportation	<ul style="list-style-type: none"> • The train stations and the density surrounding them support the use of mass transit and pedestrian walking facilities. The three existing and proposed redevelopment areas in the City are predicated on a nearby train station (Highland and Orange train stations), are pedestrian oriented and high density. The impact of these redevelopment areas should be a reduction on the dependency of the automobile, increase in pedestrian activity and the use of mass transit, and an increase in the mix of uses surrounding the train station. • The upcoming Master Plan will address transportation issues.
5.	Natural Resource Conservation	<ul style="list-style-type: none"> • Future municipal planning documents will promote the acquisition of additional parkland, and sharing facilities with the Board of Education and local YMCA.
6.	Agriculture	<ul style="list-style-type: none"> • The City of Orange contains no agricultural lands.
7.	Recreation	<ul style="list-style-type: none"> • Future municipal planning documents will promote the acquisition of additional parkland, and sharing facilities with the Board of Education and local YMCA.
8.	Redevelopment	<ul style="list-style-type: none"> • The three existing and proposed redevelopment areas in the City are predicated on a nearby train station (Highland and Orange train stations), are pedestrian oriented and high density. The impact of these redevelopment areas should be a reduction on the dependency of the automobile, increase in pedestrian activity and the use of mass transit, and an increase in the mix of uses surrounding the train station.
9.	Historic Preservation	<ul style="list-style-type: none"> • The proposed Central Valley Redevelopment Plan addresses historic preservation in its goals and objectives. • Future planning documents will address historic preservation in the City.
10.	Public Facilities and Services	<ul style="list-style-type: none"> • Future planning documents will address public facilities in the City.
11.	Intergovernmental Coordination	<ul style="list-style-type: none"> • None at this time; however regionalized services will be further developed part of a future Community Facilities Plan.

City of Orange Consistency with the Preliminary Plan

Policy Objectives of the Environmentally Sensitive Planning Area		Discussion
		Not applicable in the City of Orange; the City contains no Environmentally Sensitive Planning Area.
General Information		Discussion
1.	Local growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> Promote market rate housing in a pedestrian friendly environment in close proximity to the two train stations. Promote adaptive reuse of vacant, underutilized industrial and commercial spaces for either market rate owner occupied housing or higher end retail.
2.	Regional growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> Promote increased use of the train stations with higher density, pedestrian friendly surrounding uses. Capitalize on inner core population growth, which has not occurred for more than fifty years.
3.	Redevelopment areas in the municipality.	<ul style="list-style-type: none"> Central Valley (proposed) East Main Street (proposed) Hope VI, a.k.a. Central Orange
4.	Current municipal infrastructure needs.	<ul style="list-style-type: none"> Unknown at this point in time.
5.	Modifications to municipal planning documents that would increase consistency with goals and policies of the State Plan.	<ul style="list-style-type: none"> The future Master Plan will adequately address the goals and policies of the State Plan.
6.	Municipal indicator program.	<ul style="list-style-type: none"> None; however it will be included in the Master Plan Update.
7.	Planning efforts funded with a Smart Growth Grant by the New Jersey Office of Smart Growth.	<ul style="list-style-type: none"> A Smart Growth Grant was given for the preparation of redevelopment area studies and redevelopment plans for the proposed Central Valley and East Main Street proposed redevelopment areas.
8.	Performance of municipality in implementation of the goals and policies of the State Plan. 1-Very Poor, 2-Poor, 3-Neutral, 4-Good, 5-Very Good	<ul style="list-style-type: none"> 4-5 Good – Very Good: Many of the City's planning efforts are focused on capitalizing on the transit friendly services for bus/train and the dense development pattern.

City of Orange Consistency with the Preliminary Plan

9.	Regional plans involving the municipality.	<ul style="list-style-type: none"> • NJTPA Forecasts • Essex County Plans and Programs
10.	<p>Performance of State Agencies in implementation of the goals and policies of the State Plan.</p> <p>1-Very Poor, 2-Poor, 3-Neutral, 4-Good, 5-Very Good</p>	<ul style="list-style-type: none"> • 4-5 Good – Very Good: The State Agencies have produced a plan that is dynamic and seeks to promote smart growth, urban core development and natural resource preservation.
11.	Municipal concurrence with the goals and policies of the State Plan.	<ul style="list-style-type: none"> • The City is in full support of State Plan goals and policies, especially those related to transit oriented pedestrian friendly development.
12.	Specific objections to the State Plan.	<ul style="list-style-type: none"> • None.
13.	Improvements to the Preliminary Plan that would better meet the needs of the municipality.	<ul style="list-style-type: none"> • None.
14.	Requested changes to the Preliminary Policy Map.	<ul style="list-style-type: none"> • None.
15.	Comments on Population and Employment Trends and Forecasts.	<ul style="list-style-type: none"> • The City does not currently have the resources to comment on the employment projections. However, this will be explored during the preparation of the upcoming Master Plan.

Borough of Roseland Consistency with the Preliminary Plan

RESOLUTION # 194-2004

RESOLUTION AUTHORIZING PARTICIPATION OF
THE BOROUGH OF ROSELAND IN THE STATE
DEVELOPMENT AND REDEVELOPMENT PLAN (STATE PLAN)
CROSS-ACCEPTANCE PROCESS

WHEREAS, the State Planning Act of 1985 (N.J.S.A. 52:18A-196 et. seq.) created a State Planning Commission and an Office of Smart Growth for the purpose of establishing a cooperative planning process that involves the full participation of state, county and local governments; and

WHEREAS, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey's citizens, and to prevent sprawl and promote the suitable use of land; and

WHEREAS, the primary duty and responsibility of the State Planning Commission, under the State Planning Act is the preparation of a "State Development and Redevelopment Plan," and

WHEREAS, the State Planning Act also provides that the State's municipalities are to have an essential role in the development of the State Plan through their participation in the Cross-Acceptance process to be conducted under the Act; and

WHEREAS, THE Cross-Acceptance process is the primary vehicle under the Act for promoting vertical coordination and integration of state, county and local plans by affording county and municipal governments a full and open opportunity to be involved in reconciling inconsistencies between state and local policies; and

WHEREAS, THE Board of Chosen Freeholders of Essex County has concluded that it is appropriate, necessary and in the County's interest to fully participate in the development of the State Plan through the full and active participation of the County government, including in particular its Planning Board and its Department of Planning, in the Cross-Acceptance process; and

WHEREAS, the Governing Body of the Borough of Roseland has concluded that it is appropriate, necessary and in the municipality interest to fully participate in the development of the State Plan through the full and active participation of the Municipal government in the Cross-Acceptance process.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Roseland, County of Essex as follows:

1. That the Borough of Roseland is hereby authorized and directed to carry out the Cross-Acceptance process pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et. seq. and the State Planning Rules, N.J.A.C. 17:32 and any other rules promulgated by the State Planning Commission for this purpose.
2. That the Borough of Roseland shall coordinate with the County or Negotiating Entity in their preparation of a proposed work program and schedule for municipal and county Cross-Acceptance.

3. That Municipal Departments and Agencies of the Borough of Roseland shall cooperate with the Municipal and County Planning Board or Negotiating Entity and provide information and furnish such documents as may be required.



Michael A. Pacio, Jr., Mayor



Thomas P. Kaczynski
Borough Clerk

Approved: August 17, 2004

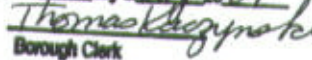
ROLL CALL

Aye: Arvanites, Bucci, Derites, Hughes, Leonard, Levenson

Nay: N/A

Absent: N/A

I HEREBY Certify that the foregoing is a true
copy of a Resolution adopted by the Borough
Council of the Borough of Roseland, NJ, at a
meeting on the 17 day of Aug 20 04


Borough Clerk



September 23, 2004

Marcia Shiffman
Maser Consulting P.A.
43A Newburg Road, Suite 100
Hackettstown, New Jersey 07840

**RE: Third Round Cross Acceptance
Roseland Borough, Essex County, New Jersey
Our Project Number: 040355701-06**

Dear Ms. Shiffman:

I have been requested to respond, on behalf of Roseland Borough, to the "municipal questionnaire" forwarded by your organization as Consultants to Essex County. Please accept this letter as the Borough's response to the 2004 Preliminary New Jersey State Development and Redevelopment Plan as part of this initial cross acceptance phase in lieu of completion of the very detailed questionnaire.

The following comments are offered:

1. The "preliminary" policy mapping ("delta maps") provided by the Office of Smart Growth show minimal changes within the Borough of Roseland from the previously adopted State Development and Redevelopment Plan. The previous State Development and Redevelopment Plan places the Borough of Roseland, virtually in its entirety, in the "Metropolitan Planning Area-PA1." Certain limited areas of the Borough were designated as "critical environmental sites-CES" in recognition of their environmental sensitivity. The recently released "delta maps" show minimal areas of change. Specifically, several areas of the Borough are redesignated as "parks" in recognition of their current status as county or municipal parklands and additional "critical environmental sites" have been added to the mapping. Based upon our review of the State's mapping, the Borough has no objections to the mapping or designations shown on said mapping as proposed by the Office of Smart Growth.
2. The Borough has no objection to any of the fundamental policy objectives set forth in the Preliminary State Plan.



Your Bottom Line Results Partner®

Justin Corporate Center, 200 State Highway Nine, P.O. Box 900, Manalapan, NJ 07726-0900 Tel: 732.577.9000 Fax: 732.577.9888
Manalapan • Brick • Clinton • Egg Harbor • Exton • Kulpsville • Parsippany
Philadelphia • Stafford • Voorhees • White Plains
www.schoordepalma.com



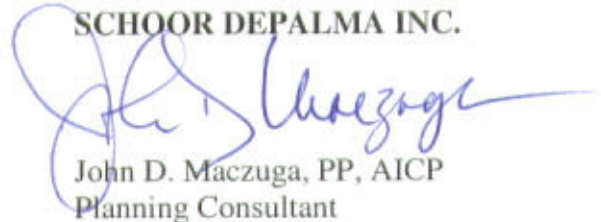
040355701-06
Marcia Shiffman
September 22, 2004
Page 2 of 2

3. Essex County and its Consultants have provided population and employment forecasts for Essex County and the various municipalities in the County. These forecasts are from the New Jersey Transportation Planning Authority (NJTPA) apparently for the purpose of utilizing these forecasts for inclusion in the State Development and Redevelopment Plan. The June 2003 forecasts have been adopted by NJTPA. NJTPA has also circulated revised population and employment forecasts dated 6/30/04. Based upon the as yet unadopted NJTPA forecasts (6/30/04), minimal population and employment growth are forecast for Roseland Borough in the period 2005 to 2015. The Borough concurs and endorses the 6/30/04 forecasts of the NJTPA for the Borough of Roseland for the period 2005 through 2015. Be further advised that should these forecasts be modified and/or not officially adopted, we would reserve the right to withdraw such endorsement of the NJTPA forecasts subject to further review.

Please keep the Borough advised as to the progress of the cross acceptance in the County so as to allow our continuing participation in this important process.

Very truly yours,

SCHOOR DEPALMA INC.



John D. Maczuga, PP, AICP
Planning Consultant

JDM:alc

n:\project\2004\040355701\third round cross acceptance.doc

- c: Mayor and Council
Thomas Kaczynski, Borough Administrator
David Fox, Esq., Borough Attorney
Gail Tynan, Zoning Officer
Ralph Tango, PE, Schoor DePalma
Joseph Alessi, Essex County Planning Chairman

**Township of South Orange Village
Consistency with the Preliminary Plan**

Township of South Orange Village Consistency with the Preliminary Plan

Key Concepts and Policy Objectives of the State Plan		Discussion
1.	Planning that is coordinated, citizen-based, collaborative, coordinated, equitable, and based on capacity analysis is essential to achieving the goals of the State Plan	<ul style="list-style-type: none"> Planning documents utilize information from various disciplines for Master Plan elements, open space documents, and redevelopment plans. Opportunities for public input include the Planning Board, Zoning Board of Adjustment, Governing Body, and environmental commission. In addition, the Village has several citizen committees with individual concentrations, which are routinely involved in the planning process. These include Main Street South Orange, an organization dedicated to revitalizing the CBD through economic, architectural and recreational activities; the Montrose Park Historic District Association, which routinely advises the Planning Board on historic preservation issues regarding this historically designated neighborhood; and several subcommittees established by the Planning Board to focus upon specific planning issues of redevelopment, open space and land use. The Village is a fully built out community. New development will almost exclusively occur through infill and redevelopment. Infrastructure analysis mainly focuses upon maintenance and targeted service improvements. Existing infrastructure and infrastructure capacity is incorporated into all planning studies.
2.	Planning should be undertaken at a variety of scales and should focus on physical or functional features that do not necessarily correspond to political jurisdictions.	<ul style="list-style-type: none"> The Village is not currently engaged with any adjacent communities in any joint planning efforts. However, the Village is open to and will continue to explore opportunities for regional or inter-municipal cooperation to identify and resolve common problems.
3.	Planning should be closely coordinated with and supported by investments, programs, and regulatory actions.	<ul style="list-style-type: none"> The Village has coordinated its CBD redevelopment efforts with investments from New Jersey Transit toward renovating the South Orange Train Station and building new commuter parking lots. Coordination of Village investments is integrally coordinated with partnerships from State, County, private and semi-public entities (Seton Hall University). The Rahway River Rehabilitation Project is being supported through a grant from the Essex County Open Space Trust Fund. This project is a central component of the Village's Open Space Plan.
4.	Planning should create, harness and build on the power of market forces and pricing mechanisms while accounting for the full costs of public and private actions.	<ul style="list-style-type: none"> Development within the Village is primarily occurring through private market investment in Mixed-use residential, commercial projects. These projects are self-supporting and require little or no public expenditure from the Village regarding infrastructure improvements. However the Village does assist local businesses with façade improvements as part of its continued revitalization efforts. The Village has taken a proactive role in coordinating private investment and redevelopment with municipal

Township of South Orange Village Consistency with the Preliminary Plan

		planning goals.
5.	Planning should maintain and revitalize existing communities.	<ul style="list-style-type: none"> The Village has initiated a proactive program toward revitalization and redevelopment of its commercial business districts. The Village is committed toward expanding quality of life issues, such as providing additional enhanced recreation opportunities and civic programming to maintain existing residential neighborhoods.
6.	Planning, designing and constructing development and redevelopment projects, that are residential, commercial, industrial, or institutional and that contribute to the creation of diverse compact human scale communities (i.e. communities of place)	<ul style="list-style-type: none"> Redevelopment of the Village's CBD is based upon New Urbanist principles designed to create a mixed use, pedestrian friendly, compact, multi-modal transportation-oriented community of place. Each redevelopment plan contains flexible use and bulk requirements and extensive design standards to ensure a quality product is produced. Various design professionals including planners, landscape designers, architects have participated to ensure compliance with these standards and with the Village's vision. In the 1990's South Orange Avenue, the main street through the Village, was redesigned as part of the Village's CBD redevelopment efforts. Improvements included reducing South Orange Avenue from 4 lanes to 3 lanes with a dedicated turning lane, installing pavers at cross walks, expanding sidewalks at key locations, realigning parking and installing street trees, new lighting, signage and street furniture. The Village is currently using a significant component of its transportation infrastructure, the Sloan Street Train Station, as a focus for new mixed-use transit-oriented redevelopment to continue revitalizing the CBD.
7.	Identifying areas of development, redevelopment, and environs protections in suburban and rural New Jersey.	<ul style="list-style-type: none"> Not applicable in Essex County.
8.	Identifying cores and nodes as places for more intensive redevelopment in metropolitan New Jersey.	<ul style="list-style-type: none"> The Township is unable to identify Cores and Nodes because it does not have a designated Center or have Plan Endorsement. Redevelopment is primarily focused upon the Village's compact mixed-use CBD. The new development program includes a combination of multifamily housing options and commercial development at various scales, including a downtown supermarket and performing arts center. The intent is to create a vibrant downtown with the necessary density to support commercial activities throughout the day and evening.

Township of South Orange Village Consistency with the Preliminary Plan

9.	Emphasizing public support for physical design, public investment and government policy through access to information, services, jobs, housing and community life.	<ul style="list-style-type: none"> The Village is committed to keeping the community informed of municipal planning issues. Toward this end, the Village has created a website, southorange.org, that serves as a municipal clearinghouse. The website is extremely user friendly and contains Village news, contact information, meeting dates of all Boards, and specific sections on issues of importance, such as redevelopment. The Municipal code is accessible and it is anticipated that various planning documents will also be available.
10.	Planning for the protection, restoration, integration of natural resources and systems as well as the preservation of agricultural farmland.	<ul style="list-style-type: none"> Last year, the Village prepared an Open Space Plan as a component of the Master Plan. Central to this Plan is the goal of preserving and enhancing natural resources, such as the Rahway River. The Plan seeks to create an integrated network of open spaces throughout the Village for both active and passive recreation. The plan identifies areas for acquisition to complete 'gaps' and also seeks to connect the Village's open space network with adjacent County and Municipal open space resources. There is no active agricultural farmland in the Village.
Policy Objectives of the Metropolitan Planning Area		Discussion
1.	Land Use	<ul style="list-style-type: none"> New growth will almost exclusively occur through redevelopment of the Village's CBD and occasional residential infill. The Township's two redevelopment areas, a mixed-use transit oriented plan for the CBD and transit-oriented multi-family housing, will promote a compact and diverse mix of land uses consisting of. The Township is using an Open Space Plan currently being prepared and the Redevelopment Areas to see that the little remaining land with development potential is used (or preserved) in a manner beneficial to the community.
2.	Housing	<ul style="list-style-type: none"> The Township is diversifying the housing stock and providing increased housing opportunities through the two Redevelopment Areas. The two redevelopment plans will produce mixed-use transit oriented development in the CBD and transit-oriented multi-family housing. In addition, the Township has Implemented a COAH sanctioned Housing Plan and both Redevelopment Plan s includes provisions for Affordable Housing.
3.	Economic Development	<ul style="list-style-type: none"> Private sector reinvestment is primarily handled through redevelopment process. The Redevelopment Plan for mixed use in the CBD will contribute toward economic development efforts.
4.	Transportation	<ul style="list-style-type: none"> The Village is currently using a significant component of its transportation infrastructure, the Sloan Street Train Station as a focus for new mixed-use transit-oriented redevelopment to continue

Township of South Orange Village Consistency with the Preliminary Plan

		<p>revitalizing the CBD.</p> <ul style="list-style-type: none"> Redevelopment Plans are transit-oriented and seek to create a pedestrian-friendly, mixed-use community.
5.	Natural Resource Conservation	<ul style="list-style-type: none"> The Village is preparing an Open Space Plan. In addition, the County has provided a grant from the Open Space Trust Fund for the rehabilitation of the East Branch of the Rahway River in South Orange.
6.	Agriculture	<ul style="list-style-type: none"> There is no active agricultural farmland in the Village.
7.	Recreation	<ul style="list-style-type: none"> The Village is preparing an Open Space Plan. In addition, the County has provided a grant from the Open Space Trust Fund for the rehabilitation of the East Branch of the Rahway River in South Orange.
8.	Redevelopment	<ul style="list-style-type: none"> The Township has established two Redevelopment Areas, one is a compact, mixed-use transit oriented plan for the CBD and the other will consist of transit-oriented multi-family housing.
9.	Historic Preservation	<ul style="list-style-type: none"> The Village has considered preparing a Historic Preservation Element to more comprehensively address the maintenance of the character of historic neighborhoods and the integration of preservation efforts with the entire planning program and municipal planning documents.
10.	Public Facilities and Services	
11.	Intergovernmental Coordination	
Policy Objectives of the Environmentally Sensitive Planning Area		Discussion
	<ul style="list-style-type: none"> Not applicable in the Township of South Orange Village; the Township contains no Environmentally Sensitive Planning Area. 	
General Information		Discussion
1.	Local growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> Redevelopment and revitalization of the Central Business District and the Irvington Avenue Commercial Corridor. Revitalization of the CBD is also intended to create a synergy with efforts to strengthen, enhance and preserve the adjacent residential neighborhoods that rely on the CBD for entertainment and shopping...i.e. developing a community of place. A major emphasis has been placed on developing a pedestrian friendly, transit-oriented downtown. Like all compact downtowns the Village is continually exploring ways to provide additional off-street parking.

Township of South Orange Village Consistency with the Preliminary Plan

		<ul style="list-style-type: none"> • Preservation of existing residential neighborhoods. Since the Village is a fully built out community, with many diverse, stable and historic neighborhoods, the major threat to the Village's residential neighborhoods comes from inappropriate subdivision and teardown of older homes. The Village has investigated this problem extensively in its most historic neighborhood, the Montrose Historic District and adjusted its zoning to limit additional inappropriate subdivisions. The Village has also considered preparing a Historic Preservation Element to more comprehensively address the issue and integrate preservation efforts with the entire planning program and municipal planning documents.
2.	Regional growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> • The Village recognizes its position within an interconnected series of densely built, separately administered municipalities. Several adjacent municipalities, such as Newark, East Orange and Orange are among the most distressed in the State. Redevelopment and revitalization of these communities would have a positive impact upon the Village.
3.	Redevelopment areas in the municipality.	<ul style="list-style-type: none"> • Central Business District Redevelopment Area – Primarily located along South Orange Avenue from the Train Station toward Seton Hall University. • Church Street Redevelopment Area – is located along both sides of Church Street, one block away from the Train Station.
4.	Current municipal infrastructure needs.	<ul style="list-style-type: none"> • Infrastructure needs revolve around maintaining and rehabilitating older, existing systems such as sanitary sewer and the water supply. • Construction of a downtown commuter parking structure would support downtown redevelopment efforts and improve the transit-orientation of the CBD. • The New Jersey Transit Mountain Station is in need of improvement.
5.	Modifications to municipal planning documents that would increase consistency with goals and policies of the State Plan.	<ul style="list-style-type: none"> • The Village is firmly committed to the goals and policies of the State Plan and has integrated these goals into its planning program. Village planning efforts are currently contained in many separate documents and programs.
6.	Municipal indicator program.	<ul style="list-style-type: none"> • None.
7.	Planning efforts funded with a Smart Growth Grant by the New Jersey Office of Smart Growth.	<ul style="list-style-type: none"> • No planning efforts have been funded with a Smart Growth Grant; however, the Village is seeking smart growth funding to prepare a Strategic Plan.

Township of South Orange Village Consistency with the Preliminary Plan

8.	Performance of municipality in implementation of the goals and policies of the State Plan. 1-Very Poor, 2-Poor, 3-Neutral, 4-Good, 5-Very Good	<ul style="list-style-type: none"> 5-Very Good: The Village has a very good performance record toward implementing the goals and policies of the State Plan, which seeks to revitalize older, urban/suburban communities as 21st century communities of place with vibrant, mixed-use transit oriented downtowns, stable residential neighborhoods and systems of preserved and enhanced open spaces and natural resources. Village planning efforts have involved public participation and seek to make an economically and socially diverse community. The Village has successfully implemented the State Plan policy of building upon State investments in transportation to redevelop its downtown commercial core as a 21st century, mixed-use core. The Village is currently working with the County in rehabilitating the east branch of the Rahway River as a major ecological asset. The Village's Housing Plan is consistent with State requirements.
9.	Regional plans involving the municipality.	<ul style="list-style-type: none"> While the Village is not currently involved in any regional planning efforts, it recognizes the need to explore opportunities in coming years.
10.	Performance of State Agencies in implementation of the goals and policies of the State Plan. 1-Very Poor, 2-Poor, 3-Neutral, 4-Good, 5-Very Good	<ul style="list-style-type: none"> 5-Very Good: State agencies have been very good in implementing the State Plan, particularly regarding creating a modern transportation infrastructure to support downtown revitalization. The redevelopment of the CBD can be directly linked to Midtown Direct Rail service and rehabilitation of the train station, which has made mixed-use transit oriented redevelopment attractive to private developers.
11.	Municipal concurrence with the goals and policies of the State Plan.	<ul style="list-style-type: none"> The village supports the goals and policies of the State Plan.
12.	Specific objections to the State Plan.	<ul style="list-style-type: none"> No objections at this time.
13.	Improvements to the Preliminary Plan that would better meet the needs of the municipality.	<ul style="list-style-type: none"> None identified at this time.
14.	Requested changes to the Preliminary Policy Map.	
15.	Comments on Population and Employment Trends and Forecasts.	<ul style="list-style-type: none"> The projected population increase between 2000 and 2030 is conservative; the numbers should be frontloaded rather than back loaded. There are several significant multi-family developments in the CBD Redevelopment Area (approximately 250 units, 500 people) that will come on line in the next decade. After this boom, the Village will almost exclusively be built out. The employment projections are fairly consistent with the number of jobs anticipated to be generated through mixed-use redevelopment.

Township of Verona Consistency with the Preliminary Plan

RESOLUTION

No. 264

Be it resolved by the Mayor and Council of the Township of Verona, N.J., that

WHEREAS, the State of New Jersey's cross acceptance process requires Municipal consent for participation, and

WHEREAS, the Verona Planning Board has reviewed the cross acceptance process and recommends that the Mayor and Council endorse the planning initiative,

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Township of Verona commit to participation in the cross acceptance process.

RECORD OF COUNCIL VOTE				
Mayor	Aye	Nay	Abstain	Absent
Deoro	✓			
Deputy Mayor Condorelli				✓
Council Members				
Robbins	✓			
Schwartz (2)	✓			

Adopted by Council on October 12, 2004

Leon J. Hill Date

TOTAL P.01

Township of Verona Consistency with the Preliminary Plan

Key Concepts and Policy Objectives of the State Plan		Discussion
1.	Planning that is comprehensive, citizen-based, collaborative, coordinated, equitable, and based on capacity analysis is essential to achieving the goals of the State Plan	<ul style="list-style-type: none"> Planning documents utilize information from various disciplines for Master Plan elements including the Statement of Goals and Objectives, Land Use Plan, Housing Element, Traffic Circulation Plan, Community Facilities Plan, Conservation and Recreation Plan, Historic Plan, Recycling Plan, Regional Considerations and Background Studies. Opportunities for public input include the Planning Board, Governing Body, Environmental Commission, Verona Park Conservancy, Save the Mountain Committee, Zoning Board of Adjustment, Shade Tree Commission, Hilltop Conservancy, and Landmarks Preservation Commission. The Township has not completed a build-out analysis; however analysis of the ultimate capacity will be incorporated into the new Master Plan.
2.	Planning should be undertaken at a variety of scales and should focus on physical or functional features that do not necessarily correspond to political jurisdictions.	<ul style="list-style-type: none"> Verona has participated in regional planning for the Hilltop Tract to address common issues with adjacent municipalities. The Township has collaborated with Essex County, Caldwell, Cedar Grove, and North Caldwell on planning for the future use of this site. There is an opportunity to participate in a Bloomfield Avenue Corridor Plan with other municipalities traversed by this major road. Adjoining towns have expressed an interest in cooperating on such a multi-jurisdictional plan.
3.	Planning should be closely coordinated with and supported by investments, programs, and regulatory actions.	<ul style="list-style-type: none"> A downtown planning study is to be initiated soon and will be included in the new Master Plan.
4.	Planning should create, harness and build on the power of market forces and pricing mechanisms while accounting for the full costs of public and private actions.	<ul style="list-style-type: none"> The Township uses escrow fees to accommodate the costs of reviewing development applications before either the Planning Board or Board of Adjustment.
5.	Planning should maintain and revitalize existing communities.	<ul style="list-style-type: none"> Verona seeks to preserve the established residential neighborhoods and maintain the viability of the Bloomfield Avenue CBD by undertaking a downtown revitalization study. The current Master Plan recommends zoning changes to protect the integrity of the established residential districts. The zoning ordinance concentrates pedestrian scale retail and commercial uses in the Bloomfield Avenue CBD in order to maintain the area as a local shopping destination. The Planning Board is currently reviewing a draft tree ordinance for improved properties, to aid in maintaining the character of these residential neighborhoods.

Township of Verona Consistency with the Preliminary Plan

6.	Planning, designing and constructing development and redevelopment projects, that are residential, commercial, industrial, or institutional and that contribute to the creation of diverse compact human scale communities (i.e. communities of place)	<ul style="list-style-type: none"> Verona incorporates elements of the “Communities of Place” concept into municipal planning. The Bloomfield Avenue CBD is a mixed-use core with a concentration of commercial, civic and institutional uses surrounded by residential neighborhoods and served by NJ Transit bus lines. The Master Plan calls for maintaining the pedestrian scale of the CBD. A system of bikeways and pedestrian paths linking the Peckman River corridor, the abandoned Erie Railroad right-of-way and Verona Lake Park is proposed.
7.	Identifying areas of development, redevelopment, and environs protections in suburban and rural New Jersey.	<ul style="list-style-type: none"> Not applicable in Essex County.
8.	Identifying cores and nodes as places for more intensive redevelopment in metropolitan New Jersey.	<ul style="list-style-type: none"> The Township does not contain nor is able to officially identify cores and nodes since it does not contain an identified Center or have Plan Endorsement. However, the CBD along Bloomfield Avenue is suited to the definition of a core in the Preliminary State Plan. This area contains a concentration of commercial, civic and institutional uses in close proximity to housing and mass transit. The Bloomfield Avenue CBD contains most of the Township’s convenience shopping, the municipal building, public library, post office and largest park. It is served by NJ transit buses operating on Bloomfield Avenue to Newark and New York City. Verona does not view identifying potential Cores and Nodes favorably due to the lack of specifics regarding increased intensity in these areas. While the Township recognizes Bloomfield Avenue as a potential Core, they are unwilling to accept additional growth in this area.
9.	Emphasizing public support for physical design, public investment and government policy through access to information, services, jobs, housing and community life.	<ul style="list-style-type: none"> Verona promotes citizen choice through access to information at the public library, on VTV public access cable television, the Verona Online web site; access to affordable housing for seniors; access to goods and services in the Bloomfield Avenue CBD. Municipal documents support a variety of housing, employment and transportation options for Township residents.
10.	Planning for the protection, restoration, integration of natural resources and systems as well as the preservation of agricultural farmland.	<ul style="list-style-type: none"> Verona promotes the protection and preservation of its natural resources. The Master Plan recommends that the environmentally sensitive features of the Hilltop Tract be reserved for conservation, open space, passive and active recreation. A linear bikeway and pedestrian path is proposed to link Peckman River Park, the abandoned Erie Railroad right-of –way and Verona Lake Park. The Township operates a comprehensive recycling program that reduces the amount of solid waste transferred to the Essex County Resource Recovery Facility in Newark.

Township of Verona Consistency with the Preliminary Plan

Policy Objectives of the Metropolitan Planning Area		Discussion
1.	Land Use	<ul style="list-style-type: none"> The Township does not have a designated Center and therefore has no Cores or Nodes. However, the Township contains an official mixed-use core on Bloomfield Avenue surrounded by residential neighborhoods with mass transit service. A downtown revitalization study of the Bloomfield Avenue CBD is planned. The Master Plan supports the Bloomfield Avenue CBD's function as a local destination for goods and services. NJ Transit operates a bus service on Bloomfield Avenue linking the Township to Newark and New York City. The Township is exploring jitney bus service to nearby midtown direct rail service in Montclair.
2.	Housing	<ul style="list-style-type: none"> Verona provides a range of housing options to residents including single-family detached homes, apartments and townhouses. The housing stock consists primarily of single-family detached homes (87 percent) on relatively small lots of 8,400 to 10,000 square feet. The Township also operates a 159-unit apartment complex for senior citizens requiring affordable housing. Since the Township is fully developed, future housing activity will occur through redevelopment and in-fill development. The Redevelopment Plan for the Hilltop Tract includes a mix of residential uses that will add to the Township's housing stock.
3.	Economic Development	<ul style="list-style-type: none"> Addendum #4 to the 1988 Master Plan declared the objective to safeguard the tax base, preserve economic balance, and provide a continuing source of employment and tax ratables through appropriate utilization of land resources. Verona is primarily a residential community with limited commercial and industrial activity. The Township's commercial development is limited to Bloomfield and Pompton Avenues (Route 23). Industrial activity is limited to scattered sites. Since the Township is fully developed, future economic growth will be generated by redevelopment and in-fill development. This will occur primarily in the Bloomfield Avenue CBD, on Pompton Avenue and in the vicinity of Commerce Court.
4.	Transportation	<ul style="list-style-type: none"> Verona has a transportation network that includes a state highway, two county roads and limited mass transit service. Route 23, known as Pompton Avenue, traverses the northeastern section of the Township and provides connections to the regional highway network. Bloomfield Avenue is an east-west transportation corridor that connects the Township to Newark and western Essex County. Mt. Prospect Avenue travels through the southeastern section of the Township and provides access to I-280. NJ Transit bus service operating on Bloomfield Avenue provides links to Newark and New York City. The Township is exploring jitney bus service to nearby midtown direct rail service in Montclair. The Master Plan identified through traffic on residential streets as a serious problem.

Township of Verona Consistency with the Preliminary Plan

5.	Natural Resource Conservation	<ul style="list-style-type: none"> The areas shown as parkland in the Hilltop Redevelopment Plan are recommended to be maintained as a public resource. Verona is a fully developed community with limited natural resources. The Township has access to Eagle Rock Reservation, which functions as a regional conservation and passive recreation area. The Master Plan recommends preserving the environmentally sensitive features of the Hilltop Tract for open space and passive recreation. The Master Plan also proposes the creation of a linear bikeway and pedestrian path linking Peckman River Park, the abandoned Erie Railroad right-of-way and Verona Lake Park. Peckman River Park was created as part of a stream corridor protection plan to prevent flooding. The Township also contains areas with steep slopes along the First and Second Mountains. A tree removal ordinance is being considered. Conservation practices are to be included in the ordinance to protect areas of environmental sensitivity such as steep slopes, wetlands, and flood plains. The Environmental Commission has embarked on a regional watershed awareness educational program.
6.	Agriculture	<ul style="list-style-type: none"> Verona is a fully developed community without agricultural lands.
7.	Recreation	<ul style="list-style-type: none"> Verona provides a variety of recreational options for residents. According to the Master Plan, there are four municipal recreation facilities with a total size of 21 acres: the Community Pool, Everett Field, Linn Drive Field, and Peckman River Park. The Township owns a 12.6-acre tract on Hillwood Terrace that is reserved as open space because of steep slopes. School facilities are also available to residents for recreational purposes. Essex County has two recreational facilities in the Township, Verona Lake Park and Eagle Rock Reservation. Additional passive and active recreational space will be provided as part of the development of the Hilltop Tract.
8.	Redevelopment	<ul style="list-style-type: none"> The Township has taken steps to support the Bloomfield Avenue CBD with improved off-street parking and zoning that preserves it's pedestrian scale. The Hilltop property has been identified as an area in need of redevelopment. The redevelopment ordinance allows for a mixed residential rental development consisting of age restricted and non-age restricted luxury-housing units. This clustered development allows for more conservation and passive recreational open space in the Hilltop area.
9.	Historic Preservation	<ul style="list-style-type: none"> Verona has implemented measures to protect and preserve historic sites. The Township has established a Landmarks Advisory Commission to assist in the identification and preservation of historic structures. The Master Plan identifies structures that are historic and the Township has adopted an ordinance to protect them. The Master Plan also notes that potential historic sites are scattered throughout the Township.

Township of Verona Consistency with the Preliminary Plan

10.	Public Facilities and Services	<ul style="list-style-type: none"> With the exception of the recreational facilities, Verona's public facilities and services are sufficient to meet the needs of the current residents. The Master Plan indicates that the public facilities are in a state of good repair. The School Board is in the process of a district wide facilities study. The Bloomfield Avenue CBD contains a concentration of public facilities, including the municipal building, public library, post office and largest park.
11.	Intergovernmental Coordination	<ul style="list-style-type: none"> There is an opportunity to participate in a Bloomfield Avenue Corridor Plan with other municipalities traversed by this major road. Adjoining towns have expressed an interest in cooperating on such a multi-jurisdictional plan. Verona has limited intergovernmental coordination. The Township has collaborated with Essex County, Caldwell, Cedar Grove, and North Caldwell in planning for the Hilltop tract. The Township receives water from the regional Passaic Valley Water Commission as well as Verona's own ground water resources. The police and fire departments participate in a mutual aid network with Caldwell, Cedar Grove, Montclair, North Caldwell, West Caldwell and West Orange. There is an opportunity to participate in a corridor plan for Bloomfield Avenue since other municipalities have similar concerns about the CBD, traffic congestion, and economic development. Adjoining towns have expressed an interest in collaborating with other municipalities on a plan for Bloomfield Avenue.
Policy Objectives of the Environmentally Sensitive Planning Area		Discussion
1.	Land Use	<ul style="list-style-type: none"> There is no potential for a center in the area designated Environmentally Sensitive Planning Area due to its very limited land area. Development is discouraged in this area and encouraged to take place the existing developed areas of the Township.
2.	Housing	
3.	Economic Development	
4.	Transportation	
5.	Natural Resource Conservation	<ul style="list-style-type: none"> The Hilltop Property of Second Mountain is recommended to be maintained as a public resource; this would include areas as indicated in the Hilltop Redevelopment Plan as park and open space.
6.	Agriculture	<ul style="list-style-type: none"> No agricultures exists in the area designated Environmentally Sensitive Planning Area.
7.	Recreation	
8.	Redevelopment	

Township of Verona Consistency with the Preliminary Plan

9.	Historic Preservation	
10.	Public Facilities and Services	
11.	Intergovernmental Coordination	
General Information		Discussion
1.	Local growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> • Hilltop Redevelopment Plans • Kip's Castle Property • Bloomfield Avenue CBD and Corridor • Kruvant Tract on Mount Prospect Avenue • Pompton Avenue • Commerce Court
2.	Regional growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> • Hilltop Tract • Bloomfield Avenue Corridor • Caldwell College expansion • Mount Prospect Avenue/Pompton Avenue traffic congestion • Essex County Hospital Center
3.	Redevelopment areas in the municipality.	<ul style="list-style-type: none"> • Hilltop Property
4.	Current municipal infrastructure needs.	<ul style="list-style-type: none"> • Traffic signal improvements • Lakeside Avenue/ Bloomfield Avenue/Park Place intersection improvements • Wastewater plan expansion to address phosphorus. • Recreational facilities • Culverts/Bridges over Peckman River
5.	Modifications to municipal planning documents that would increase consistency with goals and policies of the State Plan.	<ul style="list-style-type: none"> • Verona is about to embark on a Master Plan Update. • Recently hired a new planner to guide the Township through the cross acceptance process.

Township of Verona Consistency with the Preliminary Plan

6.	Municipal indicator program.	<ul style="list-style-type: none"> Verona uses its Master Plan Goals and Objectives to determine planning policies.
7.	Planning efforts funded with a Smart Growth Grant by the New Jersey Office of Smart Growth.	<ul style="list-style-type: none"> None
8.	Performance of municipality in implementation of the goals and policies of the State Plan. 1-Very Poor, 2-Poor, 3-Neutral, 4-Good, 5-Very Good	<ul style="list-style-type: none"> 5-Very Good:
9.	Regional plans involving the municipality.	<ul style="list-style-type: none"> There is an opportunity to participate in a Bloomfield Avenue Corridor Plan with other municipalities traversed by this major road. Adjoining towns have expressed an interest in cooperating on such a multi-jurisdictional plan.
10.	Performance of State Agencies in implementation of the goals and policies of the State Plan. 1-Very Poor, 2-Poor, 3-Neutral, 4-Good, 5-Very Good	<ul style="list-style-type: none"> 3-Neutral:

Township of Verona Consistency with the Preliminary Plan

11.	Municipal concurrence with the goals and policies of the State Plan.	<ul style="list-style-type: none"> Verona accepts the Metropolitan Planning Area designation set forth in the State Plan Map of the SDRP. Please note however that the Verona Planning Board reluctantly accepts this designation. Although it appears that Verona's demographics best meet the current Metropolitan Planning Area criteria, the Planning Board feels strongly that the Plan Area demarcations are overly broad so as to not take into account important distinctions between the suburban West Essex area and other parts of urban Essex County so as to warrant classification distinctions. The Verona Planning Board requests that the Department consider expanding the classification system so as to allow for distinguishing criteria in future designations. The Verona Planning Board consents to the Metropolitan Planning Area designation for the Hilltop areas that are to be developed in accordance with the municipalities' redevelopment plan. There is then no objection to amending the current Environmentally Sensitive Planning Area designation to Metropolitan Planning Area designation provided that the areas to be amended are part of the proposed Hilltop redevelopment plan. The Planning Board objects however to the Environmentally Sensitive Planning Area designation to the remaining areas of the Hilltop that will remain undisturbed. The Planning Board believed that a Parks and Natural Area designation is most appropriate and requests that a change be considered so that the balance of the Hilltop will be designed accordingly.
12.	Specific objections to the State Plan.	<ul style="list-style-type: none"> The Critical Environmental Site designation on the First Mountain should be consistent throughout the entire course of the Mountain; currently there is no Critical Environmental Site designation along the mountain through West Orange. The "Hilltop Property" shown on Quad Map 40 is incorrectly shown as an Urban Complex in the Metropolitan Planning Area, where as the Essex County Map shows the area as Metropolitan Planning Area only.
13.	Improvements to the Preliminary Plan that would better meet the needs of the municipality.	<ul style="list-style-type: none"> Verona would like more time to review the plan There are differences between the County and Quad Preliminary Policy Maps, such as the Hilltop property being identified as an Urban Complex in the Metropolitan Planning Area and the Quad maps identify the property as only being in the Metropolitan Planning Area. The Township cannot comment on maps that have conflicting proposals. (Please note that the NJOSG has indicated that the "Quad" maps are the determinant.) The State Plan Policy Maps should show each municipality on only one map. Verona Township is shown on two Quad maps, making it very difficult to evaluate.
14.	Requested changes to the Preliminary	<ul style="list-style-type: none"> The 12-acre tract adjacent to Hillwood Terrace should be designated Parks and Natural Areas as

Township of Verona Consistency with the Preliminary Plan

	Policy Map.	<p>they surround the municipal well.</p> <ul style="list-style-type: none"> • The conservation area on Fairview Ave should be relocated to the Cedar Grove border to conform to the plan approved on the KHOV application. • Linn Drive field should be listed as Park Lands. • Community Center should be listed as Park Lands. • Everett Field should be listed as Park Lands. • The bikeway path from Arnold Way to Cedar Grove border should be noted on map. • Railroad designation on the map should be removed • The First Mountain should not be designated as Environmentally Sensitive Planning Area, as this area has already been developed. • The undeveloped portions of the Hilltop property should be designated Parks and Natural Areas.
15.	Comments on Population and Employment Trends and Forecasts.	<ul style="list-style-type: none"> • Population projections appear too high. The Township of Verona expects only 300 to 400 new residents due to the Hilltop development. The municipal population has been flat to slightly declining for many years. Population estimates should not only be based upon statistical analysis, but more importantly, should be based upon the actual development capacity. The municipality is in the process of updating the Master Plan, which will include a build-out analysis. The proposed population projects appear too high. • Employment projections seem too high.

Township of West Caldwell Consistency with the Preliminary Plan

Resolution

Resolution No.

7589.3

By Councilwoman Cook

Subject

RESOLUTION AUTHORIZING PARTICIPATION OF THE TOWNSHIP
OF WEST CALDWELL IN THE STATE DEVELOPMENT AND
REDEVELOPMENT PLAN CROSS-ACCEPTANCE PROCESS.

For the Meeting Of 9-7 In the Year Of 2004

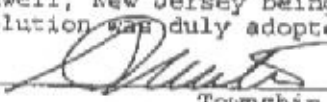
A RESOLUTION OF THE
COUNCIL OF THE TOWNSHIP OF WEST CALDWELL, ESSEX COUNTY, NEW JERSEY

3. That the West Caldwell Municipal Department of Planning shall provide staff assistance to the County Planning Board or Negotiating Entity in order to prepare a Cross-acceptance Report and successfully complete the Cross-acceptance process;

4. That all other West Caldwell Municipal Departments and Agencies shall cooperate with the Municipal and County Planning Board or Negotiating Entity and provide information and furnish such documents as may be required.

It is hereby certified that at a regular meeting of the Mayor and Council of the Township of West Caldwell, New Jersey being held on the date of 9/7/04 the foregoing Resolution was duly adopted.

The foregoing Resolution, having been duly presented to me on 9/8/04, I hereby approve the same.


Township Clerk


Mayor

MEMBERS OF THE GOVERNING BODY	RECORDED VOTE			
	YES	NO	ABSTAIN	ABSENT
WILLIAM PAYNE	X			
RICHARD NORGARD				
JANE COOK				X
NED ROSENBERG	X			
JOSEPH FISCHER	X			
DOMINICK AIELLO	X			
MAYOR TEMPESTA (IF TIE)				

TOTAL P.05

Resolution

Resolution No.

7589.2 By Councilwoman Cook

Subject

RESOLUTION AUTHORIZING PARTICIPATION OF THE TOWNSHIP OF WEST CALDWELL IN THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN CROSS-ACCEPTANCE PROCESS.

For the Meeting Of 9-7 In the Year Of 2004

A RESOLUTION OF THE COUNCIL OF THE TOWNSHIP OF WEST CALDWELL, ESSEX COUNTY, NEW JERSEY

WHEREAS, the Board of Chosen Freeholders of Essex County has concluded that it is appropriate, necessary and in the County's interest to fully participate in the development of the State Plan through the full and active participation of the County government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process; and

WHEREAS, the Governing Body of the Township of West Caldwell has concluded that it is appropriate, necessary and in the municipality interest to fully participate in the development of the State Plan through the full and active participation of the Municipal government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Township of West Caldwell of the County of Essex as follows:

1. That the West Caldwell Planning Board is hereby authorized and directed to carry out the cross-acceptance process pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et. seq. and the State Planning Rules, N.J.A.C. 17:32 and any other rules promulgated by the State Planning Commission for this purpose:
2. That the West Caldwell Planning Board shall coordinate with the County or Negotiating Entity in their preparation of a proposed work program and schedule for municipal and county Cross-acceptance and Negotiating Entity shall submit said work program and schedule to the New Jersey Office of Smart Growth.



November 12, 2004

Mr. Philip Li Vecchi
Essex County
Director of Public Works
Bloomfield Ave.
Verona, NJ

Re: Crossacceptance

Dear Mr. LiVecchi,

As part of the crossacceptance process West Caldwell has participated in several recent meetings with Marcia Shiffman and Jim Bartel.

Our major concerns and goals for development and redevelopment center around regional planning and development coordination. Specifically we have seen the need to carefully coordinate development and it's impact on communities in a given area.

Our major concerns center around infrastructure needs and the environmental impact of development.

Running through West Caldwell are Bloomfield Ave., and Passaic Ave. both major arteries in western Essex County. Any development in the surrounding townships can have an immediate impact on traffic flow and congestion. Passaic Ave. is the only major north / south route west of Rte. 23 and bears heavy truck traffic; 24 hrs. a day. Any area development has an impact resulting in increased truck and auto traffic.

We also have to be mindful of the requirements to provide utility services. A good example of this is our primary water supply. We share the Jersey City Reservoir with Jersey City, Hoboken and Lyndhurst. As the reservoir is in Morris County there are four counties involved in this supply and delivery system; Bergen, Morris, Essex and Hudson. We also have a regional sewer authority that is located in West Caldwell and owned by Caldwell and serves several area towns. Development in a specific area can have a dramatic impact on all municipalities and cities in that region.

Topographically West Caldwell lies lower than the adjacent communities of Caldwell, Roseland and North Caldwell. Development in those towns can and has increased storm water flows and soil erosion.

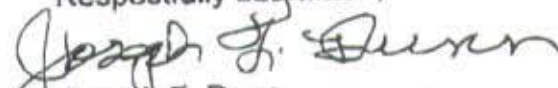
Multi county regional planning is necessary if there is to be any realistic development coordination. In our case we are impacted by decisions in Essex, Morris and Passaic counties as well as other regional development that increases traffic. A regional planning approach must have "teeth" that has statutory authority.

Also please note that West Caldwell appears to have a "core" in accordance with the master plan definitions. It radiates out from the intersection of

Bloomfield and Passaic Avenues; with the following borders: north Passaic and Henderson Drive; south Passaic and Kirkpartrick Lane; east Bloomfield and Lane Ave.; west Bloomfield Ave. at the border with Fairfield.

Thank you for this opportunity to participate in the crossacceptance process.

Respectfully submitted,


Joseph F. Dunn
Administrator Planning & Zoning

Township of West Orange Consistency with the Preliminary Plan

RESOLUTION AUTHORIZING PARTICIPATION
OF WEST ORANGE TOWNSHIP IN
THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN (State Plan)
CROSS-ACCEPTANCE PROCESS

WHEREAS, the State Planning Act of 1985 (N.J.S.A. 52:18A-196 et. seq.) created a State Planning Commission and an Office of Smart Growth for the purpose of establishing a cooperative planning process that involves the full participation of state, county, and local governments; and,

WHEREAS, the State Planning Act states that New Jersey needs integrated and coordinated planning in order to conserve its natural resources, to revitalize its urban centers, to provide affordable housing and adequate public facilities at a reasonable cost, to promote equal social and economic opportunity for New Jersey's citizens, and to prevent sprawl and promote the suitable use of land; and,

WHEREAS, the primary duty and responsibility of the State Planning Commission under the State Planning Act is the preparation of a "State Development and Redevelopment Plan;" and,

WHEREAS, the State Planning Act also provides that the State's municipalities are to have an essential role in the development of the State Plan through their participation in the Cross-acceptance process to be conducted under the Act; and,

WHEREAS, the Cross-acceptance process is the primary vehicle under the Act for promoting vertical coordination and integration of state, county, and local plans by affording county and municipal governments a full and open opportunity to be involved in reconciling inconsistencies between state and local policies; and,

WHEREAS, the Board of Chosen Freeholders of Essex County has concluded that it is appropriate, necessary and in the County's interest to fully participate in the development of the State Plan through the full and active participation of the County government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process.

WHEREAS, the Governing Body of West Orange Township has concluded that it is appropriate, necessary and in the municipality interest to fully participate in the development of the State Plan through the full and active participation of the Municipal government, including in particular its Planning Board and its Department of Planning, in the Cross-acceptance process,

NOW, THEREFORE, BE IT RESOLVED by the West Orange Township Council of the County of Essex as follows:

1. That the West Orange Municipal Planning Board is hereby authorized and directed to carry out the Cross-acceptance process pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et. seq. and the State Planning Rules, N.J.A.C. 17:32 and any other rules promulgated by the State Planning Commission for this purpose;
2. That the West Orange Municipal Planning Board shall coordinate with the County or Negotiating Entity in their preparation of a proposed work program and schedule for municipal and county Cross-acceptance and Negotiating Entity shall submit said work program and schedule to the New Jersey Office of Smart Growth by August, 2004;
3. That the West Orange Municipal Department of Planning shall provide staff assistance to the County Planning Board or Negotiating Entity in order to prepare a Cross-acceptance Report and successfully complete the Cross-acceptance process;
4. That all other West Orange Municipal Departments and Agencies shall cooperate with the Municipal and County Planning Board or Negotiating Entity and provide information and furnish such documents as may be required; and,

Township of West Orange Consistency with the Preliminary Plan

Key Concepts and Policy Objectives of the State Plan		Discussion
1.	Planning that is comprehensive, citizen-based, collaborative, coordinated, equitable, and based on capacity analysis is essential to achieving the goals of the State Plan	<ul style="list-style-type: none"> Township planning documents utilize information from various disciplines to determine and implement policy objectives. Opportunities for public input and information include the Planning Board, Zoning Board of Adjustment, Open Space and Recreation Committee, Township Council Meetings, Downtown Redevelopment Authority, Arts Council, Historic Preservation Commission, Township Website, and Local Public Television Station (broadcasts all Township Council Meetings and other important meetings, including the Mayor's Program where Township Planning issues are discussed). In addition, several independent neighborhood organizations also contribute to the planning process, including the Valley Association, the Watchung Neighborhood Association, and the Valley Community Watch. Although a build-out analysis has not been performed to assess the ultimate capacity of the Township's infrastructure, the capacity of the infrastructure is known and incorporated into West Orange's planning. If future land use will exceed the capacity of the infrastructure, the necessary improvements required to accommodate the increased demand on infrastructure are incorporated into the Township's six-year capital improvement plan. This then allows the Township to adopt ordinances for land developments to pay their fair share cost of the improvements or to make improvements in accordance with the capital improvement plan.
2.	Planning should be undertaken at a variety of scales and should focus on physical or functional features that do not necessarily correspond to political jurisdictions.	<ul style="list-style-type: none"> One purpose of the Township's Master Plan is to ensure that development within the Township does not conflict with the development and general welfare of neighboring municipalities, the County, the region, and the State as a whole. Therefore, the Township has identified and proposed attributes and improvements for both neighborhood and regional approvals, including locating municipal parking throughout the Town at key NJ Transit bus stops and implementing sidewalk improvements in the Main Street corridor. Construction of the South Mountain Arena parking garage also recently commenced in West Orange. Upon completion, the garage will be a major transit hub, which will be utilized by commuters throughout Essex County. Additionally, the Township has a number of programs at the local scale that focus on physical and functional features, including a Special Improvement District (SID), Downtown Alliance, Neighborhood Preservation Program, and Local Neighborhood Groups.
3.	Planning should be closely coordinated with and supported by investments, programs,	<ul style="list-style-type: none"> Planning efforts to improve the downtown commercial district include establishment of a Special Improvement District and Redevelopment Area designation. In addition, the Township was recently

Township of West Orange Consistency with the Preliminary Plan

	and regulatory actions.	<p>granted a \$105,000 Livable Communities Grant from the DOT for downtown public improvements. So far, the Township has utilized this grant to fund an analysis of traffic, streetscape design and signage in the downtown area.</p> <ul style="list-style-type: none"> • Additionally, the Township participates in the NJ DCA Neighborhood Preservation Program, which provides funding for streetscape improvements, neighborhood housing repairs and youth programs. This Program is implemented in a part of Town that greatly benefits from these types of investments. • The Township also participates in two Housing Rehabilitation Programs, the COAH Housing Rehabilitation Program and the County Program. Both programs offer loans to homeowners for housing restorations.
4.	Planning should create, harness and build on the power of market forces and pricing mechanisms while accounting for the full costs of public and private actions.	<ul style="list-style-type: none"> • In 2000, the Township performed a study of the Downtown and determined one area to be an Area in Need of Redevelopment. In 2003, the Township drafted its Downtown Redevelopment Plan for that area. A team of professionals that researched the area, its surroundings, the driving market forces and ways to finance the project drafted the Plan. Additionally, the Township sought advice from other Redevelopers that were not directly involved in the drafting of the plan. • On a more Township-wide level, the Planning Board and Zoning Board of Adjustment often require applicants to provide market analyses for proposed new development throughout the Town
5.	Planning should maintain and revitalize existing communities.	<ul style="list-style-type: none"> • West Orange has a variety of housing types and residential neighborhoods. A substantial portion of the housing stock predates World War II. The Township's planning policy is to maintain the existing stock of viable housing through code enforcement and rehabilitation programs. Some rehabilitation programs that have been implemented throughout the Town to revitalize existing communities are the Downtown Redevelopment Plan, the Neighborhood Preservation Program and the Downtown Alliance. These programs all focus on improving and enhancing existing communities while encouraging regional flow. • The Township's 2003 Master Plan Reexamination Report highlighted the need to maintain the existing neighborhood character within the Township. The Township has accomplished this by implementing strict Zoning Regulations and limiting the granting of variances in areas like the prestigious Llewellyn Park community. In other neighborhoods that have not been so successfully maintained, the Township has utilized Community Development Block Grants to make street improvements and rehabilitate neighborhood pocket parks and playgrounds. • The Township participates in the NJ DCA Neighborhood Preservation Program, which provides funding for streetscape improvements, neighborhood housing repairs and youth programs. This

Township of West Orange Consistency with the Preliminary Plan

		Program is implemented in a part of Town that greatly benefits from these types of investments.
6.	Planning, designing and constructing development and redevelopment projects, that are residential, commercial, industrial, or institutional and that contribute to the creation of diverse compact human scale communities (i.e. communities of place)	<ul style="list-style-type: none"> The Downtown Redevelopment project is a prime example of an area in Town that will have a variety of uses within a pedestrian oriented compact area. In fact, the entire downtown area is comprised of a number of different zones that are close together and permit many different uses. Additionally, the Township is involved in a joint redevelopment project with the adjacent City of Orange. The two towns have jointly applied for a Smart Growth Grant to study the Valley Area, which lies between them. The Valley area incorporates a mix of uses within close proximity to a NJ Transit Train Station.
7.	Identifying areas of development, redevelopment, and environs protections in suburban and rural New Jersey.	<ul style="list-style-type: none"> Not applicable in Essex County.
8.	Identifying cores and nodes as places for more intensive redevelopment in metropolitan New Jersey.	<ul style="list-style-type: none"> West Orange has identified the Downtown Redevelopment Area as a potential Core. The Redevelopment area is strategically located near historic Llewellyn Park, and the area encompasses the National Park Service's Thomas Edison Historic Site, the Edison Storage Battery Factory, and the Community House. Current land uses in the area include heavy and light manufacturing, auto salvage/recycle/scrap, bus parking, commercial uses, vacant land, community facilities, parking and residential uses. Additionally, NJ Transit Bus Route #21 along Main Street serves the area. It is within walking distance to the Orange Train Station and within an easy drive to the Montclair and South Orange Train Stations, which provide direct access to midtown Manhattan.
9.	Emphasizing public support for physical design, public investment and government policy through access to information, services, jobs, housing and community life.	<ul style="list-style-type: none"> The Planning Board and Zoning Board of Adjustment review many applications for development in the Township. These Board meetings are open to the public, and members of the public are given ample time for questions and comments. The Boards consider the physical design of these applications and are sensitive to public comment. A Township appointed Public Advocate is also present at the Planning and Zoning Board meetings. The Township also has a Public Information Officer who acts as a liaison between the Township and concerned citizens.
10.	Planning for the protection, restoration, integration of natural resources and systems as well as the preservation of agricultural farmland.	<ul style="list-style-type: none"> The Township land development regulations, such as those for steep slopes and stormwater, support the protection of environmentally sensitive lands. The 2003 Reexamination Report recommends using the Transfer of Development Rights (TDR) as a method of open space preservation; the Downtown Redevelopment Area and other subsequent redevelopment are encouraged to be transferred to receiving areas. In January 2003, the Township adopted an Open Space and Recreation Plan. The Plan includes an inventory of potentially available open space consisting of 1,669 acres, or 21% of the Township's land

Township of West Orange Consistency with the Preliminary Plan

		<p>area. The Plan recommends the expansion of municipal parkland to accommodate an overburdened system of athletic fields, a system of “pocket parks” in the more developed eastern section, protection of stream corridors and flood plains, and a system of multiple use trails and greenways throughout the Township. The Plan prioritizes properties for open space acquisition and concludes with an Action Program that suggests steps toward implementing the Open Space and Recreation Plan. The Open Space and Recreation Committee meets monthly to execute the recommendations of the Plan</p> <ul style="list-style-type: none"> • There is no active farmland in the Township. However, the Township does host a Farmer’s Market every summer and owns a public community garden.
Policy Objectives of the Metropolitan Planning Area		Discussion
1.	Land Use	<ul style="list-style-type: none"> • The Township, through the Downtown Redevelopment Area, will redevelop underutilized parcels in the Main Street – Valley Road Corridor. • The Township does not have a designated Center with Cores and Nodes; however, Downtown Redevelopment project seeks to rehabilitate the Township’s potential core. The Township has funded this project through state grants and municipal capital. Additionally, there are a number of active neighborhood preservation programs supported by the Township and funded by State and County grants, including the Watchung Neighborhood Association, the Valley Association and the Housing Rehabilitation program. • There are a number of zoning districts that permit a diversity of uses throughout Town. Zoning in the more densely developed Downtown area encourages mixed-uses while zoning in the more suburban western part of town encourages the preservation of valuable undeveloped land. The western part of Town includes recreational facilities, including several golf courses and is zoned mainly residential. The Master Plan Reexamination Report encourages linking these areas, and the Open Space and Recreation Committee plans to implement these links through greenways. • The Township utilizes cluster residential zoning in order to preserve open space and use land developed residentially more efficiently. The Crystal Lake site is a specific example of cluster development that provided for recreation and open space lands.
2.	Housing	<ul style="list-style-type: none"> • The 2003 Reexamination Report supports maintaining the existing housing stock through code enforcement (density requirements and other), rehabilitation programs, and maintaining neighborhood infrastructure such as sidewalks and drainage. It also supports providing additional housing opportunities for senior citizens and young households. • West Orange has a variety of housing types and residential neighborhoods. A substantial portion of

Township of West Orange Consistency with the Preliminary Plan

		<p>the housing stock predates World War II. The Township's planning policy is to maintain the existing stock of viable housing through code enforcement and rehabilitation programs. Some rehabilitation programs that have been implemented throughout the Town to revitalize existing communities are the Downtown Redevelopment Plan, the Neighborhood Preservation Program and the Downtown Alliance. These programs all focus on improving and enhancing existing communities while encouraging regional flow. The Township also participates in two Housing Rehabilitation Programs, the COAH Housing Rehabilitation Program and the County Program. Both programs offer loans to homeowners for housing restorations.</p> <ul style="list-style-type: none"> • The Watchung Heights Neighborhood Association is part of the NJ Department of Community Affairs Neighborhood Preservation Program. From this program the Township has received \$525,000 in funding for a five-year period and is in its third year. The program provides funding for sidewalk repair, neighborhood housing repair and youth programs. The Township is also in the process of applying for a second Neighborhood Preservation Program Grant in the Valley Neighborhood. • The Housing Rehabilitation Program is a COAH program. This program offers interest free loans up to \$15,000 for home repairs including roofs, siding, electrical work, plumbing, windows and doors. The loan is paid back through a lean against the property that is payable upon the sale of the house. Approximately thirty houses per year are rehabilitated through this program. Essex County also administers a housing rehabilitation program.
3.	Economic Development	<ul style="list-style-type: none"> • The Downtown Redevelopment Area will redevelop existing underutilized parcels and promote private sector investment and new nonresidential uses. The Township is considering Tax Abatements and Payments in Lieu of Taxes to help make the Downtown Redevelopment Project financially feasible. • The Township established a Special Improvement District in 1998 for Main Street in order to revitalize the downtown area. • The Township is constantly seeking partnerships with private organizations to provide funding and services for public purposes. Several successful public/private partnerships have taken place in the past few years. For example, the Township has utilized this type of partnership for the Downtown Redevelopment, repairs for the High School Track, the installation of the Oscar Schindler Performing Arts Center (OSPAC) at the Crystal Lake property, and the Mountaintop Sports Facility. The Downtown Redevelopment Plan calls for the developer to take on a bulk of the construction costs. The new high school track was installed using private funding. The OSPAC is a public amphitheater that was built by a private developer as part of a Planning Board approval for a townhouse development • A current project that the Township is organizing is a historic walking tour down Main Street. The West Orange Arts Council, Township Council, and Chamber of Commerce have collaborated to

Township of West Orange Consistency with the Preliminary Plan

		<p>organize this tour. The intent is to encourage public awareness of West Orange History while supporting local businesses in the Downtown area.</p> <ul style="list-style-type: none"> • The Township has no programs for job training. • The Township owns several strategically located monopoles and charges rent for wireless companies to use these poles. The Township encourages wireless communication companies to look at Township owned monopoles before constructing their own. This reduces unnecessary and unsightly construction of wireless facilities and generates revenue for the Township.
4.	Transportation	<ul style="list-style-type: none"> • The 2003 Reexamination Report supports of the existing public transportation system through the recommendation of additional park and ride facilities, bus stops, and parking around the Highland Avenue train station. • The 2004 Master Plan Reexamination Report recommends transit friendly planning as one of the communities' most effective tools to balance land use, transportation and open space interests. Land use decisions will be made that encourage residents to use transit as an alternative to the automobile for trips between house, work, shopping, school or services. It also means organizes land uses in a manner that encourages workers, visitors and others coming to West Orange to use transit. • NJ Transit has several bus stops throughout the Township located in key retail areas. Many employees of local business utilize NJ Transit to commute to work. West Orange also has a shuttle system and is home to the new Essex County Park and Ride located at South Mountain Arena. Once completed, the Park and Ride will be a transit hub for commuters throughout the Metropolitan Area. • A West Orange light rail link has been suggested to start at a proposed vehicle storage facility at the Belleville-Bloomfield border and run west along the former Erie-Orange rail line branch to West Orange. • West Orange has designated a portion of its Main Street corridor as an area in need of redevelopment and has prepared a redevelopment plan. This area is served by public bus transportation to Newark and it is also close to public rail transportation to New York City that can be accessed by bus and by walking along the existing network of streets with sidewalks. • West Orange's Master Plan supports the growth of our existing neighborhood business centers, of which, many are located along arterial roadways served by public bus transportation routes. The Township received grants from New Jersey Transit to provide commuter shuttle busses between the Valley, Gregory and St. Cloud neighborhoods and New Jersey Transit rail stations in Orange and South Orange. This encourages public rail transportation use without using an automobile. Using local and state funds, the Township has also expanded, its municipal parking lots to allow portions to be used by commuters as park and ride facilities.

Township of West Orange Consistency with the Preliminary Plan

		<ul style="list-style-type: none"> The Township also strives to promote pedestrian traffic. The West Orange Master Plan recommends sidewalks be extended from existing neighborhood business centers to adjoining residential neighborhoods. The Land Use Ordinance also requires sidewalks to be installed in new developments and a new program has resulted in a number of new sidewalks along Pleasant Valley Way.
5.	Natural Resource Conservation	<ul style="list-style-type: none"> The Township land development regulations, such as those for steep slopes and stormwater, support the protection of environmentally sensitive lands. The Open Space and Recreation Plan identified parcels of land which if acquired will protect natural systems and sensitive natural resources. It also recommends establishing Greenways along the ridgeline of the Second Watchung Mountain and along the West Branch of the Rahway River. The latter is tributary to the City of Orange Reservoir while vacant lands along the former form the headwaters of the Canoe Brook reservoirs of the New Jersey American Water Company. The 2002 Open Space and Recreation Plan recommends the acquisition of land for the creation of a greenway, protection of water quality and the protection of environmentally sensitive lands. A goal of the Open Space Committee is to establish "greenways" where residents can enjoy quiet pathways and multiple use trails to traverse the Township. The 2003 Reexamination Report recommends using the Transfer of Development Rights (TDR) as a method of open space preservation; the Downtown Redevelopment Area and other subsequent redevelopment areas are encouraged to be used as receiving areas. The Crystal Lake site is an example of the Township's efforts to preserve a sensitive area. The site was a vacant property with an abandoned lake. The Township utilized cluster zoning to force denser development in a less environmentally sensitive area, while preserving the natural habitat surrounding the Lake. In 2001 the Township established an Open Space Trust Fund. This fund promotes preservation of environmentally sensitive habitats through acquisition of Land. An Open Space and Recreation Committee has been established to prioritize and implement Open Space acquisition. Since the last cross-acceptance, purchasing open space for conservation and/or recreation has become a priority. The Township recieved money from Green Acres Open Space Planning Incentive grants of \$600,000 each round for the purchase of open space. Important historical areas have been incorporated in the Greenways Map, which illustrates open space connections that can me make in the Township. Already preserved land will act as anchors to lands that have preservation potential, but are not yet protected. Protecting the mountain's resources while connecting parks and other preserved areas makes greenways a powerful tool to guide open space preservation.

Township of West Orange Consistency with the Preliminary Plan

		<ul style="list-style-type: none"> Additionally, through the Downtown Redevelopment Plan, the Township seeks remediation of the Edison Battery factory. The Factory is a historic site with potential environmental hazards that are proposed for cleanup so that the structure can be converted to a mixed-use retail, commercial, and residential building.
6.	Agriculture	<ul style="list-style-type: none"> The Township contains no large-scale agricultural lands. From July to October, the Downtown West Orange Alliance runs a Farmers Market. The Township invites Farmers from neighboring Municipalities and Counties to participate in the Market. There are select private greenhouses throughout the Town as well as a Community Garden. The Community Garden is a Township-owned parcel. Citizens of the Township can rent a plot of land within the Community Garden to plant foliage. Many residents that live in apartments or other areas that do not have the luxury of their own backyards are very active in maintaining the Community Garden.
7.	Recreation	<ul style="list-style-type: none"> The 2002 Open Space and Recreation Plan established an Open Space and Recreation Committee and recommended the acquisition of land to provide additional area for recreation purposes. Additionally, several local and regional entities are working to preserve open space and provide stewardship activities in West Orange. Among these entities are the Passaic River Coalition, The Green West Orange Group, The National Park Service, Llewellyn Park Trustees, Lenape Trail/Liberty Water Gap Trail, Sierra Club, NJ Conservation Foundation, The Nature Conservancy, City of Orange, Trust for Public Land, Essex County Parks Department and Morris Land Conservancy. The Township also has a strong Recreation Department that works with the Board of Education, the High School Alumni, Essex County, the Senior Citizen's Organizations and the Mayors Program for Individuals with Disabilities to provide year-round park and recreation programs.
8.	Redevelopment	<ul style="list-style-type: none"> The West Orange Downtown Redevelopment Area consists of 81 properties, which are comprised of 25 residential uses, 26 commercial/industrial/retail uses, 10 sites as part of the Edison National Historical Site, 3 mixed-use buildings, 2 municipal structures, and various parking lots, salvage yards, and vacant lots. The street borders that surround these properties are Charles Street, Main Street, Ashland Avenue, and Lakeside Avenue. The Redevelopment Area contains many characteristics of older, first tier suburban NJ municipalities. The existing streets are burdened with increased traffic. A number of the sites contain minor environmental contamination as a result of their historical industrial use. Their retail stores have suffered from shoppers traveling to local malls. Industrial uses are adjacent to residential uses creating traffic and loading concerns. However the location of the Edison National historic site and the entrance to Llewellyn Park, bring special attention to the area. In addition, the Edison Storage Battery building, which is a deteriorating industrial building, has a major

Township of West Orange Consistency with the Preliminary Plan

		<p>impact on the area. Renovation and reuse of this building is planned to create a major positive impact within the area. As West Orange continues to grow into the 21st Century, the Redevelopment Area will develop into a civic and retail center for the Township.</p> <ul style="list-style-type: none"> • The Township is also looking to explore other areas that might be placed in future redevelopment zones. In fact, there are two active organizations in the Township that have been formed to provide oversight to the Township's Revitalization efforts – the Watchung Heights Neighborhood Association and the Downtown West Orange Alliance. • The Downtown Redevelopment area, among other items, is intended to reduce development pressures on undeveloped tracts and reinvigorate the pedestrian oriented downtown with public open space, a civic building, retail and light industry. The Township has recently entered negotiations with a developer to begin implementing the Plan. This ongoing program is expected to rehabilitate the Town's Downtown. • It is the intent of the Downtown Redevelopment Plan to encourage development and redevelopment of the Area for a mix of uses in character with the Township and the Area. Proposed uses include public, commercial, residential and historic uses. The area is in close proximity to the Orange Train Station and the NJ Transit Bus service also stops in the Area. The redevelopment Area is serviced by all utilities and parking and traffic studies have been conducted to ensure that the Plan provides efficient traffic flow and ample parking. Studies were also performed to determine that the development that takes place in the Redevelopment Area does not further burden the school district.
9.	Historic Preservation	<ul style="list-style-type: none"> • The Edison Historic Site will be upgraded as part of the Downtown Redevelopment Plan. • The majority of West Orange's historic areas are not imminently threatened by development, and the majority of historic resources in the Township are stable. The West Orange Historic Preservation Commission has undertaken a project to evaluate the historic merit of the parcels throughout the Town. The Commission found that specific parcels and geographic areas of the Township have particularly rich histories. The most prominent areas of historic importance found in this undertaking were along the trolley line on the Township's east side, Llewellyn Park, the corner of Prospect and Eagle Rock Avenues, Pleasant Valley, the Second Watchung Mountain and the St. Cloud District. These historic areas have been incorporated in to the Township Greenways Map, which is part of the Open Space and Recreation Plan. Additionally, all applications submitted to the Planning Board and Zoning Board of Adjustment are submitted to the Historic Preservation Commission. The Historic Preservation Commission meets monthly to discuss these applications and other historic issues in Town. • The Township of West Orange has taken several steps to preserve and protect its historical resources since the adoption of the 1989 Master Plan. In 1991, the Council passed an historic

Township of West Orange Consistency with the Preliminary Plan

		<p>preservation ordinance. The ordinance established two important components of the Historic Preservation Plan – the establishment of an Historic Preservation Commission and the priority for the preservation of buildings homes sites, and districts that are of historic interest and that serve as visible reminders of the historical, cultural or architectural heritage of West Orange. The 1997 Master Plan Re-Examination Report specifically designated seven Historic landmarks throughout Town.</p> <ul style="list-style-type: none"> • A current project that the Township is organizing is a historic walking tour down Main Street in order to encourage public awareness of West Orange History while supporting local businesses in the Downtown area.
10.	Public Facilities and Services	<ul style="list-style-type: none"> • An objective of the 2004 Master Plan Reexamination Report is to “Encourage development and rehabilitation of the Main Street Central Business District and the Downtown Redevelopment Area”, and one of its principles is to “Locate public, commercial and service uses at sites and locations which are suitable for their use environmentally, economically, and geographically and can be adequately serviced by public infrastructure.” • The six-year Capital Improvement Plan identifies those portions of the Township's infrastructure system, which must be either renovated to serve existing land uses, or expanded to serve future land uses. These improvements can be made with local, state or federal funds or developer contributions as allowed by the Municipal Land Use Law and local ordinances. • The Township intends to sewer the remaining unserved developed portions of the Township • The West Orange Police and Justice Complex and the Municipal Building operate on Main Street, in the downtown. The Downtown Redevelopment Plan includes a new 60,000 square foot Library along the Main Street Corridor.
11.	Intergovernmental Coordination	<ul style="list-style-type: none"> • The Township is a member of the regional sewer system known as the Joint Meeting of Essex and Union Counties. The Township also has regionalized food programs, nursing and other medical services. • The Township is involved in a joint redevelopment project with the adjacent City of Orange. The two towns have jointly applied for a Smart Growth Grant to study the Valley Area, which lies between them. The Valley area incorporates a mix of uses within close proximity to a NJ Transit Train Station. • Eight municipalities border the Township of West Orange. A brief review of the Master Plans and Land Development Ordinances of these municipalities indicates that most plans recognize the land use on their border with the Township. In areas where there are conflicting uses, they are noted in West Orange's Master Plan.

Township of West Orange Consistency with the Preliminary Plan

Policy Objectives of the Environmentally Sensitive Planning Area		Discussion
		<ul style="list-style-type: none"> Not applicable in the Township West Orange; the Township contains no Environmentally Sensitive Planning Area.
General Information		Discussion
1.	Local growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> Over development pressure on schools, transportation, and services. Lack of affordable housing Limited increase ratables that only allows for population increase, which in turn creates pressures that affect services. Traffic Open space concerns Insufficient sanitary sewer capacity Lack of affordable housing Insufficient public recreation facilities Revitalizing Main Street without increasing tax burden on other neighborhoods
2.	Regional growth management, development or redevelopment issues facing the municipality.	<ul style="list-style-type: none"> Redevelopment opportunities Interstate 280 – many exits to West Orange, which impacts development; close to New York City. Traffic congestion Pollution Insufficient mass transportation Lack of employment opportunities in regional centers accessible by mass transportation
3.	Redevelopment areas in the municipality.	<ul style="list-style-type: none"> Downtown Redevelopment Area, consisting of 81 properties.
4.	Current municipal infrastructure needs.	<ul style="list-style-type: none"> Various improvements to the existing sanitary and storm sewer system, existing roads, and streetscape improvements to Main Street and the surrounding area (see Infrastructure Needs for additional information).
5.	Modifications to municipal planning documents that would increase consistency with the State Plan.	<ul style="list-style-type: none"> The Township finds that their documents are generally consistent with the State Plan. The West Orange Master Plan is consistent with the goals of the State Development and

Township of West Orange Consistency with the Preliminary Plan

	with goals and policies of the State Plan.	<p>Redevelopment Plan. The West Orange Master Plan promotes the preservation and enhancement of existing long-established residential community, protecting the Towns' natural resources and promoting preservation of historic scenic and recreational assets.</p> <ul style="list-style-type: none"> The Township's Master Plan is also consistent with the 1998 Essex County Cross Acceptance Report which is more current and comprehensive than the County's Master Plan. The Township's Master Plan incorporates many of the key findings and recommendations of the County Cross Acceptance Report.
6.	Municipal indicator program.	<ul style="list-style-type: none"> The Township uses the Master Plan review, which occurs every six years, as an opportunity to evaluate planning policies.
7.	Planning efforts funded with a Smart Growth Grant by the New Jersey Office of Smart Growth.	<ul style="list-style-type: none"> The Township of West Orange received a \$105,000 Smart Growth Grant from the New Jersey Office of Smart Growth to study and plan for a redevelopment area in the downtown area of the Township. The Redevelopment Plan was adopted January 26, 2003. In addition, the Township has applied for a second grant from the New Jersey Office of Smart Growth with the City of Orange to study the Valley area of the Township.
8.	<p>Performance of municipality in implementation of the goals and policies of the State Plan.</p> <p>1-Very Poor, 2-Poor, 3-Neutral, 4-Good, 5-Very Good</p>	<ul style="list-style-type: none"> 4-Good: <ul style="list-style-type: none"> West Orange was one of the first communities to participate in the New Jersey Main Street communities. A SID was established Redevelopment area was adopted Recycling program and regional center Park and ride facilities in township Shuttle buses pick up residents from their home and bring them to New York direct railroad stations in Orange and South Orange Preserve Open Space
9.	Regional plans involving the municipality.	<ul style="list-style-type: none"> The Township is involved in a joint redevelopment project with the adjacent City of Orange. The two towns have jointly applied for a Smart Growth Grant to study the Valley Area, which lies between them. The Valley area incorporates a mix of uses within close proximity to a NJ Transit Train Station.
10.	Performance of State Agencies in implementation of the goals and policies of the State Plan.	<ul style="list-style-type: none"> 3-Neutral: The priorities of funding do not always appear to be consistent with the State Plan.

Township of West Orange Consistency with the Preliminary Plan

	1-Very Poor, 2-Poor, 3-Neutral, 4-Good, 5-Very Good	
11.	Municipal concurrence with the goals and policies of the State Plan.	<ul style="list-style-type: none"> The Township generally agrees with the goals of the Preliminary plan, however, the full extent of how the policies support or promote these goals is still unclear.
12.	Specific objections to the State Plan.	<ul style="list-style-type: none"> The environmentally sensitive portions of the Township should be designated Environmentally Sensitive Planning Area. Please see item 14 of General Information for additional information.
13.	Improvements to the Preliminary Plan that would better meet the needs of the municipality.	<ul style="list-style-type: none"> The Plan does not address dense built up counties such as Essex County. Centers, Cores, Nodes, and Environs address a regional level, but not a town such as West Orange.
14.	Requested changes to the Preliminary Policy Map.	<ul style="list-style-type: none"> The Township of West Orange strongly believes that areas within 300 feet of either side of the ridgeline (highest elevation) of the first and second Watchung Mountain Ridges should be designated as "The Environmentally Sensitive Planning Area". These ridges encompass spectacular views, steep slopes, water run-off, erosion, etc. In addition, this designation would be consistent with the Environmentally Sensitive Planning Area designation of the ridgeline in other Essex County municipalities. The Township's natural features ordinance attempts to protect this sensitive area and stipulates the following recommendations: <ul style="list-style-type: none"> No structure on the slope shall be located within sixty (60) feet of the bottom of the cliff. Every effort shall be made to conserve topsoil, which is removed during construction for later use of areas requiring vegetation or landscaping, e.g. cut and fill slopes. All cuts shall be supported by retaining walls or other appropriate structures when, depending up on the nature of the soil characteristics, such structures are found necessary by the Township Engineer to prevent Erosion However, these advisory sections do not control the land as much as desired. The Township is planning on revising their steep slope ordinance to have stricter regulations, but the "Environmentally Sensitive" designation would further the Townships efforts to protect this environmentally volatile land.
15.	Comments on Population and Employment Trends and Forecasts.	

Identification of Essex County Potential Cores and Nodes

During the Cross-acceptance process, municipalities were asked to identify potential Cores and Nodes. The State Plan reserves designation of Cores, which are defined in the State Plan as, “a pedestrian-oriented area of commercial and civic uses serving the surrounding municipality” and Nodes, which are defined in the State Plan as, “a concentration of facilities and activities which are not organized in a compact form”, for municipalities with a State Designated Center or those who have Plan Endorsement.

Despite Essex County’s fully built character, only the City of Newark, an Urban Center, has received Center Designation. However, identification of Cores and Nodes during the Cross-acceptance process by Newark, as well as the other municipalities, allows for a way of recognizing those primarily nonresidential areas, i.e. downtown commercial activity centers (Cores) and other loosely concentrated activity centers (Nodes), that are most appropriate for focused planning efforts and funding programs.



POTENTIAL CORES AND NODES ESSEX COUNTY, NEW JERSEY

DECEMBER 16, 2004

Note:
Digital data being used for this map was derived from the NJDEP,
Office of Smart Growth and NJDOT.

Legend

- Nodes
- Cores
- Railroad
- Streams
- Selected Corridors
- State & County Roads
- Local Roads
- Essex County Municipalities
- Lakes

0 3,500 7,000 14,000 21,000
Feet

Identification of Essex County Redevelopment Areas

Many Essex County municipalities are in a revitalization stage of growth, which entails improvement and replacement of the existing infrastructure and building stock. A significant portion of this revitalization is in the form of formally designated Areas in Need of Redevelopment. This can be attributed to their fully built nature and the very limited opportunities for growth outside of infill and redevelopment. The majority of the County's Redevelopment Areas, which are substantial in number, are located in the eastern, more urban municipalities. Newark heads the list in terms of number of Redevelopment Areas with 87 Redevelopment Areas. Second is the City of East Orange with ten Redevelopment Areas, followed by the Township of Montclair with nine Redevelopment Areas. Cedar Grove, Caldwell, North Caldwell and Verona Township are part of the Hilltop Redevelopment Area, which encompasses the approximately 540 acre County owned property under Essex County Municipal Improvement Authority jurisdiction. The Hilltop property has a designated developer and is at the initial design and construction stage.

The following list represents all Areas in Need of Redevelopment identified by municipalities during the Cross-acceptance process. Appendix E includes maps provided by Essex municipalities documenting the location of the designated and adopted redevelopment areas. Further detailed information can be obtained through the specific municipality.

Municipality	Redevelopment Area	Location
Belleville	Essex County Geriatric Center	Block 540, Lot 1
Bloomfield	Bloomfield Station	Block 220, Lots 26, 27; Block 225, Lot 1; Block 228; Block 227; Block 243, Lots 1, 3-6;
	Former Annin Flag Building	
Cedar Grove	Hilltop Redevelopment Area	
East Orange	Muir's Berkeley / Brick Church	Block 540, portion Block 544
	Evergreen/Halsted Street (Phase I and Phase II)	Block 692, Lot 24, 25, 2, 10, 7, 8, 9, 10, 11, and 13
	Multiplex Concrete	Block 610, Lots 1, 1.01, and 15, Block 613, Lot 1
	Greenwood Area ("Teen Streets")	Blocks, 1000, 1006, 2000, 2001, 2002, 2003, and 1010
	Rutledge	Block 120, Lots 1, 2.01, 4, and 5
	Arcadian Gardens	
	North Walnut Street area	Blocks 360-363
	Lower Main Street (Phases I and II)	
	King Plaza Phase I	
	Upsala	Block 620, Lots 1, 6, 31, and 34, Block 630, Lots 1, 2, 3, 4, 5, 6, 30 and 31.
Essex Fells	No information received.	
Fairfield	None	
Glen Ridge	Matchless Metals Redevelopment Zone	Block 62, Lot 6
Irvington	Coit Street Phase 1 area	Blocks 183-186

Municipality	Redevelopment Area	Location
	East Ward - Springfield Avenue area	Block 132-137; Blocks 139-141; Blocks 144-148; Block 162; Block 164; Block 186; and Blocks 206-210
	Mill Road Area - Mill Road and Stuyvesant Ave.	Block 308, Lots 24, 25, 26
Livingston	No information received.	
Maplewood	None	
Millburn	None	
Montclair	Bay Street Train Station - Pine Street / Bloomfield Ave	Block 4201, Lots 5-7, portion of 8.02
	Pine Street Rehabilitation Area - Pine Street near Glenridge Ave	Block 4209, Lot 30; Block 4211, Lot 11
	Orange Road - Orange Road between Bloomfield and Church	Block 1404, Lot 8
	Montclair Community Hospital - Harrison Ave / Llewellyn Rd	Block 2001, Lot 1
	Hahnes / Crescent - Church Street and the Crescent	Block 2205, Lot 2; Block 2208, Lot 17; Block 2206, Lot 13
	Public Safety - Bloomfield Ave and Valley Road	
	Elm Street - Elm Street and Bloomfield / Hartley St	
	Glenridge Ave - Glenridge / Lackawanna	
	Scattered houses on various streets	
Newark	New Community Development Area	Block 243
	South Orange Avenue Community Development Area	Block 4180, Lots 1,2
	James Street Commons Project Area	Blocks 32-34, 40, 41, 43-45

Newark	St. Lucy's Area Phase II	Blocks 475, 476, 477
	Borden's Area	Block 2861
	Borden's Area	Block 2860, Lot 3
	Alyea Street Area	Block 2030, Lot 30
	Alyea Street Area	Block 2031, Lot 3
	Alyea Street Area	Block 2034, Lots 1, 17
	U.S. 1 & 9 Commercial/Industrial Plaza Area	Block 5088, Lot 76
	Oliver Street Redevelopment Area	Block 991, Lots 6, 32, 33
	Oliver Street Redevelopment Area	Block 992, Lots 1, 32-37
	Rescinding Ordinance	Block 2683, Lot - all
	Unnamed	Block 766, Lot 1-4, 44, 42, 41, 39, 37, 36
	Redevelopment Plan for 87-89 Wakeman Avenue and 11-13 Nursery Street	Block 613, Lots 42, 29
	Halleck Street Study Area Redevelopment Plan	Block 776, Lots 1-5, 42, 58
	Redevelopment Plan for 11-15 Clinton Street	Block 146, Lot 18
	Redevelopment Plan for 224-238 Liberty Street	Block 167, Lots 10, 14, 16
	Redevelopment Plan for 2-34 Kearny Street	Block 524, Lots 17, 27, 29, 31, 33, 35
	Redevelopment Plan for 224-238 McWhorter Street	Block 934, Lot 1
	Redevelopment Plan for 1 & 9 Commercial/Industrial Plaza	Block 5088, Lot 76
	Bellemead - Seton Hall Redevelopment Plan	Block 138, Lot 1
	Bellemead - Seton Hall Redevelopment Plan	Block 139, Lot 1
	First Amendment to the University Heights Redevelopment Plan	Blocks 403-409

Newark	First Amendment to the University Heights Redevelopment Plan	Blocks 207-209
	Redevelopment Plan for Waverly Yards Development	Block 5088
	Springfield Avenue Redevelopment Plan	Blocks 297, 298
	Victory Gardens Section "A" Redevelopment Plan	Blocks 2606, 2609, 2610
	Redevelopment Plan for City Tax Block 560, Lot 2	Block 560, Lot 2
	Mt. Prospect Avenue Redevelopment Plan (Archdiocese Office Building)	Block 491, Lots 21, 23, 24, 75, 77, 79, 84, 88
	Shanley/Clinton Area Development Plan	Block 3004, Lots 28, 30
	Redevelopment Plan and Relocation for City Dock Street	Block 169, Lot 58
	Huntington/Shephard Redevelopment Plan	Block 3626, Lots 35
	Clinton Avenue and South 15th Street Redevelopment Plan	Block 3011, Lots 45, 47
	Amended Redevelopment Plan for 1 & 9 Commercial/Industrial Plaza	Block 5088, Lots 76.01-76.05
	Littleton/South 6th Street Redevelopment Plan	Block 1801, Lots, 12-14, 53, 55, 56, 58
	Redevelopment Plan for an Area Generally Bounded by the Passaic River on the North; Doremus Avenue on the East and Newark Bay on the East; the Lehigh Valley Railroad Line and Port Street on the South; the Passaic Branch of the New York Bay Railroad on the West	
	Krueger/Scott Redevelopment Area	Block 2508, Lots 29, 34, 52
	Redevelopment Plan for an Area Generally Bounded by the Passaic River; Raymond Plaza West and Allying Street; Edison Place and Lafayette Street; Broad Street, Mulberry Street, Beaver Street, Commerce Court and Pine Street; Park Place, Cherry Street, and the Northerly Line of Lot 12 in City Block 130	

Urban Renewal Plan - Educational Center Redevelopment Project and a Cultural Center for New Jersey - Newark, New Jersey; A Redevelopment Plan for an Area Generally Bounded by the Passaic River; Rector Street and Park Place; Park Street; Cherry Street and the Southerly Line of City Blocks 128, 129 and of the Southerly Line of Lot 29 in City Block 130

Newark	Krueger/Scott Cultural Area Redevelopment Plan	Block 2508, Lots 18-22, 43, 44, 46, 47
	NJ2-42-"C" Redevelopment Plan	Block 1915, Lots 49-52, 72
	NJ2-42-"V"	Block 1916, Lots 35, 38
	NJ2-42-"U"	Block 1920, Lot 38
	NJ2-42"E"	Block 1921, Lots 33, 37, 39
	NJ2-42-"N"	Block 1922, Lots 7, 8
	NJ2-42-"P"	Block 1922, Lots 12, 13
	NJ-42-"Q"	Block 1922, Lots 48-51
	NJ2-42-"H"	Block 1923, Lots 26-30, 32, 34
	Elizabeth & Renner Avenue Redevelopment Plan	Block 3637, Lot 98
	First Amendment of the South Ward Industrial Park Redevelopment Plan	Block 2712, Lots 1-12, 14, 15, 17, 18, 20-28, 35-37
	First Amendment of the South Ward Industrial Park Redevelopment Plan	Block 2707, Lots 1,2,6,7,9-17,19,21,23-28,31,32,40,42,46-50,54-55
	First Amendment of the South Ward Industrial Park Redevelopment Plan	Block 2706
	First Amendment of the South Ward Industrial Park Redevelopment Plan	Block 2705

Newark	First Amendment of the South Ward Industrial Park Redevelopment Plan	Block 2714
	First Amendment of the South Ward Industrial Park Redevelopment Plan	Block 2713
	Bergen/Hunterdon Redevelopment Plan	Block 255
	United States Postal Service Springfield Avenue Station Redevelopment Plan	Blocks 250, 251, 252
	Military Park - subsurface garage	Block 124, Lot 1
	Custer/Elizabeth Redevelopment Plan	Block 3637, Lot 96
	Elizabeth/Maps Redevelopment Plan	Block 3640, Lots 1, 3
	Thomas Street Redevelopment Plan	Block 1183, Lots 11, 22
	Thomas Street Redevelopment Plan	Block 1184, Lots 1, 11
	Thomas Street Redevelopment Plan	Block 1185, Lot 14
	Second Amendment to the Bergen Park Redevelopment Plan	Block 260
	Raymond Boulevard Redevelopment Plan	Block 150, Lot 4
	Raymond Boulevard Redevelopment Plan	Block 144.01, Lot 46
	Raymond Boulevard Redevelopment Plan	Block 144, Lots 1, 3, 7, 9
	South Ward Redevelopment Plan	
	First Amendment to the Thomas Street Redevelopment Plan	Block 1183, Lots 11, 12
	First Amendment to the Thomas Street Redevelopment Plan	Block 1184, Lots 1, 11
	First Amendment to the Thomas Street Redevelopment Plan	Block 1185, Lot 14
	North Ward Redevelopment Plan	
	Plan Missing	Block 749, Lot 31

Newark	Redevelopment Plan for Bayonne Barrel (**plan missing**)	Block 5002, Lots 3, 5, 14, 16
	Redevelopment Plan for Block 897	Block 897
	Orange Street Redevelopment Plan	Block 2865, Lots 26, 27
	First Amendment to the North Ward Redevelopment Plan	
	First Amendment to the South Ward Redevelopment Plan	
	Frelinghuysen/McClellan Redevelopment Plan	Block 3773, Lots 15, 41, 43, 53
	Jackson/Downing Redevelopment Plan	Block 1990, Lots 3, 4, 7, 8, 9, 35
	Bergen/Lehigh Redevelopment Plan	Block 3661, Lots 3, 5, 9
	Third Amendment to the University Heights Redevelopment Plan	Blocks 236, 237, 238
	Central/Fairmount Redevelopment Plan	Block 1825, Lots 1, 4, 5, 8
	Central Ward Redevelopment Plan	
	West Ward Redevelopment Plan	
	East Ward Redevelopment Plan	
North Caldwell	Hilltop Property	
Nutley	None	
Orange	Central Orange - Area between East Orange, Southern Central Avenue, Lincoln Avenue, and US Route 280 (Freeway East).	Blocks 101-116, 119, 120, 84
	Central Valley	Block 132, Lot 2; Block 133, Lot 5, 7-9; Block 134, Lot 1; Block 136, Lot 1, 24; Block 158, Lots 21, 23; Block 159, Lots 37-29; Block 160, Lots 2-4, 8, 13
	East Main Street	Block 98, Lots 10, 12-14, 16; Block 53, Lots 10, 11, 13
Roseland	No information received.	

South Orange	Central Business District	
	South Orange Train Station	
Verona	Hilltop Property	Block 128, Lots 21.02, 21.03, 21.04, 21.05, 28 and 30 through 33 on the Verona Tax Maps.
West Caldwell	Bloomfield Avenue	Block 1901; Lots 1-6, 13; Block 2100, Lot 8; 100 foot wide strip south and southwest from intersection of Bloomfield Avenue and Kitpatrick Lane
West Orange	Downtown Redevelopment Area	Block 64, 66, 115, 116, 116.02, portion of Blocks 89, 114, 117

Essex County Infrastructure Needs

During the Cross-acceptance process municipalities and utility agencies were asked to provide information on their infrastructure needs within three categories: transportation, commerce and environment. The following list is a summary of those needs submitted during Cross-acceptance.

Belleville

	Type	Description	Location	Cost	Time Frame
1.	Sanitary / Storm Sewer	Improvements to sanitary and storm sewer	Various	\$5,000,000	2009
2.	Road	Improvements to existing road network	Various	\$10,000,000	2009

Total \$15,000,000

Bloomfield

	Type	Description	Location	Cost	Time Frame
1.	Water Utility	Water main improvements	Various	\$1,000,000	
2.	Water Utility	New Water pumping station		\$12,000,000	
3.	Sanitary / Storm Sewer	Improvements to sanitary and storm sewer	Various	\$4,000,000	

Total \$17,000,000

Caldwell

	Type	Description	Location	Cost	Time Frame
1.	Water Utility	Correct deficiencies in the Borough's water distribution system.	Various	\$10,000,000	
2.	Water Utility	Replace disinfection process and grit conveyor system in water treatment plant		\$1,250,000	2005
3.	Water Utility	Replace drive units, structure and flights	Primary tanks 1, 2, 3	\$300,000	2005-2006
4.	Water Utility	Replace all 8" plug valves and shafts	Waste Pit	\$50,000	2006-2007

Total \$11,600,000

Cedar Grove

	Type	Description	Location	Cost	Time Frame
No information submitted					

Total \$0

East Orange

	Type	Description	Location	Cost	Time Frame
1.	Road	Stabilizing and repaving local streets	Various	\$2,500,000	Ongoing
2.	Miscellaneous	Restoration of Second River retaining wall	Second River	\$350,000	2005

Total \$2,850,000

Essex Fells

	Type	Description	Location	Cost	Time Frame
No information submitted					

Total \$0

Fairfield

	Type	Description	Location	Cost	Time Frame
No information submitted					

Total \$0

Glen Ridge

	Type	Description	Location	Cost	Time Frame
1.	Road	Resurfacing and reconstruction, maintenance of Ringwood Avenue Bridge	Various		
2.	Sanitary / Storm Sewer	Upgrades and maintenance	Various		
3.	Water Utility	Compliance with Storm Water Management Regulations	Various		

Total \$0

Irvington

	Type	Description	Location	Cost	Time Frame
1.	Sanitary / Storm Sewer	Replacement of sanitary and storm sewer	Various	\$950,000	2005
2.	Environment	Underground tank upgrade		\$300,000	2005
3.	Road	Resurfacing, restriping, sign improvements, traffic signal installation	Various	\$680,000	2005

Total \$1,930,000

Livingston

	Type	Description	Location	Cost	Time Frame
No information submitted					

Total \$0

Maplewood

	Type	Description	Location	Cost	Time Frame
1.	Sanitary / Storm Sewer	Sanitary and storm sewer reconstruction and rehabilitation, storm sewer construction, Phase II stormwater compliance, inlet casting replacement	Various	\$8,000,000	2009
2.	Environment	Underground tank compliance and remediation	Various	\$1,000,000	2006
3.	Road	Traffic calming, signal upgrades, timing and coordination, road maintenance and reconstruction, streetscape	Various	\$10,000,000	2009
1.	Sanitary / Storm Sewer	Sanitary and storm sewer reconstruction and rehabilitation, storm sewer construction, Phase II stormwater compliance, inlet casting replacement	Various	\$8,000,000	2009

Total \$19,000,000

Millburn

	Type	Description	Location	Cost	Time Frame
1.	Road	Road and curb reconstruction and replacement; drainage improvements	Various	\$4,993,000	2005
2.	Miscellaneous	Foot bridge replacement	East Branch Rahway River	\$150,000	2008
3.	Miscellaneous	Flood gate reconstruction	Taylor Park	\$250,000	2009

Total \$5,393,000

Montclair

	Type	Description	Location	Cost	Time Frame
1.	Sanitary / Storm Sewer	Sanitary Sewer rehabilitation by cured in place piping	Various	\$5,000,000	2005-2015
2.	Road	Pavement restoration and rehabilitation	Various	\$2,500,000	2005-2015
3.	Road	Street improvements/curbs and drainage	Various	\$15,000,000	2005-2020

Total \$22,500,000

Newark

	Type	Description	Location	Cost	Time Frame
1.	Water Utility	Rehabilitation of distribution mains and installation of water meters	Various	\$114,200,000	
2.	Water Utility	Rehabilitation of Cedar Grove Reservoir Complex and cover reservoir	Cedar Grove	\$45,285,000	
3.	Water Utility	Rehabilitation of Belleville Reservoir Complex	Belleville	\$500,000	
4.	Water Utility	Rehabilitation of aqueducts	Cedar Grove, Bloomfield, Belleville, Montclair, Newark	\$31,200,000	
5.	Road	Resurfacing, restriping, sign improvements, traffic signal installation, drainage improvements, bridge improvements, beautification	Various	\$12,408,000	
6.	Pedestrian	Pedestrian Safety Improvements	Various	\$700,000	
7.	Miscellaneous	Improvement to City Greenway System	Various	\$50,000	

Total \$204,343,000

Nutley

	Type	Description	Location	Cost	Time Frame
1.	Sanitary Sewer	Sewer plan enhancement serving Nutley, Bloomfield, and Belleville	Bloomfield Avenue	\$1,500,000	Immediately
2.	Road	Road improvements, including street lighting	Various	\$4,350,000	2005

Total \$5,850,000

North Caldwell

	Type	Description	Location	Cost	Time Frame
No information submitted					

Total \$0

Orange

	Type	Description	Location	Cost	Time Frame
1.	Sanitary / Storm Sewer	Replacement of sanitary and storm sewer	Various	\$975,000	Upon authorization of funding.
2.	Water Utility	Rehabilitation / reconstruction of four, six and eight inch water mains.	Various	\$10,300,000	Upon authorization /availability of funding.

Total \$11,275,000

Roseland

	Type	Description	Location	Cost	Time Frame
No information submitted					

Total \$0

South Orange

	Type	Description	Location	Cost	Time Frame
1.	Road	Irvington Avenue streetscape improvements	Irvington Avenue		2007-2009
2.	Miscellaneous	East Branch of the Rahway River Corridor restoration	East Branch of the Rahway River		2005

Total

\$0

Verona

	Type	Description	Location	Cost	Time Frame
1.	Sanitary / Storm Sewer	Total sewer capital	Various	\$1,375,000	2004-2009
2.	Water Utility	Total water capital	Various	\$1,925,000	2004-2009
3.	Road	Resurfacing, reconstructing, sidewalk repair, drainage improvements	Various	\$4,939,500	2004-2009

Total

\$8,239,500

West Caldwell

	Type	Description	Location	Cost	Time Frame
1.	Road	Road reconstruction	Various	\$4,311,000	2004-2009
2.	Water Utility	Various water utility improvements	Various	\$1,735,000	2004-2009

Total

\$6,046,000

West Orange

	Type	Description	Location	Cost	Time Frame
1.	Sanitary / Storm Sewer	Various infrastructure improvements	Various	\$11,250,000	2004-2009
2.	Road	Road and curb reconstruction and replacement; drainage improvements	Conforti Avenue from Bauer Drive to Eagle Rock Avenue	\$9,200,000	2004-2009
3.	Streetscape	Streetscape improvements	Main Street and surrounding	\$3,500,000	2006-2009
					<i>Total</i>

\$23,950,000

Total Municipal Infrastructure Needs

\$354,976,500

Essex County

	Type	Description	Location	Cost	Time Frame
1.	Road	Design and construction for rehabilitation and or replacement of various Essex County bridges and culverts.	Countywide	\$6,000,000	2005-2010
2.	Road	Road resurfacing, including upgrading drainage, curb replacement, sidewalk replacement, milling and paving of roads.	Countywide	\$7,500,000	2005-2010
3.	Road	Improvement and installation of traffic signals at various County road/municipal road intersections.	Countywide	\$3,000,000	2005-2010
					<i>Total County Infrastructure Needs</i>

\$16,500,000