

# **Master Plan**

**Borough Of  
River Edge,  
New Jersey**

MASTER PLAN  
FOR  
THE BOROUGH OF RIVER EDGE, NEW JERSEY

Prepared For:  
The River Edge Planning Board

Consultant:  
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Fair Lawn, New Jersey

April, 1984

BOROUGH OF RIVER EDGE, NEW JERSEY

MASTER PLAN

Commenced during the term of Mayor William M. Doyle.  
Completed during the term of Mayor Edward P. Raffo.

Mayor

Edward P. Raffo

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April, 1984

Mr. B. Richard Fitzgerald  
Chairman, Master Plan Committee  
River Edge Planning Board  
River Edge, New Jersey

Dear Mr. Fitzgerald:

I am pleased to submit herewith the final Master Plan document for the Borough of River Edge.

The Master Plan is by its purpose, a development guideline rather than a program committing the Borough to a specific set of actions.

I appreciate the cooperation, interest and personal involvement of the members of the Master Plan Committee, the Planning Board, Governing Body and other municipal officials who assisted in the preparation of the Master Plan. The Master Plan reflects their dedication and concern for the welfare of the Borough and its residents.

Very truly yours,

*Barry M. Barovick*

Barry M. Barovick  
Professional Planner, License #1865  
Original copy signed and sealed.

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INTRODUCTION

## INTRODUCTION

Desirous of establishing a current and useful guide for municipal planning, the River Edge Planning Board and Governing Body have directed the preparation of this Master Plan. The purpose of the Master Plan is to provide the Borough of River Edge with a functional document to assist in zoning, engineering, planning and policy decision making.

Developed through a systematic planning process and in close cooperation with the Planning Board, the Master Plan is reflective of historical trends and existing conditions in River Edge, and responsive to future potentials. The Master Plan includes a description of Bergen County and the immediate municipalities surrounding River Edge; a detailed inventory of existing municipal conditions; the defined set of community planning goals and objectives; a comprehensive set of Master Plan Elements for land use, community facilities and transportation and circulation; guidelines for Master Plan Implementation; and an appendix of housing design standards and tenure definitions.

REGIONAL SETTING

## REGIONAL SETTING

Location

River Edge is located in the Central Sector of Bergen County, New Jersey. It is bordered by Paramus on the west, Oradell on the north, New Milford on the east and Hackensack on the south.

Located in northeastern New Jersey, Bergen County is bordered by Rockland County, New York on the north, Passaic County on the west, and Essex and Hudson Counties to the south. On the east is the Hudson River, and New York City. Bergen County is the northern gateway to New Jersey. All major transportation arteries linking New York City and the northeast corridor pass through the county, including the New Jersey Turnpike (Interstate Route 95), Interstate Route 80, the Garden State Parkway, the Palisades Interstate Parkway, and State Routes 3, 4, 9W, 17, 20, 46 and 208. As a result of its strategic location, Bergen County has undergone remarkable growth during the last 25 years and, today, continues to be one of the fastest developing "suburban" counties in the New York Metropolitan region. Map 1 illustrates Bergen County's location within the New York - New Jersey - Connecticut area.



**LEGEND**

⊕ State Capital      △ County Seats  
 ⊙ S. West  
 ⊙ S. East  
 ⊙ S. North  
 ⊙ S. South  
 ⊙ S. West  
 ⊙ S. East  
 ⊙ S. North  
 ⊙ S. South

**POPULATION KEY**

⊙ Over 100,000	⊙ 5,000 to 10,000
⊙ 50,000 to 100,000	⊙ 2,500 to 5,000
⊙ 25,000 to 50,000	⊙ 1,000 to 2,500
⊙ 20,000 to 25,000	⊙ 500 to 1,000
⊙ 10,000 to 20,000	⊙ 250 to 500
○ Under 250	



**BOROUGH OF RIVER EDGE**  
BERGEN COUNTY  
NEW JERSEY

PREPARED FOR THE PLANNING BOARD BY:  
**BVB** BARRY M. BAROVICK

**Regional Location**  
Fig. 1

SHORT HISTORY OF BERGEN COUNTY

## SHORT HISTORY OF BERGEN COUNTY

In 1618, soon after the Dutch had established Fort Amsterdam on the island of Manhattan, the Dutch East India Company established an initial trading post, in what was to become Bergen County, Welcomed by Chief Oratam of the Hackensack Indian Tribe, Dutch settlement of the area continued into the 1650's. The original Dutch farmers were soon joined by the English after the Dutch defeat at Fort Amsterdam in 1664. As religious intolerance increased in the newly settling colonies of New England, more and more colonists moved into the area. The area officially became a county in 1675, and in 1683 the first boundaries of Bergen County were set between the Hudson River and Hackensack River, from the New York Province line to Newark Bay.

From 1700 and through the entire 18th century, agriculture was the primary industry of the county. Hackensack, selected as the county seat in 1709, was the trading hub of Bergen's agricultural hinterland. Farmers, using available black labor, produced a variety of fruits and vegetables for the growing markets of New York and Philadelphia.

Agricultural production continued into the 19th century and was joined by mining and quarrying operations. Although the mining and quarrying operations lasted only until the Civil War, they, along with the growing agricultural activities, created a demand for better transportation. In the 1830's the first railroads were built in the county. The Erie, Paterson and Hudson River lines were in operation by the 1840's. These were followed by the Northern, New Jersey and New York and the New York-Susquehanna-Western. With the railroads came Bergen's first "land boom" and residential and summer homes were constructed along the Hudson River. By the 1890's, Bergen County was a growing residential area and the 70 municipalities which comprise the current county were all established by 1894.

Between 1900 and 1910, the population of the county increased from 78,000 and 139,000. The motion picture industry established its roots in Bergen County between 1907 and 1920, making Fort Lee the movie capital of the world. Rapid growth, however, did not take place till the completion of the George Washington Bridge in 1931. By the end of World War II Bergen County had become an attractive suburban area and during the 1950's was the fastest growing county in New Jersey. Today, Bergen County remains an attractive place to live and work and has become one of the most sought after locations in the New York Metropolitan Region.

BERGEN COUNTY PROFILE - 1980

## BERGEN COUNTY PROFILE - 1980

As presented on Map 2, the 234 square miles comprising Bergen County is divided into 70 municipalities and six planning sectors, as defined by the Bergen County Planning Board. The 1980 county population was 845,385, making it the state's second largest county in terms of population. It ranks first among all New Jersey counties in number of households with 300,410. In 1980, Bergen County had a total labor force of 442,434 and an unemployment rate of 4.8%. The statewide 1980 unemployment rate was 6.6%. The 1979 mean family income within the county was \$32,348, ranking third among New Jersey's 21 counties, and the 1979 county per capita income of \$10,191 was highest among all the counties. Table 1 presents 1980 comparisons of selected characteristics for all New Jersey counties.

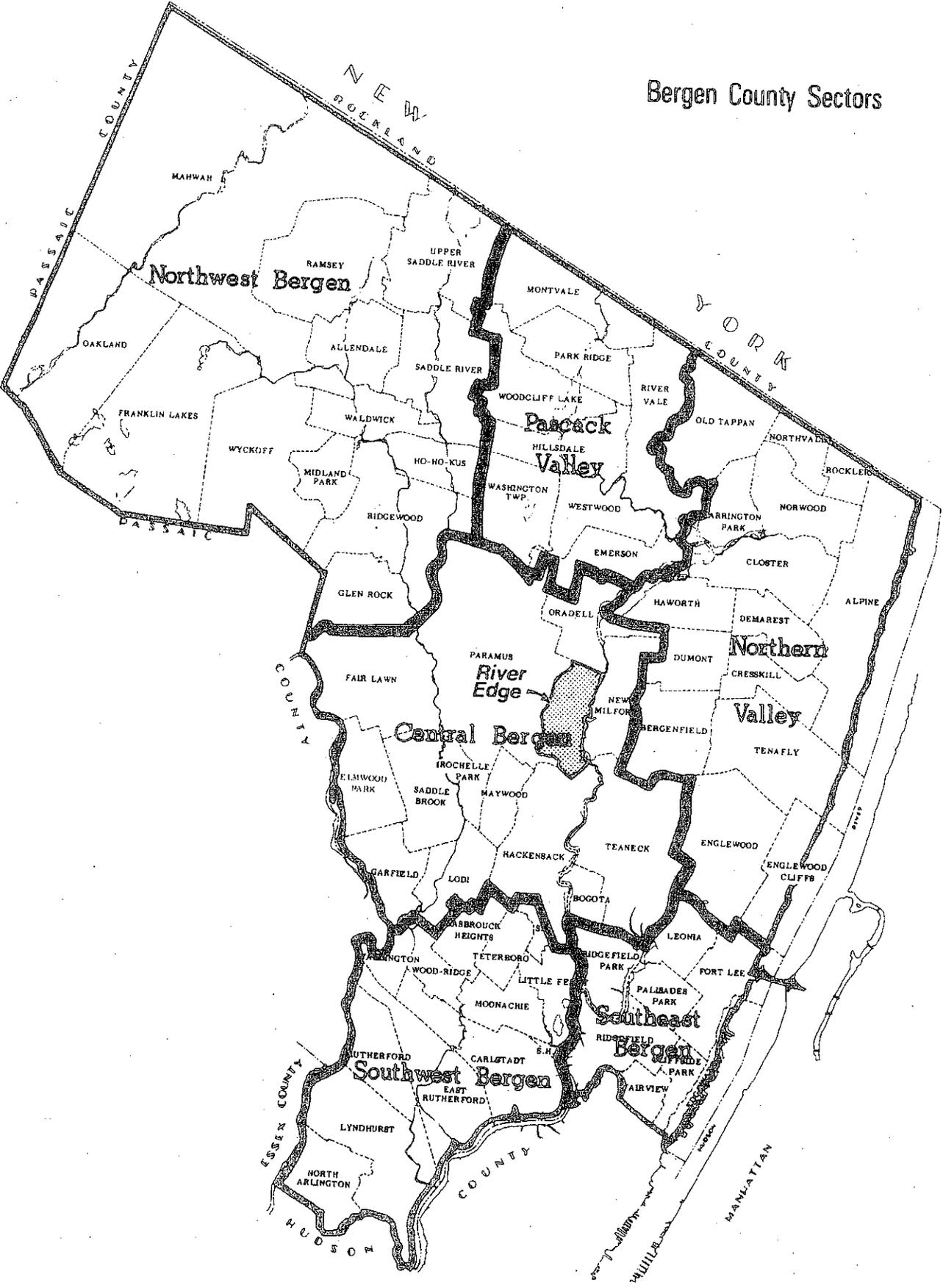
Transportation Network

As Map 3 shows, Bergen County is well traversed by a developed network consisting of interstate, federal, state, county, and municipal roadways. As indicated in Table 2, there are over 2,800 miles of roadway within the county providing primary access to northeastern Pennsylvania, New York State, New York City, and southern and central New Jersey. Central Bergen County is best served by the roadway infrastructure. The Garden State Parkway, Routes 4,17,20,208 and 46 all serve municipalities of this area and provide direct links to New York City, New York State, western New Jersey, the Lincoln Tunnel and points south via the New Jersey Turnpike.

The Northwest Section of the county, the least populated but most rapidly developing area, is served basically by local roads and Route 17. However, Route 17 does provide access to all of the county's major roads and to the New York State Thruway system. Southwest Bergen County is served by Routes 3,17 and 20, various county roads, and the New Jersey Turnpike, Interstate 80 and State Route 46. The Lincoln Tunnel is in close proximity, only 4 miles away from the county via Route 3.

The Southeastern Section of Bergen County, the area along the Hudson River, is directly linked to New York City by the George Washington Bridge. Approximately 234,000 cars enter Bergen County daily via the bridge. All major east-west and southern arteries meet in this area of Bergen County and northern bound traffic can connect with the Palisades Interstate Parkway providing access along the eastern boundary of the county. Table 3 presents the average daily traffic volumes for all the major roads in the county as well as estimated average peak rush hour volumes for these roads.

# Bergen County Sectors



The public transportation system is well developed within the county. Bus transportation is provided in all areas of the county by 13 bus companies operating more than 100 routes. The majority of the bus services provide direct access to Manhattan via the George Washington Bridge or the Lincoln Tunnel. New Jersey Transit maintains three passenger-carrying rail lines providing services to Hoboken where they connect to the PATH System and direct access to Manhattan (33rd Street and World Trade Center).

### Demographic Characteristics

#### Population Trends:

The 1980 population of Bergen County was 845,385. The population of the county increased continually from 78,414 in 1900, to a peak of 897,148 in 1970. The intensive rate of growth began stabilizing during the 1960's, resulting in a relatively modest 15% growth during the decade. The 1980 U.S. Census statistics reveal that a downtrend developed during the 1970's, and during the 1970 to 1980 decade the county's population declined by 5.8%. Although this was the first time that the county had experienced an overall population decline over a ten-year period since 1900, the decline was not evenly distributed throughout all areas of the county. As presented in Table 4, only the Southeast Sector of the county had an increase in population, 1.0%, between 1970 and 1980. All other sectors had declining populations with the Central (8.9%), Southwest (6.8%) and Northern Valley (6.8%) experiencing the largest losses. Most planners and demographers attribute this declining population trend to a predominance of smaller households, lower birth rates and the natural aging of the population; all national phenomena during the 1970's.

The overall population density of Bergen County had increased ten-fold, from 334 persons per square mile in 1900 to 3,541 persons per square mile in 1980. The current population density is four times the state average, but less than other northeastern New Jersey counties such as Hudson and Essex. Table 5 presents the population densities for the six sectors within Bergen County.

Population change is dependent upon the natural change of the population, births minus deaths, and migration gains and losses. Available data from the Bergen County Planning Board and the U.S. Census indicate that between 1975 and 1980 approximately 163,500 persons migrated out of the county, 130,000 new residents arrived and there were 4,425 more births than deaths. As a result, the county experienced a total population decline of approximately 29,075 during the 1975 to 1980 period.

The birth rate within Bergen County has declined steadily since 1960. The 1980 county birth rate was 988.9 per 100,000 population. The county's death rate, however, has increased continuously since 1960, reaching a 1980 mortality rate of 940.8 per 100,000 people. Table 6 presents the birth and death rate trends for the county, by sector. As the table shows, the Southwest Sector had the highest death rate and second highest birth rate, and the Central Sector had the highest birth rate and third highest death rate. Of the six sectors within the county, the Southeast and Southwest had higher mortality rates than birth rates per 100,000 people in 1980.

#### Race Characteristics:

Bergen County's minority population is relatively small compared to other northern New Jersey counties. Between 1970 and 1980 the county's minority population increased modestly after remaining constant during the 1950's and 1960's. The non-White population increased from 3.18% of the county total in 1970 to 7.16% in 1980. During the 1970's the county's White population decreased from 96.82% of the total to 92.84%.

As Table 7 shows, the Black population was the largest segment of the county's minorities and increased by 32.62% between 1970 and 1980. The Hispanic population was the second largest minority group followed by Asian and other minorities. Although growing, the county's minority population has remained located in the same principal areas. The spatial distribution of the county's minority populations, as described in Table 8, is concentrated in the Central (Hackensack and Teaneck), Northern Valley (Englewood and Bergenfield) and Southeast (Fort Lee and Cliffside Park) Sectors of the county.

Between 1970 and 1980, the median age of Bergen County's population increased from 33 years to 35.5 years. As illustrated in Table 9, all age groups except 20-34 and 65+ experienced declining populations during the 1970's. The pre-school population, ages 0-4, declined by 34.02% and in 1980 constituted only 5.0% the total county population. The primary school population group, ages 5-9, also declined during the decade and in 1980 accounted for only 5.7% of the population. The early teen, ages 10-14, and teen, ages 15-19, declined by 29.23% and 5.87%, respectively, between 1970 and 1980.

The young adult population, ages 20-34, experienced a 21.79% increase in population between 1970 and 1980, and accounted for 22.7% of the county's 1980 population base. The adult population, ages 35-44, decreased by 11.54% during the 1970's, and by 1980 accounted for 12.2% of the total population. The older adult population, 44-64 years of age, declined by 21.27% between 1970 and 1980, but still accounted for the largest segment of the total county population, 25.9%. The elderly population of the county, 65 years of age or older, experienced the greatest increase over the 1970 decade, 24.26%, and in 1980 constituted 12.5% of the county's total population.

The trends exhibited by the various age groups within the county between 1970 and 1980 were typical of most north-east suburban areas. The pre-school population declined, in part due to a declining birth rate as a result of married couples putting-off parenting to later years. The adult population decline was caused, in part, by the increasing cost of housing in the county, forcing younger families to more affordable locations. The decline of the older adult population was caused by the lower birth rates during the depression era and will begin to reverse as the baby boom children age. The elderly population increased as the average life expectancy continued to lengthen with advances in medical science. This trend will continue. Table 10 presents a more detailed statistical breakdown of the age characteristics of the county population in 1980.

As Table 11 shows, all six sectors within the county had decreasing populations in 18 years of age or younger category between 1970 and 1980, and increasing populations age 65 or older. For the 18 years of age or under category, the Northwest Sector contained the largest percent relative to its population, 28.2%, and the Southwest Sector the smallest percent, 19.6%, in 1980. Between 1970 and 1980, the Pascack Valley Sector experienced the greatest decline in population under 18 years of age. In the 65 years of age or older category, the Southeast Sector had the largest percent, 14.8%, relative to its population in 1980, and the Pascack Valley had the smallest relative percent, 8.7%. During the 1970's, the Central Sector experienced the greatest increase in population age 65 years or older.

## Socioeconomic Characteristics

### Households and Families:

In 1980, the average size of a Bergen County household was 2.79 persons per occupied unit. This represented a 0.44% decrease in the county's average household size between 1970 and 1980. The primary reasons for the decrease were a declining birth rate and the natural aging of the population. Other contributing factors were the increases in divorce and separation of married couples. Between 1970 and 1980 the percentage of married couples residing in the county declined from 65.5% to 59.0%; the percentage of single individuals increased from 22.4% to 26.8%; and the percentage of separated, divorced or widowed increased from 11.1% to 14.2%. As presented in Table 12, the Central and Pascack Valley Sectors experienced the largest decline in average household size. However, the Pascack Valley continued to have the largest average household size within the county, 3.18, while the Southeast Sector had the smallest, 2.32.

Although there was a decrease in average household size, the number of households within the county increased by 7.4% from 279,625 in 1970, to 300,410 in 1980. The number of persons living in households, however, decreased from 892,101 in 1970 to 837,701 in 1980. The number of persons living in group quarters increased from 5,911 in 1970 to 7,684 in 1980. Married couples comprised the majority of households in 1980. However, there was a 7.7% decline between 1970 and 1980. Between 1970 and 1980 single person households within the county increased from 14.3% of total number of households to 20.1%. Female headed households increased from 7.0% of the 1970 county total to 8.8%. Table 13 presents a statistical abstract of household characteristics for the six sectors of the county between 1970 and 1980.

As Table 13 describes, only the Southeast Sector had an increase in the number of persons in households between 1970 and 1980. All Sectors except for the Pascack Valley experienced an increase in the number of persons in group quarters over the decade. While all sectors had increases in the total number of households, the largest gains were in the Southeast Sector and the Northwest Sector.

### Income Characteristics:

The 1979 median family income in Bergen County was \$27,521. In 1969 the median family income was \$13,597. The median value is the geographic center of a distribution when all values are listed from high to low. The median household income in Bergen County in 1979 was \$24,056. The mean or average family income in the county in 1979 was \$32,348, compared to the 1969 mean family income of \$15,852. The mean family income for all of New Jersey in 1979 was \$26,338. The per capita income for Bergen County in 1980 was \$14,243. For all of New Jersey, the 1980 per capita income was \$10,935. Table 14 includes a detailed breakdown of income statistics for all Bergen County households and families as of 1979.

Table 15 presents 1979 Bergen County family income statistics by race. As the table shows, only White and Asian families had mean incomes greater than the county average. Black and Hispanic families had lower mean incomes than the county average and lower than the state average of \$26,338.

As of 1981, the national poverty index for a family of four residing in an urban area was \$8,450; for a single person household, \$4,310; a two-person household, \$5,690; a three-person household \$7,070; a five-person household, \$9,830; and a six-person household \$11,210. Using these benchmarks, there were 224,827 families with incomes above the applicable poverty index and 7,154 families with incomes below the corresponding poverty index within the county in 1979. Table 16 presents poverty level statistics for persons by race.

### Housing Characteristics

The majority of households within Bergen County reside in owner occupied dwellings. In 1980, 196,422 or 65.4% of the 300,410 households lived in owner occupied units. This represented a decline of approximately 2.6% in the ratio of owner occupied households to total households since 1970. In 1980, within each minority group approximately 52% of the respective households rent, while within the White population only 35.5% of the households live in rental units. Tables 17 and 18 present synopses of dwelling units by occupancy for Bergen County, by sector for 1970 and 1980.

As shown in Table 17, the total number of households increased by 7.43% over the decade. The greatest increase occurred in the Southeast Sector due to the addition of a large number of high-rise apartment buildings and

condominiums. Except for the Southwest Sector (.27%) and Central Sector (.90%), the number of owner occupied units increased in each sector over the ten-year period. The largest increase was in the Pascack Valley. Between 1970 and 1980, the number of renter occupied units increased in all sectors. The greatest increases were in the Southeast and Pascack Valley. The number of vacant units within the county more than doubled during the 1970's with the largest additions in the Southeast Sector, 138.86%. This high number was due to the new apartment and condominium units entering the market toward the end of the decade and remaining vacant at the time of the 1980 Census.

In 1980, the total housing stock in Bergen County was 306,590 year round dwelling units. As described in Table 18, owner occupied housing totalled 196,422 units or 64.06% of the total. Between 1970 and 1980 the number of owner occupied units increased by 3.78%. There were 103,988 renter occupied units in 1980, an increase of 15.08% since 1970. Of the six sectors in the county, the Northwest, 84.86%, and Pascack Valley, 83.97%, had the largest percentages of owner occupied units relative to the county total. The Southeast and Southwest Sectors had the largest percentages of rental units to total units, 57.33% and 41.48%, respectively. The Southeast Sector had the greatest number of vacant units relative to the total sector housing stock, 3.16%.

Housing costs within Bergen County have increased significantly since 1970. In 1980 the median contract rent for renter occupied units was \$281. This represents an increase in excess of 100% over the 1970 median rent. The median value of non-condominium owner occupied homes in 1980 was \$76,500, compared to a median value of \$60,200 for the state of New Jersey. The 1970 median value was \$31,700. The 1980 median value of the 3,808 owner and renter occupied condominiums recorded at the time of the census was \$105,280. Regardless of inflation during the 1970's, the increase in the cost of housing was dramatic. Tables 19 and 20 present a breakdown of 1980 housing costs, and Table 21 contains the mean 1980 housing costs within each sector of the county.

As Table 21 shows, the Northwest Sector had the highest mean value of non-condominium owner occupied housing, \$114,765, and the Southwest Sector had the lowest, \$67,724. The Southeast, Southwest and Central Sector all had mean values of non-condominium owner occupied housing units below the county mean value of \$89,109. The 1980 mean contract rent in the county was \$295. The Northwest Sector had the highest mean contract rent, \$379. Only the Southwest, \$256, and Central, \$260, Sectors had mean contract

rents below the county average. All sectors except the Southeast, \$118,752, had mean values of owner occupied condominium units below the county average of \$105,280.

To further illustrate the extraordinary increase in housing costs within the county between 1970 and 1980, Table 22 presents comparable residential sales by price categories for both years. In 1970, 69.8% of all residential sales were under \$40,000. By 1980, only 1.2% were in a similar price range, while 59.9% were over \$75,000. Table 23 presents 1980 comparable residential sales by sector. In 1980, the Central Sector had the most residential sales of dwellings with four or less units. The majority of these sales were in the \$50,000-\$74,999 range. The Southwest Sector had the lowest sales, most within the same \$50,000-\$74,999 range. Within the Pascack Valley and Northern Valley most residential sales in 1980 were in the \$100,000 or greater category.

In 1980, the number of occupied homes within Bergen County lacking complete plumbing facilities was 3,462 or 1.2% of the year round housing stock. The age of Bergen County's housing stock is quite old with approximately 38% of owner occupied housing and 42% of rental units 40 years of age or older. In 1980, there were 6,017 households classified as being overcrowded by being occupied by 1.01 or more persons per room. Approximately 39% of these households were in the Central Sector. Table 24 presents 1980 overcrowding conditions for the county, by sector.

#### Labor Force and Employment Characteristics

Bergen County has a diversified, yet balanced economic base which has had a strong growth rate in recent years. The 1980 county civilian labor force numbered 442,434. The 1980 unemployment rate was a low 4.8% or 21,237 people. Bergen County's private sector employment grew from 292,587 in 1972 to 340,296 in 1980. The majority of these expanded employment opportunities were in white collar office, sales, and clerical positions. Employment in wholesale and retail trades, small services, and finance, insurance, and real estate industries are the strongest sectors of the county economy. The blue collar and manual trades had very limited growth or small annual losses between 1972 and 1980. Table 25 presents the private sector employment trends in the county between 1972 and 1980.

Despite the total increase in the county's private sector employment since 1972, several municipalities experienced losses in jobs during the eight-year period. Mahwah lost approximately 4,200 jobs due to the shut-down of the Ford Motor Company assembly plant. Garfield (3,077), Woodridge (1,189), Lodi (1,126), and Ridgefield (804), all older industrial centered communities, lost significant private sector employment during this period.

The largest increases in private sector employment levels occurred in Paramus, 8,537; Hackensack, 7,303; Saddle Brook, 4,770; Montvale, 3,722; Moonachie, 3,305; Lyndhurst, 2,606; Fort Lee, 2,585; Rockleigh, 2,166; and Upper Saddle River, 2,033. Within each of these communities expanded retail stores and/or major office developments were established during the 1972-1980 period.

Table 26 presents the private sector employment trends for the county, by sector between 1972 and 1980. As the table shows, despite the extreme increases and decreases in employment within certain individual communities, all sectors of the county experienced significant employment gains. The Pascack Valley, although maintaining the smallest number of employed, experienced a 49.38% gain between 1972 and 1980.

The labor force base within the county is broad and includes a full complement of skills necessary to meet all types of industrial requirements. As Table 27 shows, the largest groups of workers are in the production and maintenance occupations. However, office clerical workers constitute the largest single occupation.

### Population Projections

Various state, regional and county agencies have prepared population projections for Bergen County. Although the different agency projections vary widely all have been revised downward since 1975, reflecting the demographic trends within the county during the 1970's. Table 28 presents a comparison of population trends by the various agencies. All of the projections originally forecasted a steadily increasing population to the year 2000. However, all agencies, except the Bergen County Planning Board, predicted a much higher 1980 population than was actually tabulated by the U.S. Census. Revised projections after the Census by the New Jersey Department of Labor suggest a declining population till 1990 and a significant increase to 904,000 by the year 2000. The New Jersey Department of Environmental Protection in its Northeast New Jersey Water Quality Management Plan and the Tri-State Regional Planning Commission continue to project a steadily increasing population

reaching a peak of 980,000 and 1,020,000, respectively by the year 2000. The Bergen County Planning Board has established two sets of projections. One set is based upon extensive residential development in the Hackensack Meadowlands associated with the Berry's Creek Development Proposal; the other without such development. Both projections forecast a steadily increasing population with peaks of 922,480 with Berry's Creek, and 915,000 without it by the year 2000.

The Bergen County Planning Board has established population and housing stock projections for the six sectors within the county. These projections correspond to their overall projection and are presented in Tables 29 and 30. Only the projections without the Berry's Creek Proposal have been included in the tables. The population projections indicate an increase for all sectors with the largest in the Southeast and Northwest. The only decline projected is for the Central Sector between 1980 and 1985. However, by 1990 an increase in population within the sector is projected. Overall, an 8.23% increase is forecasted for the county between 1980 and 2000. The county housing stock is predicted to increase steadily in all sectors to the year 2000. The largest increase is forecasted in the Southeast Sector. The overall housing stock increase is projected to be 13.73% between 1980 and 2000.

#### Development Trends

Increasing rents and tight availabilities in Manhattan have spurred developers to start a record number of office buildings in areas surrounding New York City. Viewed as a single market, northern New Jersey represents one of the nation's greatest concentrations of suburban office construction and absorption.

The northern New Jersey office market encompasses nine counties: Bergen, Passaic, Essex, Hudson, Union, Morris, Middlesex, Monmouth and Somerset. Within this area, Bergen continues to lead the region in production, tenant demand and scale of rentals. However, Monmouth and Middlesex Counties are fast approaching Bergen's levels as more suitable sites at lower costs are available to developers and corporate tenants.

The northern New Jersey office market has prospered for a variety of reasons. The entire nine county area is well traversed by a developed transportation network consisting of Interstate, Federal, State, County and Municipal roadways. The Garden State Parkway, New Jersey Turnpike, I-78, I-80, I-95, I-280, I-287, and U.S. 1, 9, 22, and 46 provide direct links to New York City and the entire northeast corridor. There are a wide variety of housing opportunities for all management levels and lower utility and tax costs than in New York City. Office rents, although rising in the most suitable locations, still trail those in Manhattan by a substantial margin.

Office development activity in northern New Jersey has been expanding yearly since 1960. Despite a softening in 1982, reflecting the nation's economic situation, the outlook in the northern New Jersey region is positive. There will be, however, a shift away from the large speculative projects due to financial constraints and unstable interest rates. In addition, in the faster growing counties, e.g., Bergen, Middlesex, Morris, there are simply fewer primary locations available to developers and potential tenants. As a consequence, there will be smaller speculative office buildings located at "in fill" sites adjacent to major highways and in suburban downtown areas within these counties. These office buildings will be targeted for lawyers, doctors, dentists and small professional service organizations. Large corporations will be turning to Monmouth and Somerset Counties for headquarters locations. The urbanized areas along the Hudson River, i.e. Newark and Jersey City, will continue to develop their infrastructure and amenities to attract back-office operations of Manhattan based corporations.

In Bergen County, where rents have historically been the State's highest, the average rents are in the range of \$18 to \$24 per square foot. These costs are expected to rise as the demand for quality locations increases. Bergen County has been developing rapidly. Between 1977 and January 1982, the County Planning Board had approved an average of 5.2 million square feet of space per year for new commercial, industrial, and residential developments. Currently pending approvals equal another 8.1 million square feet bringing the county total to approximately 30 million square feet since 1977. Table 31 presents site plan approvals for all types of projects and those currently pending by development category between 1976 and 1981.

New commercial construction, including hotel and recreation facilities, has been a strong sector within the county with 3.7 million square feet approved since 1977. Major approvals have included several suburban hotels, sub-regional shopping centers, and numerous tennis and racketball courts. The major geographical focus for much of this development has been the proximate area near the intersection of State Routes 4 and 17 in Paramus.

Office construction has been the most consistent development sector with over 7.2 million square feet of new space approved since 1977. During the five-year period (1977-1981) the communities that have had the bulk of new office development approvals have been Paramus (912,000 sq. ft.), Montvale (762,200 sq. ft.), and Fort Lee (609,400 sq. ft.). Each of these municipalities has the high degree of accessibility and visibility

from major transportation arteries required for prime suburban office complexes. Other municipalities having had at least 250,000 square feet of office development approvals since 1977 include Franklin Lakes, Lyndhurst, Park Ridge, Rutherford, Teaneck, and Woodcliff Lake. Major office development projects currently under Planning Board review include 599,700 sq. ft. in Upper Saddle River, 586,700 sq. ft. in Paramus, 320,500 sq. ft. in Fort Lee, and 270,000 sq. ft. in Elmwood Park. Tables 32 and 33 present all office development site plans approved and pending by the Bergen County Planning Board since 1973 for buildings of 100,000 square feet or more. (It should be noted that all of the above statistics and those in Tables 31, 32 and 33 are for approvals. Actual construction statistics may vary subject to the availability of construction financing and market demands.)

New construction approvals for industrial or warehousing space was for 8.4 million square feet between 1977 and 1982. The great majority of this space was for distribution and transit rather than for the manufacture of durable goods. Municipalities with significant industrial or warehousing site plan approvals between 1977-1982 include Oakland (696,100 sq. ft.), Lyndhurst (599,700 sq. ft.), Mahwah (540,100 sq. ft.), Ramsey (504,500 sq. ft.), Carlstadt (499,400 sq. ft.), Allendale (477,100 sq. ft.), and Moonachie (476,000 sq. ft.).

COUNTY PLANNING BOARD  
COUNTY OF BERGEN, N.J.



**BOROUGH OF RIVER EDGE**  
BERGEN COUNTY  
NEW JERSEY

PREPARED FOR THE PLANNING BOARD BY:  
**BMB** BARRY M. BAROVICK

 **Transportation Network  
Of Bergen County Fig. 3**

TABLE 1  
 SELECTED CHARACTERISTICS  
 NEW JERSEY COUNTIES  
 1980

County	Total Population	Total Households	Total Labor Force	Unemployment Rate (%)	Mean Family Income (\$)	Per Capita Income (\$)
Atlantic	194,119	71,806	90,746	8.4	22,405	7,194
Bergen	845,385	300,410	442,434	4.8	32,348	10,191
Burlington	362,542	114,890	180,802	6.3	25,608	7,671
Camden	471,650	162,508	215,475	8.1	23,626	7,278
Cape May	82,266	32,347	34,462	13.0	20,686	7,079
Cumberland	132,866	44,287	58,444	9.4	19,977	6,032
Essex	851,116	300,303	391,930	8.4	24,513	7,538
Gloucester	199,917	65,129	91,986	7.5	23,214	6,939
Hudson	556,972	207,857	263,801	8.7	19,866	6,476
Hunterdon	87,361	28,515	42,625	4.1	30,796	9,168
Mercer	307,863	105,819	151,758	5.8	26,233	8,095
Middlesex	595,895	196,706	307,883	5.5	27,751	8,337
Monmouth	503,173	170,130	233,867	6.5	28,315	8,539
Morris	407,630	131,820	209,307	3.7	33,238	9,910
Ocean	346,038	128,304	132,992	8.8	21,129	7,009
Passaic	447,585	153,463	215,124	7.2	23,610	7,214
Salem	64,676	22,330	27,881	9.0	21,496	6,714
Somerset	203,129	67,368	106,515	3.9	33,385	10,123
Sussex	116,119	37,221	54,901	5.6	26,031	7,760
Union	504,094	177,973	257,070	5.8	28,878	9,032
Warren	84,429	29,406	39,392	5.5	23,914	7,466
New Jersey	7,364,823	2,548,594	3,549,395	6.6	26,338	8,128

Source: U.S. Bureau of the Census; 1980.

TABLE 2  
ROADWAY MILEAGE - BY CLASSIFICATION  
BERGEN COUNTY, NEW JERSEY  
1980

<u>County Sector</u>	<u>Authority Roads</u>	<u>State Roads</u>		<u>County Roads</u>	<u>Municipal Roads</u>	<u>Total</u>
		<u>Limited Access</u>	<u>Non- Limited</u>			
Southwest	4.81	4.34	14.79	39.51	229.33	292.76
Southeast	5.11	3.41	19.11	26.90	154.10	208.63
Central	7.67	8.02	22.67	107.18	639.95	785.49
Northern Valley	10.51	-	12.05	79.12	446.63	548.31
Pascack Valley	6.51	-	-	62.29	246.18	314.96
Northwest	-	-	17.80	135.06	540.30	693.16
Total	34.61	15.77	86.42	450.06	2,256.49	2,843.35

Sources: New Jersey Department of Transportation and Bergen County  
Department of Public Works.

TABLE 3  
 AVERAGE DAILY TRAFFIC VOLUME - MAJOR ROADS  
 BERGEN COUNTY, NEW JERSEY  
 1980

<u>Route Number and Jurisdiction</u>	<u>Total<sup>1</sup> Route (New Jersey)</u>	<u>Bergen<sup>1</sup> County Portion</u>	<u>Number<sup>2</sup> Of Lanes (Bergen County)</u>	<u>Estimated<sup>3</sup> Ave. Peak Rush Hour Volumes (Bergen County)</u>
State-1	42,651	29,944	4-9	5,988
State-3	82,252	97,003	7-9	19,400
State-4	79,614	80,098	7-9	16,019
State-5	7,523	7,523	2	1,504
U.S.-9W	14,754	14,754	2-9	2,960
State-17	60,524	60,524	4-9	12,104
State-20	39,916	26,772	7-9	5,354
U.S.-46	25,917	39,389	7-9	7,877
County-63	21,012	20,974	3-9	4,194
County-67	22,745	22,745	9	4,549
Interstate-80	59,424	102,637	8	20,527
County-93	15,270	15,270	2	3,054
Interstate-95	66,804	97,877	8	19,575
State-208	39,983	38,945	7	7,789
Interstate- Palisades Pkwy.				
State-Garden State Pkwy.				

1 - Average Daily Volume for 24 Hr. Period in Both Directions.

2 - Number of Lanes in Two Directions

3 - Average Peak Rush Hr. Volumes in Two Directions.

Sources: New Jersey Department of Transportation, 1980 and  
 Bergen County Planning Board, 1979.

TABLE 4  
 POPULATION TRENDS  
 BERGEN COUNTY, NEW JERSEY  
 1940 - 1980

<u>County Sectors</u>	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>% Change 1970-1980</u>
Southwest	84,552	99,025	114,989	123,579	115,185	-6.8
Southeast	69,610	78,695	96,785	112,703	113,851	+1.0
Central	135,174	199,114	283,303	304,494	277,456	-8.9
Northern Valley	58,905	81,193	124,828	140,685	130,998	-6.8
Pascack Valley	16,814	22,009	49,729	72,303	69,518	-3.8
Northwest	45,591	59,103	110,621	143,384	138,377	-3.5
Total	410,646	539,139	780,255	897,148	845,385	-5.8

Source: U.S. Bureau of the Census; 1940-1980.

TABLE 5  
 POPULATION DENSITY  
 BERGEN COUNTY, NEW JERSEY  
 1980

<u>County Sector</u>	<u>1980 Population</u>	<u>Sector Area (Sq. Mi.)</u>	<u>1980 Population Density (Per Sq. Mi.)</u>
Southwest	115,185	26.67	4,318
Southeast	113,851	12.82	8,881
Central	277,456	46.10	6,019
Northern Valley	130,998	43.19	3,033
Pascack Valley	69,518	25.41	2,735
Northwest	138,377	84.52	1,637
County Total	845,385	238.72	3,541

Source: Bergen County Planning Board; 1980.

TABLE 6

BIRTH AND DEATH CHARACTERISTICS  
BERGEN COUNTY, NEW JERSEY  
1960 - 1980

<u>County Sector</u>	<u>Birth Statistics</u>			<u>1980</u>
	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>Birth Rate/100,000</u>
Southwest	2,280	1,823	1,186	1,029.6
Southeast	2,059	1,619	1,111	975.8
Central	5,390	4,062	2,891	1,042.0
Northern Valley	2,313	1,608	1,246	951.2
Pascack Valley	1,161	821	664	955.1
Northwest	2,095	1,601	1,262	912.0
County Total	15,298	11,534	8,360	988.9

	<u>Death Statistics</u>			<u>1980</u>
	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>Mortality Rate/100,000</u>
Southwest	1,070	1,248	1,242	1,078.3
Southeast	940	1,191	1,225	1,076.0
Central	2,041	2,492	2,776	1,000.5
Northern Valley	1,048	1,102	1,230	938.9
Pascack Valley	349	434	486	699.1
Northwest	832	885	994	718.3
County Total	6,280	7,352	7,953	940.3

Source: New Jersey Department of Health, 1960-1980.

TABLE 7  
 RACIAL CHARACTERISTICS  
 BERGEN COUNTY, NEW JERSEY  
 1970 - 1980

	<u>1970</u>	<u>% Of 1970 Pop.</u>	<u>1980</u>	<u>% Of 1980 Pop.</u>	<u>Change 1970-1980</u>	<u>% Change 1970-1980</u>
White	868,477	96.82	784,834	92.84	(83,643)	(9.63)
Black	24,915	2.77	33,043	3.90	8,128	32.62
Hispanic	-	-	28,514 <sup>(1)</sup>	3.37 <sup>(1)</sup>	-	-
Asian	4,277	.40	19,411	2.29	15,134	353.84
Other	343	-	8,097	.90	7,754	2,260.64
Total	898,012 <sup>(2)</sup>	100.0	845,385	100.0	-	-

(1) Hispanic considered as part of White Population for census tabulations in 1980 totals.

(2) 1970 total population was later revised to 897,148; however, no revision of racial characteristics were made.

Sources: U.S. Bureau of the Census; 1970, 1980.  
 Bergen County Planning Board, 1980.

TABLE 8  
 SPATIAL DISTRIBUTION OF POPULATION  
 BY RACE  
 BERGEN COUNTY, NEW JERSEY  
 1980

<u>County Sectors</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Asian</u>	<u>Other</u>
Southwest	111,929	1,000	3,129	1,534	722
Southeast	106,432	1,149	5,003	4,987	1,283
Central	251,297	17,831	11,577	5,007	3,321
Northern Valley	114,290	10,620	5,761	4,522	1,566
Pascack Valley	66,964	860	1,153	1,361	333
Northwest	133,922	1,583	1,891	2,000	872
Total	784,834	33,043	28,514 <sup>(1)</sup>	19,411	8,097

(1) Hispanic counted as part of White population by U.S. Census.

TABLE 9  
 POPULATION AGE CHANGE  
 BERGEN COUNTY, NEW JERSEY  
 1970 - 1980

<u>Age Group</u>	<u>1970</u>	<u>% of Pop.</u>	<u>1980</u>	<u>% of Pop.</u>	<u>Change 1970-1980</u>	<u>% Change 1970-1980</u>
0-4	63,608	7.1	41,969	5.0	(21,639)	(34.02)
5-9	80,715	9.0	48,088	5.7	(32,627)	(40.42)
10-14	89,507	10.0	63,339	7.5	(26,168)	(29.23)
15-19	77,037	8.6	72,513	8.6	( 4,524)	( 5.87)
20-34	157,677	17.5	192,048	22.7	34,371	21.79
35-44	116,925	13.0	103,422	12.2	(13,925)	(11.54)
44-64	277,827	31.0	218,730	25.9	(59,097)	(21.27)
65+	84,716	9.5	105,276	12.5	20,560	24.26

Source: U.S. Bureau of the Census; 1970, 1980.  
 Compiled By: Barry M. Barovick.

TABLE 10  
 POPULATION AGE CHARACTERISTICS  
 BERGEN COUNTY, NEW JERSEY  
 1980

<u>Age</u>	<u>Number</u>	<u>% of Total</u>	<u>Male</u>	<u>Female</u>
Under 1	8,542	1.01	4,376	4,166
1 - 4	33,427	3.95	17,128	16,299
5 - 9	48,088	5.68	24,606	23,483
10 - 13	49,565	5.86	25,538	24,027
14	13,774	1.63	6,982	6,792
15	14,924	1.76	7,612	7,312
16	15,586	1.84	7,843	7,743
17	15,229	1.80	7,866	7,363
18	13,579	1.60	7,017	6,562
19	13,195	1.56	6,595	6,600
20	13,012	1.54	6,439	6,573
21	13,241	1.57	6,564	6,677
22 - 24	41,306	4.88	20,541	20,765
25 - 29	62,461	7.38	30,956	31,505
30 - 34	62,028	7.34	29,710	32,318
35 - 44	103,422	12.23	49,182	54,240
45 - 54	110,410	13.06	52,584	57,826
55 - 59	59,485	7.04	28,650	30,835
60 - 64	48,835	5.77	23,274	25,561
65 - 74	65,032	7.69	28,344	36,688
75 - 84	31,314	3.70	10,934	20,380
85+	8,930	1.05	2,632	6,298

Source: U.S. Bureau of the Census; 1980.

TABLE 11  
 SELECTED POPULATION AGE CHARACTERISTICS  
 BY SECTOR  
 BERGEN COUNTY, NEW JERSEY  
 1970 - 1980

<u>County Sector</u>	<u>% Under 18</u>		<u>% Over 65</u>	
	<u>1970</u>	<u>1980</u>	<u>1970</u>	<u>1980</u>
Southwest	26.9	19.6	10.5	13.5
Southeast	26.6	19.7	11.8	14.8
Central	30.4	22.3	9.7	13.5
Northern Valley	36.8	27.8	9.6	10.7
Pascack Valley	39.6	28.0	6.7	8.7
Northwest	37.6	28.2	7.4	9.3
	—	—	—	—
Total	31.8	23.6	9.4	12.5

Source: U.S. Bureau of the Census; 1970, 1980.  
 Compiled By: Bergen County Planning Board.

TABLE 12  
 HOUSEHOLD SIZE CHARACTERISTICS  
 BERGEN COUNTY, NEW JERSEY  
 1980

<u>County Sector</u>	Average Household Size		Change In Average Household Size
	<u>1970</u>	<u>1980</u>	<u>1970-1980</u>
Southwest	2.96	2.66	-0.30
Southeast	2.74	2.32	-0.42
Central	3.10	2.69	-0.59
Northern Valley	3.35	2.97	-0.38
Pascack Valley	3.68	3.18	-0.50
Northwest	3.55	3.13	-0.42
	—	—	—
County Total	3.19	2.79	-0.40

Source: U.S. Bureau of the Census; 1970, 1980.  
 Compiled By: Bergen County Planning Board.

TABLE 13  
 HOUSEHOLD CHARACTERISTICS  
 BERGEN COUNTY, NEW JERSEY  
 1970 - 1980

<u>County Sector</u>	<u>Persons In Households</u>		<u>Persons In Group Quarters</u>		<u>Total Households</u>	
	<u>1970</u>	<u>1980</u>	<u>1970</u>	<u>1980</u>	<u>1970</u>	<u>1980</u>
Southwest	124.2	114.4	.5	.8	41.4	43.5
Southeast	108.3	113.7	.2	.8	39.5	47.6
Central	304.0	273.4	2.9	3.9	97.5	101.1
Northern Valley	141.2	130.4	.9	.6	42.2	43.4
Pascack Valley	71.8	68.9	.5	.6	19.4	21.5
Northwest	142.3	136.7	.7	1.6	39.5	43.1
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Total	892.1	837.7	5.9	7.6	279.6	300.4

All numbers in thousands.

Source: U.S. Bureau of the Census; 1970, 1980.

TABLE 14  
 HOUSEHOLD AND FAMILY INCOME  
 BERGEN COUNTY, NEW JERSEY  
 1979

<u>\$</u>	<u>Households</u>	<u>% Of Total Households</u>	<u>Families</u>	<u>% Of Total Families</u>
Less than 2,500	5,849	1.95	2,427	1.04
2,500-4,999	14,371	4.79	3,515	1.51
5,000-7,499	14,607	4.87	6,642	2.86
7,500-9,999	15,085	5.03	8,490	3.65
10,000-12,499	17,232	5.74	10,487	4.52
12,500-14,999	15,913	5.30	10,481	4.52
15,000-17,499	18,349	6.12	13,036	5.62
17,500-19,999	17,423	5.81	13,499	5.82
20,000-22,499	20,613	6.87	16,640	7.17
22,500-24,999	16,863	5.62	14,518	6.25
25,000-27,499	18,342	6.11	16,160	6.96
27,500-29,999	15,666	5.22	14,154	6.10
30,000-34,999	27,665	9.22	25,208	10.86
35,000-39,999	21,007	7.05	19,609	8.45
40,000-49,999	26,097	8.70	24,468	10.54
50,000-74,999	23,944	7.98	22,545	9.71
75,000 +	10,854	3.62	10,156	4.38
Median	\$24,056		\$27,521	
Mean	\$28,595		\$32,348	

Source: U.S. Bureau of the Census; 1980.  
 Compiled By: Barry M. Barovick

TABLE 15  
 FAMILY INCOME - BY RACE  
 BERGEN COUNTY, NEW JERSEY  
 1979

<u>\$</u>	<u>Number of Families</u>				
	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Asian</u>	<u>Other</u>
Less than 5,000	5,151	579	341	116	0
5,000-7,499	6,019	451	319	70	0
7,500-9,999	7,722	599	394	81	23
10,000-14,999	19,456	1,065	929	263	40
15,000-19,999	24,896	1,007	1,101	443	47
20,000-24,999	29,432	1,095	1,147	467	22
25,000-34,999	52,099	1,843	1,459	1,337	36
35,000-49,999	41,553	1,122	1,085	1,238	28
50,000 +	31,164	574	457	921	13
Mean	\$32,619	\$24,777	\$25,274	\$36,025	\$24,742

Source: U.S. Bureau of the Census; 1980.

TABLE 16  
 POVERTY STATISTICS - BY RACE  
 BERGEN COUNTY, NEW JERSEY  
 1979

	Number of Persons	
	Above Poverty <u>Level</u>	Below Poverty <u>Level</u>
White	751,074	29,754
Black	28,730	3,409
Hispanic	26,194	2,322
Asian	19,573	840
Other	731	82
	<hr/>	<hr/>
Total	803,885	34,649

Source: U.S. Bureau of the Census; 1980.

TABLE 17

HOUSING OCCUPANCY - BY TENURE OF HOUSEHOLD  
BERGEN COUNTY, NEW JERSEY  
1970 - 1980

County Sector	Total Households		Owner Occupied Units		Renter Occupied Units		Vacant Units		% Change
	1970	1980	1970	1980	1970	1980	1970	1980	
Southwest	41,424	43,522	25,131	25,062	16,293	18,460	686	981	43.00
Southeast	39,547	47,626	16,865	19,429	22,682	28,197	651	1,555	138.86
Central	97,510	161,164	63,700	63,121	33,810	38,043	1,112	1,815	62.94
Northern Valley	42,198	43,424	32,393	33,152	9,805	10,272	568	689	17.57
Pascack Valley	19,400	21,538	16,807	18,411	2,593	3,127	221	387	75.11
Northwest	39,546	43,136	34,369	37,247	5,177	5,889	680	753	10.73
Total	279,625	300,410	189,265	196,422	90,360	103,988	3,918	6,180	57.73

Note: 1970 statistics based upon Census data as published; corrected count available only for total housing count.

Source: U.S. Bureau of the Census; 1970, 1980.  
Compiled By: Bergen County Planning Board and Barry M. Barovick.

TABLE 18  
 YEAR ROUND HOUSING UNITS  
 BERGEN COUNTY, NEW JERSEY  
 1980

<u>County Sector</u>	<u>Dwelling Units</u>	<u>Owner Occupied</u>	<u>%</u>	<u>Renter Occupied</u>	<u>%</u>	<u>Vacant Units</u>	<u>%</u>
Southwest	44,503	25,062	56.31	18,460	41.48	981	2.20
Southeast	49,181	19,429	39.50	28,197	57.33	1,555	3.16
Central	102,979	63,121	61.29	38,043	37.03	1,815	1.76
Northern Valley	44,113	33,152	75.15	10,272	23.28	689	1.56
Pascack Valley	21,925	18,411	83.97	3,127	14.26	387	1.76
Northwest	43,889	37,247	84.86	5,889	13.41	753	1.71
<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total	306,590	196,422	64.06	103,988	33.91	6,180	2.01

Source: U.S. Bureau of the Census; 1980.

TABLE 19  
 OWNER OCCUPIED - NON CONDOMINIUM  
 HOUSING VALUES  
 BERGEN COUNTY, NEW JERSEY  
 1980

<u>Value (\$000's)</u>	<u>Number of Units</u>
Less than 10.0	71
10.00-14.99	84
15.00-19.99	162
20.00-24.99	440
25.00-29.99	643
30.00-34.99	1,117
35.00-39.99	2,010
40.00-49.99	9,876
50.00-79.99	73,464
80.00-99.99	31,420
100.00-149.99	25,929
150.00-199.99	8,220
200.00 or more	5,261
Median value	\$76,500

Source: U.S. Bureau of the Census; 1980.

TABLE 20  
 RENTER OCCUPIED HOUSING COSTS  
 CONTRACT RENT  
 BERGEN COUNTY, NEW JERSEY  
 1980

<u>Cash Rents (\$)</u>	<u>Number of Units</u>
Less than 50	476
50-99	2,544
100-119	1,596
120-139	1,728
140-149	886
150-159	2,097
160-169	1,668
170-199	6,536
200-249	19,088
250-299	21,457
300-399	25,810
400-499	7,753
500 or more	7,795
Median Contract Rent	\$281

Source: U.S. Bureau of the Census; 1980.

TABLE 21  
 MEAN HOUSING COSTS  
 BERGEN COUNTY, NEW JERSEY  
 1980

<u>County Sector</u>	<u>Value Of Non-Condo. Owner Occup.</u>	<u>Value Of Condominiums Owner Occup.</u>	<u>Contract Rent</u>
Southwest	\$ 67,724	\$ 54,456	\$256.
Southeast	74,961	118,752	318
Central	75,209	61,850	260
Northern Valley	90,267	66,987	298
Pascack Valley	99,990	102,123	346
Northwest	114,765	89,026	379
	-----	-----	-----
Total	\$ 89,109	\$105,280	\$295

Source: U.S. Bureau of the Census; 1980.  
 Compiled By: Bergen County Planning Board.

TABLE 22  
 COMPARABLE RESIDENTIAL SALES  
 BY PRICE CATEGORY  
 BERGEN COUNTY, NEW JERSEY  
 1970 AND 1980

	(\$000's)							
<u>1970</u>	<u>Less Than</u> <u>20</u>	<u>20-</u> <u>29.99</u>	<u>30-</u> <u>39.99</u>	<u>40-</u> <u>49.99</u>	<u>50-</u> <u>74.99</u>	<u>75-</u> <u>99.99</u>	<u>100+</u>	<u>Total</u>
#	266	1,905	2,517	1,170	693	117	47	6,715
%	3.96	28.37	37.48	17.43	10.32	1.74	0.70	100.0
<u>1980</u>								
#	4	14	65	204	2,449	2,197	1,906	6,839
%	0.06	0.21	0.95	2.98	35.81	32.12	27.87	100.0

Source: State of New Jersey, Department of Treasury,  
 Division of Taxation.  
 Compiled By: Bergen County Planning Board.

TABLE 23

COMPARABLE RESIDENTIAL SALES  
 BY PRICE CATEGORY - BY SECTOR  
 BERGEN COUNTY, NEW JERSEY  
 1980

<u>County Sector</u>	<u>(\$000's)</u>							<u>Total</u>
	<u>Less Than 20</u>	<u>20-29.99</u>	<u>30-39.99</u>	<u>40-49.99</u>	<u>50-74.99</u>	<u>75-99.99</u>	<u>100+</u>	
Southwest								
#	0	0	10	29	364	154	43	600
%	0	0	1.66	4.83	60.66	25.66	7.16	100.0
Southeast								
#	0	2	14	39	249	186	160	650
%	0	0.30	2.15	6.00	38.30	28.61	24.61	100.0
Central								
#	1	5	25	83	901	688	266	1,969
%	0.05	0.25	1.26	4.21	45.75	34.94	13.50	100.0
Northern Valley								
#	0	1	8	30	482	354	314	1,189
%	0	0.08	0.67	2.52	40.53	29.77	26.40	100.0
Pascack Valley								
#	0	1	4	6	180	274	333	796
%	0	0.12	0.50	0.75	22.55	34.33	41.72	100.0
Northwest								
#	3	5	4	17	273	541	790	1,633
%	0.18	0.30	0.24	1.04	16.71	33.12	48.37	100.0

Source: State of New Jersey, Department of Treasury,  
 Division of Taxation.

Compiled By: Bergen County Planning Board and Barry M. Barovick.

TABLE 24  
 OVERCROWDED HOUSING CONDITIONS  
 BERGEN COUNTY, NEW JERSEY  
 1980

<u>County Sector</u>	<u>Number of Units With 1.01+ Persons/Room</u>	<u>% of County Total</u>
Southwest	912	15.15
Southeast	1,270	21.10
Central	2,361	39.23
Northern Valley	907	15.07
Pascack Valley	212	3.52
Northwest	355	5.90
	-----	-----
Total	6,017	100.00

Source: U.S. Bureau of the Census; 1980.  
 Compiled By: Bergen County Planning Board.

TABLE 25  
 PRIVATE SECTOR EMPLOYMENT TRENDS  
 BERGEN COUNTY, NEW JERSEY  
 1972-1980

	<u>1972</u>	<u>1980</u>	<u>Change</u>
Manufacturing Industries	110,296	107,898	- 2,399
Wholesale & Retail Trade	89,062	110,689	21,627
Transportation	12,698	13,439	747
Communications & Utilities	6,206	7,387	1,181
Small Services	45,864	69,229	23,365
Finance, Insurance, Real Estate	11,169	16,292	5,123
Construction	15,772	13,381	- 2,391
Mining, Agriculture, Other	<u>1,519</u>	<u>1,981</u>	<u>462</u>
Total Private Sector Employment	292,587	340,296	47,709

Source: Bergen County Planning Board; 1981..

TABLE 26  
 PRIVATE SECTOR EMPLOYMENT TRENDS  
 NUMBER OF JOBS  
 BERGEN COUNTY, NEW JERSEY  
 1972-1980

<u>County Sector</u>	<u>1972</u>	<u>1980</u>	<u>1972-1980 Change</u>	<u>1972-1980 % Change</u>
Southwest	68,169	76,714	8,545	12.53
Southeast	26,218	28,136	1,918	7.31
Central	112,177	130,362	18,185	16.21
Northern Valley	39,658	47,382	7,724	19.47
Pascack Valley	12,244	18,291	6,047	49.38
Northwest	34,121	39,411	5,290	15.50
Total	292,587	340,296	47,709	16.30

Source: New Jersey Department of Labor.  
 Compiled By: Bergen County Planning Board,  
 Barry M. Barovick

TABLE 27  
 OCCUPATIONAL EMPLOYMENT  
 BERGEN COUNTY, NEW JERSEY  
 1980

<u>Occupational Title</u>	<u>Employment</u>	<u>% of Total</u>
<u>Managers and Officers</u>	37,510	9.45
<u>Professionals</u>	47,880	12.06
Engineers	5,700	1.44
Scientists	1,580	0.40
Teachers	14,800	3.73
Therapists	280	0.07
Other	25,520	6.43
<u>Technicians</u>	12,160	3.06
Engineering	4,990	1.26
Science	990	0.25
Medical/Dental	1,260	0.32
Other	4,920	1.24
<u>Service Workers</u>	46,700	11.76
Janitors, Porters & Cleaners	10,060	2.53
Guards & Doorkeepers	2,690	0.68
Food Services	19,180	4.83
Other	14,770	3.72
<u>Production &amp; Maintenance Workers</u>	129,700	32.67
Skilled	36,360	9.16
Semiskilled	72,780	18.33
Unskilled	20,560	5.18
<u>Clerical Workers</u>	91,360	23.01
Office	73,980	18.64
Plant	17,380	4.38
<u>Sales Workers</u>	31,670	7.98
Agents	16,980	4.28
Others	14,690	3.70
<u>Total</u>	396,980	100.00

Source: New Jersey Department of Labor; 1980.

TABLE 28

POPULATION PROJECTIONS  
COMPARISON OF SOURCES  
BERGEN COUNTY, NEW JERSEY  
1985 - 2000

<u>Source</u>	<u>Projection Date</u>	<u>1980 Census</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
N.J. Dept. of Labor	2/82	845,385	844,100	829,700	826,400	860,200	904,000
N.J. Dept. of Environmental Protection	2/79	845,385	865,700	885,700	923,900	954,400	980,000
Tri-State Regional Planning Commission	1/77	845,385	880,000	915,000	965,000	1,005,000	1,020,000
Bergen County Planning Board	7/82	845,385	-	862,680	885,260	905,100	922,480
With Berry's Creek	1/82	845,385	-	862,680	880,200	897,620	915,000
Without Berry's Creek							

Compiled By: Bergen County Planning Board.

TABLE 29

POPULATION PROJECTIONS  
 BERGEN COUNTY - BY SECTOR  
 BERGEN COUNTY, NEW JERSEY  
 1985 - 2000

<u>County Sector</u>	<u>1980 Census</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>	<u>Change 1980-2000</u>
Southwest	115,185	115,290	116,110	117,170	118,240	3,055
Southeast	113,851	119,340	126,230	131,840	137,530	23,679
Central	277,456	277,430	278,820	280,780	282,790	5,334
Northern Valley	130,998	133,980	135,260	136,780	138,200	7,202
Pascack Valley	69,518	71,760	73,840	76,050	78,190	8,672
Northwest	138,377	144,880	149,940	153,000	160,050	21,673
<hr/>						
Total	845,385	862,680	880,200	897,620	915,000	69,615

Source: Bergen County Planning Board; 1982.  
 Compiled By: Barry M. Barovick

TABLE 30

HOUSING STOCK PROJECTIONS  
 BERGEN COUNTY - BY SECTOR  
 BERGEN COUNTY, NEW JERSEY  
 1985 - 2000

<u>County Sector</u>	<u>1980 Census</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>	<u>Change 1980-2000</u>
Southwest	44,525	45,500	46,435	47,320	48,205	3,680
Southeast	49,216	52,400	56,000	58,925	61,850	12,634
Central	103,012	105,000	106,725	108,500	110,225	7,213
Northern Valley	44,126	46,040	46,990	47,970	48,920	4,794
Pascack Valley	21,934	23,150	24,150	25,150	26,150	4,216
Northwest	43,961	46,950	49,150	51,350	53,550	9,589
Total	306,774	319,040	329,450	339,215	348,900	42,126

Source: Bergen County Planning Board; 1982.  
 Compiled By: Barry M. Barovick.

TABLE 31

SITE PLANS (APPROVED & PENDING)  
BERGEN COUNTY, NEW JERSEY  
1976-1981

	<u>1976</u>	<u>1977</u>	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1981</u>	<u>Pending</u>
# of Site Plans Approved	129	183	196	197	159	183	
<u>New Floor Area Approved</u> (000's Sq. Ft.)							
Multi-Family (Residential)	562.0	1,440.6	320.8	826.5	1,692.4	1,908.9	4,441.3
Commercial	483.8	729.8	1,078.7	703.3	660.9	499.8	295.4
Office	1,104.7	1,587.8	1,301.4	1,580.2	1,435.5	1,279.6	2,672.8
Industrial and Warehouse	797.5	1,846.0	1,439.5	2,281.2	1,114.8	1,766.1	696.7
Public/Quasi Public	216.1	57.7	223.1	150.3	97.8	100.5	18.9
Total	3,164.1	5,661.9	4,363.5	5,541.5	5,001.4	5,554.9	8,125.1
Total Acreage Developed	413.0	1,047.6	851.4	1,061.0	633.7	1,247.7	-
Total New Off-Street Parking	10,115	15,059	13,582	15,668	13,426	17,816	-

Source: Bergen County Planning Board; 1981.

TABLE 32  
 OFFICE SITE PLANS PENDING FOR 100,000 SQ. FT.  
 AND LARGER BUILDINGS  
 BERGEN COUNTY, NEW JERSEY  
 1980-1982

<u>Municipality</u>	<u>Project/Developer/ Occupant</u>	<u>Area 000's Sq.Ft.</u>	<u>Year Plan Submitted</u>
Ft. Lee	Executive Park	321	1980
Lyndhurst	Bellmeade	120	1980
Elmwood Park	Ben Fisher	156	1981
Upper Saddle River	Joseph Muscarelle	550	1981
Paramus	Atrium	150	1981
Paramus	Gabrellian/Jessourian	110	1981
Paramus	Eisenhower Drive	173	1981
Paramus	Mack Centre IV	250	1981
Ft. Lee	80 Bridge Plaza II	625	1981
Park Ridge	Bears Nest-Muscarelle	110	1981

Source: Bergen County Planning Board; 1981.

TABLE 33  
 OFFICE SITE PLAN APPROVALS FOR 100,000 SQ. FT.  
 AND LARGER BUILDINGS  
 BERGEN COUNTY, NEW JERSEY  
 1973-1982

<u>Municipality</u>	<u>Project/Developer/ Occupant</u>	<u>Area 000's Sq.Ft.</u>	<u>Year Approved</u>
Englewood Cliffs	Lipton	108	1973
Little Ferry	Garden State Nat'l Bank	145	1974
Rochelle Park		200	1974
Hackensack	Continental Plaza III	260	1974
Saddle Brook	Enterprise Corrugated Corp.	161	1974
Fort Lee	Bridge Plaza North	113	1975
Paramus	Mack Centre II	320	1976
Saddle Brook	Park 80 West	420	1976
Old Tappan	Prentice Hall	157	1976
Fort Lee	Executive Park	419	1977
Glen Rock	Citizen 1st Nat'l. Bank	103	1977
Lyndhurst	Bellemeade	335	1977
Lyndhurst	Bellemeade	130	1978
Paramus	Century Plaza	133	1978
Hackensack	Two University Plaza	148	1978
Montvale	U.S. Life Insurance	101	1978
Woodcliff Lake	Hartz Mtn. Ind.	108	1979
Fort Lee	Executive Park	127	1979
Hasbrouck Hts.	Sanzari	195	1979

TABLE 33 (Con't)  
 OFFICE SITE PLAN APPROVALS FOR 100,000 SQ. FT.  
 AND LARGER BUILDINGS  
 BERGEN COUNTY, NEW JERSEY  
 1973-1982

<u>Municipality</u>	<u>Project/Developer/ Occupant</u>	<u>Area 000's Sq.Ft.</u>	<u>Year Approved</u>
Franklin Lakes	IBM Products Div.	295	1979
Rutherford	Squitieri Assoc.	276	1979
Mahwah	McBride Assoc.	114	1979
Ft. Lee	Inganamort/La Sala	174	1980
Montvale	Evans	118	1980
Paramus	Mack Centre III	215	1980
Teaneck	Glenpoint	450	1981
Woodcliff Lake	Timplex Inc.	114	1981
Park Ridge	Sony Corp.	224	1981
Montvale	Fowler-Sumner	105	1981
Upper Saddle River	Western Union	222	1981

Source: Bergen County Planning Board; 1980.

RIVER EDGE AS PART OF  
THE REGION

RIVER EDGE, NEW JERSEY  
AS PART OF THE REGION

River Edge, New Jersey, an area of 1.89 square miles is situated in the Central Sector of Bergen County. As presented on Map 3, it is surrounded by Oradell on the north; Paramus on the west; New Milford on the east; and Hackensack on the south. Located about seven miles from New York City, the past and future development of River Edge has been and will continue to be influenced to a significant degree by its regional relationships. The following is a description of River Edge's "place" in the region and includes a comparative analysis of the demographic, socioeconomic, housing and labor force trends of the community, adjacent municipalities, the Central Sector of Bergen County and all of the county.

Demographic Characteristics

In 1980, the population of River Edge was 11,111. As shown in Table 34, population within the borough increased steadily from 3,287 in 1940 to a peak of 13,264 in 1960. Since 1960, River Edge's population had declined to 12,850 in 1970 and to 11,111 by 1980. As shown in the table, the downturn in population between 1960 and 1970 was counter to the continued growth within the county and to the continued growth in the surrounding communities except New Milford. Similar to the county, the primary reasons for the decline in population within River Edge since 1960 are the natural aging of its population, a lower birth rate and smaller households. Within River Edge these factors are compounded by the lack of available land for additional residential development or redevelopment.

The population density of River Edge in 1980 was 5,876 per square mile. As shown in Table 35, this is significantly higher than the county average of 3,541, but lower than the 6,019 persons per square mile average for the Central Sector.

The natural change of the borough's population, births minus deaths and migration variance are good indicators of the population trends within the community. Between 1970 and 1980, within River Edge, there were 1,052 births and 1,264 deaths for a natural decrease in population of 212. The 1980 population of 11,111 was 1,739 less than the 1970 population of 12,850. The combination of these statistics

shows that between 1970 and 1980 there was a net out-migration of 1,527 people or 11.88% of the 1970 municipal population base. Table 36 compares these statistics with those of surrounding municipalities and the county. As this table shows, of the five communities analyzed River Edge had the second largest net out-migration as a percentage of its 1970 population base and in total people. The 1970-1980 net out-migration within River Edge was higher than both the average of the Central Sector and of the county. Paramus was the only local municipality to experience a net in-migration of population between 1970 and 1980.

Table 37 compares the birth and mortality rates of River Edge, the adjacent communities, the Central Sector and all of Bergen County. Except for Hackensack, all of the communities had higher death rates than birth rates indicating an aging population base. However, both the Central Sector and the total county had higher birth rates than mortality rates indicating that there is a propensity for younger families to locate in other communities within the county or Central Sector.

#### Race Characteristics:

The non-White population increased in River Edge, in the adjacent communities, in Central Bergen and in the entire county between 1970 and 1980. As shown in Table 38, River Edge had a 1980 non-White population of 296, an increase of 355.38% over the 1970 to 1980 decade. The White population decreased in all of the above areas during the 1970's. Within River Edge the White population decreased by 15.40% over the decade. This was the largest percentage decrease of the five communities analyzed. Although containing the largest non-White population in 1970 and 1980, Hackensack experienced the smallest increase in non-White population over the decade. The largest increase was in Oradell, 616.21%. Oradell, however, had the smallest White population loss over the same period.

#### Age Characteristics:

As with all of Bergen County, River Edge and the surrounding municipalities experienced significant aging of their base populations between 1970 and 1980. River Edge's median age of the population increased from 36.8 years in 1970 to 39.1 years by 1980. This 1980 median age was well over the county median of 35.5, and was higher than all of the four neighboring communities. As presented in Table 39,

all the communities had increasing populations 65 years of age and older and decreasing population 18 years of age and younger between 1970 and 1980. As of 1980, River Edge had the highest percentage of people 65 years of age and older, and the second lowest percentage of 18 year olds or younger.

### Socioeconomic Characteristics

#### Households and Families:

Except for New Milford, River Edge's neighboring municipalities had increases in the number of households between 1970 and 1980. Table 40 shows that Hackensack experienced the largest increase in the number of households over the decade. The principal reason was the development of high-rise condominiums. River Edge had an increase of only 32 households between 1970 and 1980. In all the communities studied, the average household size decreased. This trend matched county, state and national trends and was attributed to the natural aging of the population, lower birth rates and lower marriage and higher divorce rates. In 1980, River Edge had the second lowest average household size, 2.70, within its immediate geographic area. However, it was equal to the average within Central Bergen County and was only insignificantly below the county average.

#### Income Characteristics:

The 1979 median family income and median household income in River Edge were \$30,307 and \$27,055, respectively. Both were above the Bergen County average by approximately 10% and 12%, respectively. Within its proximate geographic region, the income levels of River Edge's families and households were about 16% lower than Oradell's, about equal to those in Paramus and above those in the other adjacent communities. Table 41 presents comparative income statistics for River Edge and the surrounding region.

### Housing Characteristics

In 1980, there were 4,158 total housing units in River Edge. Of these, 3,002 or 72.20% were owner occupied, 1,111, 26.20%, were renter occupied and 43, 1.03%, were vacant. Compared to the adjacent municipalities, all of the above housing characteristics of River Edge are about the mean. However, as shown in Table 42, River Edge had a higher percentage of owner occupancy than Central Bergen County and the total county and lower percentages of renter occupancy and vacancy.

As Table 43 illustrates, the 1980 median value of owner occupied non-condominium housing in River Edge was \$76,800, \$300 above the county average. Both Oradell and Paramus had significantly higher median housing values. In 1980, the median contract rent for rental housing in River Edge was \$331. Although this was substantially above the county value of \$295, it was second lowest within communities in the immediate area.

#### Labor Force and Employment

As Table 44 shows, River Edge had a decline, 2.65%, in the number of jobs in the community between 1972 and 1980. None of the adjacent communities had a decline during the same period, and in fact, Paramus had the largest increase within the county and Hackensack had the second largest increase over the eight year period. These extraordinarily large increases in employment were due to the retail and office development in Paramus and the establishment of the Riverside Square Mall and Continental Towers office complex in Hackensack. Scattered office and shopping center developments account for New Milford's increase, while additional development of the Kinderkamack Road corridor in Oradell added to the number of jobs in that community.

It should be noted that in 1981 River Edge had substantially increased its employment base with the development of several professional office buildings in the south end of the community. By September 1981, within the community the number of jobs had increased by 327 and there were 186 individual firms operating businesses.

#### Population Projections

As shown in Table 45, it has been projected that the future population of River Edge will decline to 10,970 in 1985 and slowly increase to 11,025 by the year 2000. However, it is anticipated that the population count in the year 2000 will still be about 0.77% less than the 1980 level. This is based upon several factors: the lack of available land for additional residential development; a continued household size in the range of 2.70 to 2.85 persons per household; a marginally increasing birth rate and a continued lowering of the mortality rate; and a small immigration of young adult families with children. Except for New Milford, which is projected to have a steadily declining population through the year 2000, the Bergen County Planning Board has projected that the municipalities contiguous to River Edge will experience between 7.0% and 8.5% increases in population. Since the Bergen County Planning Board has projected only a 1.92% increase for all of the Central Bergen Sector over the 20 year period, it is anticipated that a majority of the sector's population growth will occur in these communities.

TABLE 34

COMPARATIVE POPULATION TRENDS  
RIVER EDGE AND SURROUNDING REGION  
1940-1980

	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>% Change 1940-1980</u>	<u>% Change 1960-1980</u>
River Edge	3,287	9,204	13,264	12,850	11,111	238.02	(16.23)
Oradell	2,802	3,665	7,487	8,903	8,658	208.99	15.64
Paramus	3,688	6,268	23,238	28,381	26,474	617.84	13.92
New Milford	3,215	6,006	18,810	19,149	16,876	424.91	(10.28)
Hackensack	26,279	29,219	30,521	36,008	36,039	37.13	18.07
Central Bergen	135,174	199,114	283,303	304,494	277,456	105.25	( 2.06)
Total County	410,646	539,139	780,255	897,148	845,385	105.86	8.34

Source: U.S. Bureau of the Census; 1940-1980.  
Compiled By: Barry M. Barovick.

TABLE 35  
POPULATION DENSITY  
RIVER EDGE AND SURROUNDING REGION  
1980

	<u>Persons Per Square Mile</u>
River Edge	5,876
Oradell	3,358
Paramus	2,504
New Milford	7,660
Hackensack	8,628
Central Bergen	6,019
Total County	3,541

Source: U.S. Bureau of the Census; 1980.

TABLE 36  
POPULATION COMPONENTS COMPARISON  
RIVER EDGE AND SURROUNDING REGION  
1970-1980

	<u>Total Pop.</u> <u>1970</u>	<u>1980</u>	<u>Pop. Change</u> <u>1970-1980</u>	<u>Natural Change</u> <u>1970 - 1980</u>	<u>Migration</u> <u>1970-1980</u>	<u>Migration %</u> <u>OF 1970 Base</u>
River Edge	12,850	11,111	( 1,739 )	(212)	( 1,527 )	(11.88)
Oradell	8,903	8,658	(245)	(224)	(21)	(0.21)
Paramus	23,381	26,474	3,093	78	3,015	12.89
New Millford	19,149	16,876	(2,273)	129	(2,402)	(12.54)
Hackensack	36,008	36,039	31	1,582	(1,551)	(4.31)
Central Bergen	304,494	277,456	(27,038)	4,413	(31,451)	(10.32)
Total County	897,148	845,385	(51,763)	13,257	(65,020)	(7.24)

Source: U.S. Bureau of the Census; 1970, 1980.  
Compiled By: Barry M. Barovick.

TABLE 37  
 BIRTH AND MORTALITY RATES  
 RIVER EDGE AND SURROUNDING REGION  
 1980

	<u>Birth Rate</u> <u>Per 100,000</u>	<u>Death Rate</u> <u>Per 100,000</u>
River Edge	864.0	1,080.0
Oradell	681.4	1,085.7
Paramus	695.0	770.6
New Milford	954.0	1,007.3
Hackensack	1,345.8	965.6
Central Bergen	1,042.0	1,000.5
Total County	988.9	940.8

Source: New Jersey Department of Health.  
 Compiled By: Barry M. Barovick.

TABLE 38  
 RACIAL CHARACTERISTICS  
 RIVER EDGE AND SURROUNDING REGION  
 1970-1980

	<u>White</u>		<u>Non-White</u> <sup>(1)</sup>		<u>% Change</u> 1970-1980	
	<u>1970(2)</u>	<u>1980</u>	<u>1970(2)</u>	<u>1980</u>	<u>White</u>	<u>Non-White</u>
River Edge	12,785	10,815	65	296	(15.40)	355.38
Oradell	8,866	8,393	37	265	(5.33)	616.21
Paramus	29,203	25,343	293	1,131	(13.21)	286.00
New Milford	20,068	16,264	168	612	(18.95)	264.28
Hackensack	29,641	26,730	6,270	9,309	(9.82)	48.46
Central Bergen	292,558	251,297	14,542	26,159	(14.10)	79.88
Total County	868,477	784,834	29,624	60,551	(9.63)	107.77

- (1) 1980 Non-White population includes persons of Spanish origin.  
 (2) 1970 population counts were revised, but not for racial characteristics.

Source: U.S. Bureau of the Census; 1970, 1980.  
 Compiled By: Barry M. Barovick.

TABLE 39  
 POPULATION AGE CHANGE  
 RIVER EDGE AND SURROUNDING REGION  
 1970-1980

	Median Age		% Under 18 Years		% 65 Years +	
	<u>1970</u>	<u>1980</u>	<u>1970</u>	<u>1980</u>	<u>1970</u>	<u>1980</u>
River Edge	36.8	39.1	30.3	21.8	10.7	15.5
Oradell	35.9	37.7	34.3	26.1	8.9	11.7
Paramus	30.8	37.2	37.1	24.4	6.9	10.6
New Milford	33.0	37.3	31.6	21.3	9.4	14.5
Hackensack	32.5	33.7	24.4	18.8	12.1	13.7
Central Bergen	-	-	-	-	9.7	13.5
Total County	33.0	35.5	31.8	23.6	9.4	12.5

Source: U.S. Bureau of the Census; 1970 and 1980.  
 Compiled By: Bergen County Planning Board.  
 Barry M. Barovick.

TABLE 40  
 HOUSEHOLD CHARACTERISTICS  
 RIVER EDGE AND SURROUNDING REGION  
 1970-1980

	Total Households		Average Household Size	
	<u>1970</u>	<u>1980</u>	<u>1970</u>	<u>1980</u>
River Edge	4,081	4,113	3.15	2.70
Oradell	2,524	2,769	3.52	3.12
Paramus	7,492	7,644	3.81	3.31
New Milford	6,350	6,209	3.18	2.68
Hackensack	13,547	15,827	2.61	2.23
Central Bergen	97,510	101,164	3.10	2.69
Total County	279,625	300,410	3.19	2.79

Source: U.S. Bureau of the Census; 1970 and 1980.  
 Compiled By: Barry M. Barovick.

TABLE 41  
 HOUSEHOLD AND FAMILY INCOME  
 RIVER EDGE AND SURROUNDING REGION  
 1969-1979

	<u>Median Family Income - 1969</u>	<u>Median Family Income - 1979</u>	<u>Median Household Income - 1979</u>
River Edge	\$14,939	\$30,307	\$27,055
Oradell	\$18,855	\$35,384	\$32,430
Paramus	\$15,419	\$30,808	\$29,771
New Milford	\$12,871	\$26,388	\$22,140
Hackensack	\$11,294	\$21,328	\$18,001
Central Bergen	-	-	-
Total County	\$13,597	\$27,521	\$24,050

Source: U.S. Bureau of the Census; 1969, 1979.  
 Compiled By: Bergen County Planning Board.  
 Barry M. Barovick.

TABLE 42  
YEAR ROUND HOUSING UNITS  
RIVER EDGE AND SURROUNDING REGION  
1980

	Total Dwelling		%	Renter		%	Vacant		%
	Units	Owner Occupied		Occupied	Occupied		Units	Units	
River Edge	4,158	3,002	72.20	1,111	26.20	43	1.03		
Oradell	2,808	2,485	88.50	284	10.01	39	1.39		
Paramus	7,698	7,029	91.31	615	7.99	53	0.68		
New Millford	6,253	3,876	61.98	2,333	37.31	44	0.70		
Hackensack	16,304	4,452	27.30	11,375	69.77	470	2.88		
Central Bergen	102,979	63,121	61.29	38,043	36.94	1,815	1.76		
Total County	306,590	196,422	64.06	103,988	33.91	6,180	2.01		

Source: U.S. Bureau of the Census; 1980.  
Compiled By: Barry M. Barovick.

TABLE 43  
 HOUSING VALUES  
 RIVER EDGE AND SURROUNDING REGION  
 1980

	<u>Median Value Owner Occupied Non-Condominiums</u>	<u>Median Contract Rent Renter Occupied Units</u>
River Edge	\$ 76,800	\$331
Oradell	\$106,400	\$362
Paramus	\$ 85,700	\$365
New Milford	\$ 72,300	\$211
Hackensack	\$ 62,700	\$368
Central Bergen	\$ 75,209	\$295
Total County	\$ 76,500	\$281

Source: U.S. Bureau of the Census; 1980.  
 Compiled By: Barry M. Barovick.

TABLE 44  
 PRIVATE SECTOR EMPLOYMENT TRENDS  
 NUMBER OF JOBS  
 RIVER EDGE AND SURROUNDING REGION  
 1972-1980, 1981

	<u>1972</u>	<u>1980</u>	<u>1972-1980</u> <u>Change</u>	<u>1972-1980</u> <u>% Change</u>	<u>1972-1981</u> <u>% Change</u>
River Edge	1,433	1,395	(38)	(2.65)	20.16
Oradell	2,799	3,001	202	7.21	34.61
Paramus	24,423	32,960	8,537	34.95	37.16
New Milford	998	1,207	209	20.94	22.94
Hackensack	23,008	30,311	7,303	31.74	31.84
Central Bergen	112,177	130,362	18,185	16.21	18.20
Total County	292,587	340,296	47,709	16.30	18.74

Source: New Jersey Department of Labor.  
 Compiled By: Bergen County Planning Board.  
 Barry M. Barovick.

TABLE 45  
POPULATION PROJECTIONS  
RIVER EDGE AND SURROUNDING REGION  
1985-2000

	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>	<u>Change</u> <u>1980-2000</u>	<u>% Change</u> <u>1980-2000</u>
	River Edge	11,111	10,970	10,980	10,995	11,025	(86)
Oradell	8,658	8,730	8,910	9,100	9,290	632	7.29
Paramus	26,474	27,130	27,640	28,170	28,700	2,226	8.40
New Milford	16,876	16,770	16,700	16,670	16,640	(236)	(1.39)
Hackensack	36,039	36,140	36,890	37,800	38,700	2,661	7.38
Central Bergen	277,456	277,430	278,820	280,780	282,790	5,334	1.92
Total County	845,385	862,680	880,200	897,620	915,000	69,615	8.23

Sources: Bergen County Planning Board, 1982.  
Projections for River Edge: Barry M. Barovick, 1983.

EXISTING MUNICIPAL CONDITIONS

## EXISTING MUNICIPAL CONDITIONS

The following is a detailed description of existing municipal conditions within River Edge. The analysis includes demographic and socioeconomic conditions, housing, existing land use and zoning, community facilities and services, transportation and circulation patterns, and economic development trends. The demographic and socioeconomic and housing analyses are based upon 1980 statistics because the U.S. Census taken in that year provides the most comprehensive and broad base of information on these subjects.

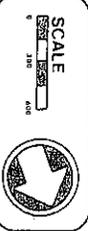
In order to present the most detailed description of municipal demographic, socioeconomic and housing conditions a hierarchical geographic analysis separating the borough into various subareas was completed. The geographic hierarchy is comprised of the following subareas: 1) the entire borough; 2) Census Tracts 481 and 482 as defined by the U.S. Census; and 3) eight Block Groups; 11, 22, 33, 44, 55, 66, 77 and 88 as defined by the U.S. Census. Where possible, based upon available data, analysis was completed at the Block Group level and Census Tract level. Prior to 1980, River Edge was considered as only one Census Tract, 480.

Map 4 presents the two 1980 Census Tract areas. Census Tract 481 is all the area between Bogert Road east to the Hackensack River, from the southern municipal border with Hackensack to the northern municipal boundary with Oradell. Census Tract 482 is all the municipal area between Bogert Road extending west to the Van Saun Mill Brook and Paramus border, from the southern municipal border with Hackensack to the northern municipal border with Oradell.

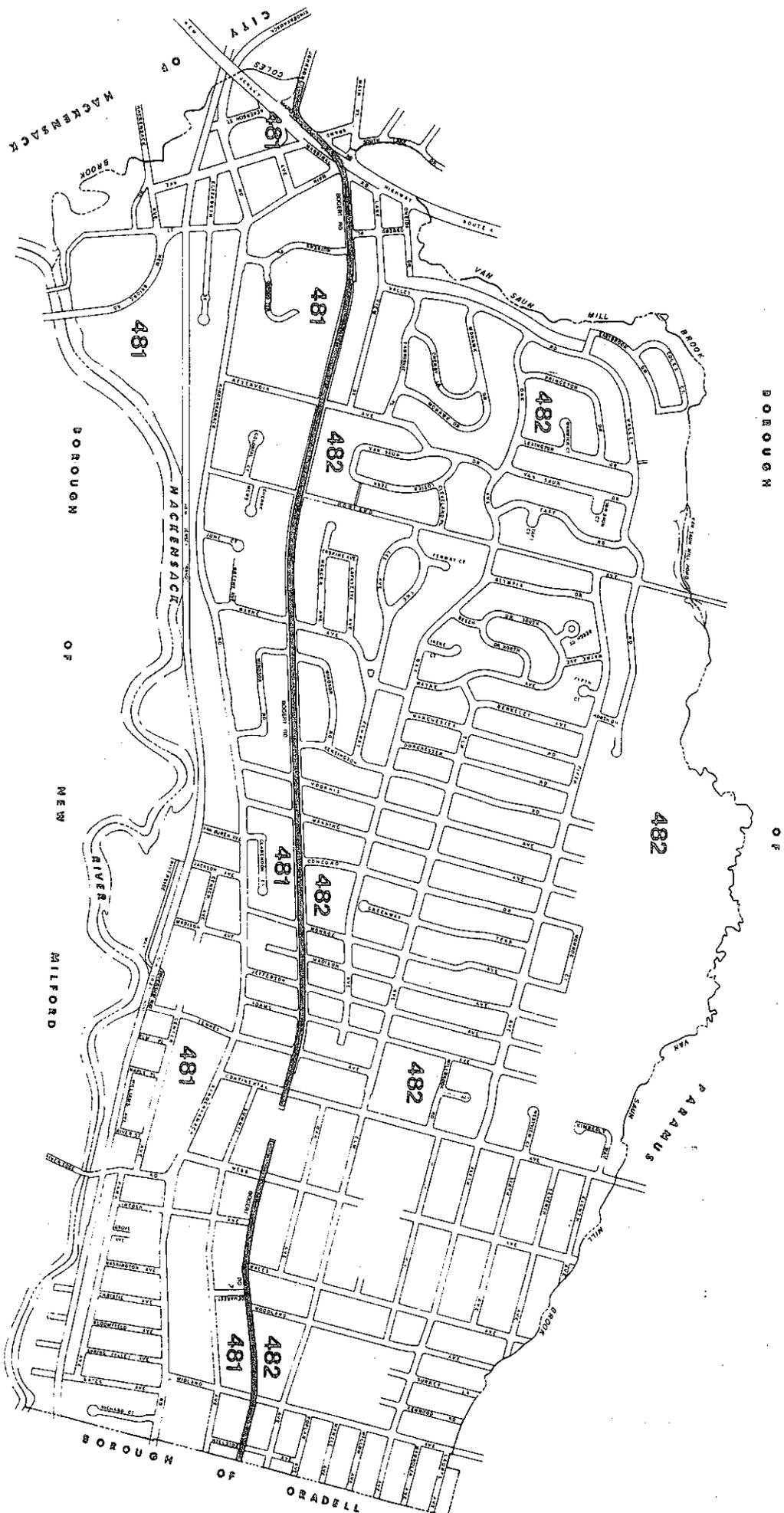
Map 5 outlines the 1980 Block Group areas as defined by the U.S. Census. The boundaries of the eight Block Groups are as follows: Block Group 11 - the area bounded by Bogert Road on the west; River Edge Road/Lincoln Avenue on the south; the Hackensack River on the east; and the River Edge/Oradell border on the north. Block Group 22 - the area bounded by Kinderkamack Road on the west; the Hackensack/River Edge border on the south; the Hackensack River on the east; and River Edge Road/Lincoln Avenue on the north. Block Group 33 - the area bounded by the Paramus/River Edge border on the west; the Hackensack-Paramus/River Edge border on the south; Main Street - Kinderkamack Road on the east; and Howland Avenue on the north. Block Group 44 - the area bounded by Fifth Avenue on the west;

**BOROUGH OF RIVER EDGE**  
BERGEN COUNTY NEW JERSEY

PREPARED FOR THE PLANNING BOARD BY:  
**BVB** BARRY M BAROVICK



1980 Census Tracts  
Fig. 4



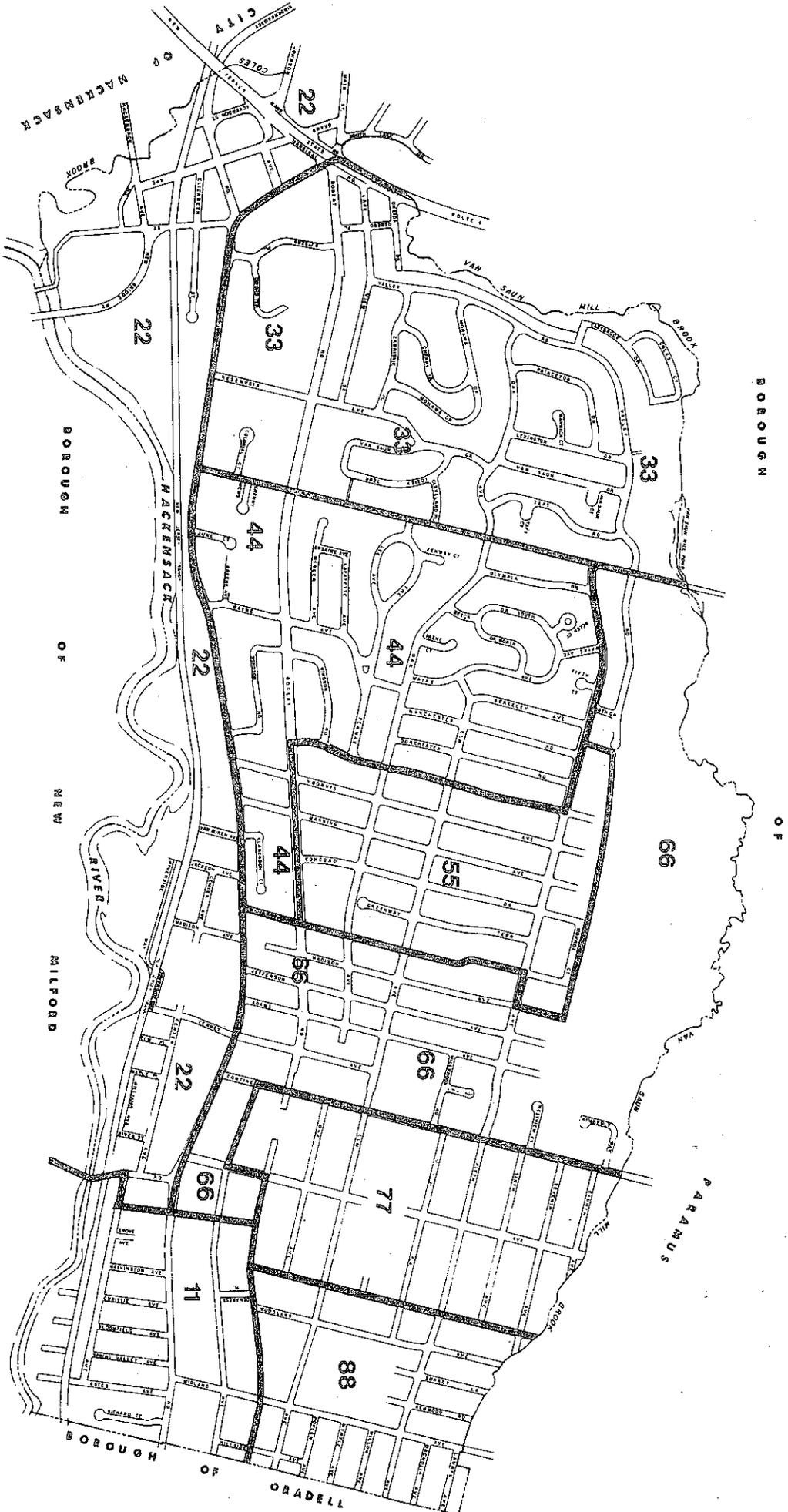
**BOROUGH OF RIVER EDGE**  
BERGEN COUNTY NEW JERSEY

PREPARED FOR THE PLANNING BOARD BY:  
**BVB** BARRY M BAROVICK

SCALE  
1" = 100'



1980 Block Group Areas  
fig. 5



Howland Avenue on the south; Kinderkamack Road on the east; and Monroe Avenue between Kinderkamack Road and Bogert Road, and Kensington Road from Bogert Road to Fifth Avenue on the north. Block Group 55 - the area bounded by the eastern border of Van Saun County Park on the west; Kensington Road on the south; Bogert Road on the east; and Monroe Avenue from Bogert Road to Fifth Avenue and Madison Avenue from Fifth Avenue to Van Saun Park on the north. Block Group 66 - the area bounded by the Paramus/River Edge Border on the west; Monroe Avenue from Kinderkamack Road to Fifth Avenue and Madison Avenue from Fifth Avenue to Van Saun Park on the south; Kinderkamack Road on the east; and Lincoln Avenue between Kinderkamack Road and Bogert Road and Continental Avenue from Bogert Road to the Paramus/River Edge border on the north. Also included in Block Group 66 is the area between Howland Avenue and North Drive from Fifth Avenue to Valley Road. Block Group 77 - the area bounded by the Paramus/River Edge border on the west; Continental Avenue on the south; Bogert Road on the east; and Wales Avenue on the north. Block Group 88 - the area bounded by the Paramus/River Edge border on the west; Wales Avenue on the south; Bogert Road on the east; and the Oradell/River Edge border on the north.

## Demographic and Socioeconomic Conditions

### Historical Population Trends:

The historical population trends within River Edge follow those exhibited generally by the whole of Bergen County. Between 1900 and 1940 the municipal population increased by 2,726, an increase of 486%. However, this extraordinary rate of growth was not unusual for the county nor for the municipalities contiguous to River Edge. The impetus for much of the growth within the community during this forty year period was the initial processes of suburbanization; the conversion of vacant and agricultural properties to residential tracts; the improvement of local highways to accommodate the increasing utilization of the automobile; and the broadening of job opportunities in the area. Although impacted by the Depression of the 1930's, the opening of the George Washington Bridge greatly increased the locational advantages of River Edge and the surrounding area.

Between 1940 and 1960 the population of River Edge grew by 9,977, an incredible 303% over the twenty year period. After World War II the "land boom" of the suburbs was shocked by the housing demands of former military personnel and their families. Seeking home ownership in convenient locations, River Edge and Bergen County in general, provided excellent locations. The availability of vacant land combined with attractive suburban amenities brought increasing residential development to River Edge. Over the twenty year period nearly 67% of the community's housing units were constructed, and a majority of the infrastructure organized.

Since 1960, the population of the community has declined by 2,153 or 16.23%. The principal reasons for the decline have been the absence of significant residential development due to the lack of available land; the changes in demographics, e.g., aging population, smaller households; the increase in housing costs; and a growing attractiveness of other locations in the region, e.g., Northwest Bergen County and the Pascack Valley. These same factors will continue to affect the future population growth in the community. River Edge has reached a position of stability, and at least over the next 17 years to 2000, should maintain a population base of approximately 11,000.

### Spatial Distribution of Population:

Tables 46 through 49 present general characteristics of the municipal population. As shown in Table 46, in 1980 Census Tract 482 contained over 66% of the population. Since this tract is comprised of the community's primary residential areas the 2 to 1 ratio with tract 481 is not surprising. At the Block Group level, Block Group 33 contained over 25.80% of the borough's population, however, 1,169 persons or 10.52% of the municipal population resided in the multi-family, garden apartment units located within the Block Group. In those areas comprised of single-family homes Block Group 44 contained the largest number of persons, 2,060 or 18.54% of the municipal population. The single-family sector of Block Group 33 contained 15.28% of the municipal population, while the smallest percentages of the borough's population were in Block Groups 11 and 22, which together form the principal business districts of the community.

Of the 3,246 families residing in River Edge in 1980, 2,202 were located in Census Tract 482. Block Group 33 contained 878 of these families of which 342 were residing in the garden apartment complexes. Block Group 44 and the single-family home area of Block Group 33 contained the largest concentrations of families, 618 and 532, respectively. Block Groups 11 and 22 comprised only 6.4% and 7.2% of all municipal families, respectively.

1980 household characteristics within River Edge followed the same spatial pattern as families and general population distributions. Census Tract 482 contained 60.5% of all households and Block Group 33 comprised 31.7% of the borough's households. The garden apartment area of this Block Group had 679 households, second only to the 702 households located in Block Group 44. Block Groups 11, 88 and 77 contained the fewest households in 1980, comprising 6.7%, 7.4% and 7.6%, respectively.

In 1980, River Edge had an average of 2.70 persons per household. As Table 49 shows, Census Tract 482 had an average of 2.96 persons per household, while Census Tract 481 had a substantially lower average of 2.31 persons per household. The greatest number of persons per household were in Block Groups 66, 88 and 55 with 3.21, 3.11 and 3.08 persons per household, respectively. The lowest number of persons per household were in the garden apartment area of Block Group 33 having only 1.72 persons per household. Household size is a general indication of population age and it's not surprising to see that, as shown in Table 50,

Block Group 33 had a 1980 median population age of 47.1 years, of which the garden apartment area had a median age of 54.8 years. These were compared to the borough's 1980 median age of 39.1 years.

#### Age Characteristics:

Tables 51 through 53 present detailed age characteristics of River Edge's 1980 population by Census Tract and Block Group. As shown in Table 51, for the community as a whole, there were significant declines in all age groups under 24 years old and in the 45 to 54 year old group between 1970 and 1980. The largest declines during the decade were in the 6 year old (54.32%), 5 year old (43.43%), 7-9 year old (43.12) and 10-13 year old (42.49%) age groups. The 45 to 54 year old age group declined by 30.14% during the 10 year period. The 75 years old and over age group increased by 39.25%, the 65 to 74 years old group increased by 18.09% and the 25 to 34 years old group increased by 28.77% during the same decade.

The composition of the municipal population in terms of age structure is useful in informing the borough of changes in services required to support the population. The trends established within River Edge during the 1970's were typical of most northern New Jersey communities. Indications based on the overall municipal population projections are that the elderly population, 65 years and over, will continue to increase as a percentage of the total municipal population between 1985 and 2000. The decline of the younger age groups will begin to stabilize over the early part of the 1985 to 2000 period and begin to increase between 1995 and 2000 as younger households start to migrate into the community.

A close look at Tables 50 through 53 shows that, not surprisingly, Block Group 33 had the oldest resident population, of which the greatest number resided in the garden apartment complexes. The single-family residential portion of Block Group 33 and all of Block Groups 44 and 66 had the largest percentages of children and young and middle age adults. Beside the garden apartment areas of Block Group 33, the second largest concentrations of elderly were in the single-family sector of Block Group 33 and within Block Groups 44 and 66.

### Race Characteristics:

As with all Bergen County as well as with its contiguous communities except for Hackensack, River Edge had a very low percentage of minority populations in 1980. The White population accounted for 97.3% of the total municipal population, Asian and people of Hispanic origin each accounted for 2.2% of the total population and Black and other minorities each accounted for only .05% of the 1980 total. Table 54 presents the spatial distribution of population, by race within River Edge.

### Income Characteristics:

The median family income in River Edge in 1979 was \$30,307. As shown in Table 55, Census Tract 481 had a median family income of \$26,609, while Census Tract 482 had a higher family income of \$32,124. Of the 3,246 families within River Edge in 1979, 1,665 or 51.29% earned more than \$30,000. The largest category of earned family income was \$30,000-\$34,999.

The 1979 mean household income within River Edge was \$29,379. Census Tract 481 had a mean household income of \$23,452 and Census Tract 482 had a mean household income of \$33,246. As shown in Table 56, owner occupied households had significantly higher mean incomes than renter occupied households for the community as a whole and within each of the two Census Tracts.

Corresponding to the general growth in household and family income in River Edge between 1970 and 1980, there was a decline in the number of families with earned incomes below the poverty level. In 1970, 79 families or 2.2% had incomes below the poverty level. By 1980, the number of families had decreased from 3,498 to 3,246, and the percent of families below poverty level had declined to 1.3% of the total. Table 57 presents poverty status information for River Edge by Census Tract for 1970 and 1980.

### Labor Force and Employment Characteristics:

Along with the decline in the population between 1970 and 1980, River Edge experienced a decline of 47 persons in its labor force. The 1980 labor force was 5,730. This decline occurred because of the decline in the young adult population. More important than actual labor force numbers are

unemployment rates. As can be seen in Table 58, unemployment rates within River Edge had increased from 1.85% in 1970 to 3.50% in 1980. The 1980 rate was below the county average of 4.8%. The number of people in the labor force decreased by 389 indicating an out-migrating young adult population and an increasing elderly population reaching retirement age. The labor force participation rate in River Edge had increased from 44.95% in 1970 to 51.37% in 1980. The increase can be attributed to a general increase in the number of females entering the labor force, in particular the increase in the number of working mothers. Table 59 presents 1970 and 1980 labor force participation rates for River Edge.

River Edge is principally a white collar community. As shown in Tables 60 and 61, the great majority of workers are employed in the managerial, professional and technical sales and administrative occupations within the professional services and retail trade occupations.

#### Educational Attainment Characteristics:

The educational attainment level of River Edge's population had increased significantly between 1970 and 1980. As presented in Table 62, the number of persons who had completed four years or more of college had increased from 1,480 in 1970 to 2,079 in 1980; while the number of persons with only high school and elementary school educations declined from 2,891 in 1970 to 2,640 in 1980 and from 1,154 in 1970 to 597 in 1980, respectively.

TABLE 46  
 POPULATION CHARACTERISTICS  
 RIVER EDGE - BY CENSUS TRACT & BLOCK GROUP  
 1980

	<u>Number of People</u>	<u>% of Total</u>
River Edge	11,111	100.00
Census Tract 481	3,749	33.74
Census Tract 482	7,362	66.26
Block Group 11	756	6.80
Block Group 22	887	7.98
Block Group 33	2,867	25.80
Block Group 44	2,060	18.54
Block Group 55	1,139	10.25
Block Group 66	1,525	13.72
Block Group 77	934	8.40
Block Group 88	943	8.49

Source: U.S. Bureau of the Census; 1980.  
 Compiled By: Barry M. Barovick.

TABLE 47  
 NUMBER OF FAMILIES  
 RIVER EDGE - BY CENSUS TRACT & BLOCK GROUP  
 1980

	<u>Number of Families</u>
River Edge	3,246
Census Tract 481	1,044
Census Tract 482	2,202
Block Group 11	208
Block Group 22	235
Block Group 33	878
Block Group 44	618
Block Group 55	331
Block Group 66	425
Block Group 77	279
Block Group 88	272

Source: U.S. Bureau of the Census; 1980.  
 Compiled By: Barry M. Barovick

TABLE 48  
 NUMBER OF HOUSEHOLDS  
 RIVER EDGE - BY CENSUS TRACT & BLOCK GROUP  
 1970-1980

	<u>Number of Households</u>	
	<u>1970</u>	<u>1980</u>
River Edge	4,081	4,113
Census Tract 481		1,624
Census Tract 482		2,489
Block Group 11		274
Block Group 22		375
Block Group 33		2,005
Block Group 44		702
Block Group 55		370
Block Group 66		474
Block Group 77		312
Block Group 88		303

Source: U.S. Bureau of the Census; 1970 and 1980.  
 Compiled By: Barry M. Barovick.

TABLE 49  
 PERSONS PER HOUSEHOLD  
 RIVER EDGE - BY CENSUS TRACT & BLOCK GROUP  
 1980

	<u>Persons Per Household</u>
River Edge	2.70
Census Tract 481	2.31
Census Tract 482	2.96
Block Group 11	2.76
Block Group 22	2.37
Block Group 33	2.31
Block Group 44	2.93
Block Group 55	3.08
Block Group 66	3.21
Block Group 77	2.99
Block Group 88	3.11

Source: U.S. Bureau of the Census; 1980.  
 Compiled By: Barry M. Barovick.

TABLE 50  
 MEDIAN AGE CHARACTERISTICS  
 RIVER EDGE - BY CENSUS TRACT & BLOCK GROUP  
 1980

	<u>Median Age</u>
River Edge	39.1
Census Tract 481	39.9
Census Tract 482	38.8
Block Group 11	35.1
Block Group 22	34.4
Block Group 33	47.1
Block Group 44	41.2
Block Group 55	36.2
Block Group 66	36.0
Block Group 77	39.1
Block Group 88	34.8

Source: U.S. Bureau of the Census; 1980.  
 Compiled By: Barry M. Barovick.

DETAILED AGE CHARACTERISTICS  
 RIVER EDGE - BY CENSUS TRACT & BLOCK GROUP  
 1970-1980

TABLE 51

Age	River Edge		Census Tract-1980		Block Groups -- 1980							
	1970	1980	481	482	11	22	33	44	55	66	77	88
2 and Under	427	319	100	219	25	27	56	50	38	50	36	37
3-4	337	204	68	136	19	13	33	37	31	37	8	26
5	198	112	27	85	5	9	20	22	11	9	17	19
6	208	95	30	65	9	8	19	18	8	12	9	12
7-9	633	360	107	253	22	20	71	74	40	58	34	41
10-13	1,012	582	163	419	32	47	110	99	80	94	56	64
14-16	788	566	157	409	37	32	108	127	76	95	40	51
17-19	646	473	129	344	31	34	89	93	48	70	45	42
20-21	318	294	102	192	28	34	54	51	34	47	28	22
22-24	794	498	188	310	46	54	146	83	47	64	31	27
25-29		708	308	400	59	106	223	86	66	61	52	54
30-34	1,171	800	284	516	62	68	185	133	71	132	70	79
35-44	1,518	1,314	436	878	89	106	278	260	149	200	100	132
45-54	2,077	1,402	418	984	91	101	372	280	142	185	128	103
55-59	889	916	250	666	47	64	255	189	90	119	81	71
60-64	803	745	223	522	47	45	230	137	64	102	76	43
65-74	923	1,090	432	658	64	79	343	223	104	127	79	70
75-84	856	521	270	251	29	34	231	77	32	38	40	40
85 and Over	-	114	57	57	12	6	44	21	7	11	4	9

Sources: U.S. Bureau of the Census; 1970 and 1980.  
 Compiled By: Barry M. Barovick.

TABLE 52  
 DETAILED AGE CHARACTERISTICS  
 RIVER EDGE - BY CENSUS TRACT & BLOCK GROUP  
 1980

Age	% Of Total Population				% Of Age Category							
	River Edge	Census Tracts 481	482	11	22	33	Block Groups 44	55	66	77	88	
2 & Under	2.87	0.90	1.97	7.8	8.4	17.5	15.6	11.9	15.6	11.2	11.6	
3-4	1.83	0.61	1.22	9.3	6.4	16.2	18.1	15.2	18.1	3.9	12.7	
5	1.00	0.24	0.76	4.4	8.0	17.8	19.6	9.8	8.0	15.2	16.9	
6	0.85	0.27	0.58	9.4	8.4	20.0	18.9	8.4	12.6	9.4	12.6	
7-9	3.24	0.96	2.28	6.1	5.5	19.7	20.5	11.1	16.1	9.4	11.4	
10-13	5.23	1.46	3.67	5.4	8.0	18.9	17.0	13.7	16.2	9.6	11.0	
14-16	5.09	1.41	3.68	6.5	5.6	19.0	22.4	13.4	16.8	7.1	9.0	
17-19	4.25	1.16	3.09	6.5	7.2	18.8	19.6	10.1	14.8	9.5	8.8	
20-21	2.64	0.91	1.73	9.5	11.6	18.4	17.3	11.6	16.0	9.5	7.4	
22-24	4.48	1.69	2.78	9.2	10.8	29.3	16.6	9.4	12.8	6.2	5.4	
25-29	6.37	2.77	3.59	8.3	14.9	31.5	12.1	9.3	8.6	7.3	7.6	
30-34	7.20	2.55	4.65	7.7	8.5	23.1	16.6	8.8	16.5	8.7	9.8	
35-44	11.82	3.92	7.89	6.7	8.1	21.1	19.7	11.3	15.2	7.6	10.0	
45-54	12.61	3.76	8.85	6.5	7.2	26.5	19.9	10.1	13.2	9.1	7.3	
55-59	8.24	2.25	5.99	5.1	6.9	27.8	20.6	9.8	13.0	8.8	7.7	
60-64	6.70	2.00	4.70	6.3	6.0	30.8	18.4	8.6	13.7	10.2	5.7	
65-74	9.81	3.88	5.93	5.9	7.2	31.5	20.4	9.5	11.6	7.2	6.4	
75-84	4.68	2.43	2.24	5.5	6.5	44.3	14.8	6.1	7.3	7.7	7.7	
85 and Over	1.02	0.51	0.51	10.5	5.2	38.6	18.4	6.1	9.6	3.5	7.9	

Source: U.S. Bureau of the Census; 1980.  
 Compiled By: Barry M. Barovick.

TABLE 53  
 DETAILED AGE CHARACTERISTICS  
 RIVER EDGE - BY CENSUS TRACT & BLOCK GROUP  
 1980

	<u>Number/(% Of Total Population)</u>			
	<u>Under 5 Years</u>	<u>5 to 17 Years</u>	<u>18 to 64 Years</u>	<u>65 Years and over</u>
River Edge	523/(4.7)	1,894/(17.0)	6,969/(62.7)	1,725/(15.5)
Census Tract 481	168/(1.5)	539/(4.8)	2,283/(20.5)	759/(6.8)
Census Tract 482	355/(3.2)	1,355/(12.2)	4,686/(42.2)	966/(8.7)
Block Group 11	44/ (.4)	119/(1.1)	488/(4.4)	105/(0.9)
Block Group 22	40/ (.4)	126/(1.1)	602/(5.4)	119/(1.1)
Block Group 33	89/ (.8)	359/(3.2)	1,801/(16.2)	618/(5.5)
Block Group 44	87/ (.8)	377/(3.4)	1,275/(11.4)	321/(2.9)
Block Group 55	69/ (.6)	238/(2.1)	689/(6.2)	143/(1.2)
Block Group 66	87/ (.8)	305/(2.7)	957/(8.6)	176/(1.6)
Block Group 77	44/ (.4)	170/(1.5)	597/(5.4)	123/(1.1)
Block Group 88	63/ (.5)	200/(1.8)	560/(5.0)	120/(1.1)

Source: U.S. Bureau of the Census; 1980.  
 Compiled By: Barry M. Barovick.

TABLE 54

RACE CHARACTERISTICS  
RIVER EDGE - BY CENSUS TRACT & BLOCK GROUP  
1980

	Number/(% Of Total Population)				
	<u>White</u>	<u>Black</u>	<u>Asian</u>	<u>Hispanic</u>	<u>Other</u>
River Edge	10,815/(97.3)	6/(.05)	240/(2.2)	254/(2.2)	50/(.45)
Census Tract 481	3,661/(32.9)	2/(.02)	74/(.66)	117/(1.0)	12/(.10)
Census Tract 482	7,154/(64.4)	4/(.03)	166/(1.5)	137/(1.2)	38/(.35)
		<u>Number/(% of Race)</u>			
Block Group 11	746/(6.8)	1/(16.6)	8/(3.3)	24/(9.4)	1/(2.0)
Block Group 22	863/(7.9)	1/(16.6)	17/(7.1)	32/(12.6)	6/(12.0)
Block Group 33	4,765/(44.0)	1/(16.6)	91/(37.9)	72/(28.3)	10/(20.0)
Block Group 44	2,000/(18.5)	3/(50.0)	51/(21.2)	35/(13.8)	6/(12.0)
Block Group 55	1,113/(10.3)	-	13/(5.4)	30/(11.8)	13/(26.0)
Block Group 66	1,481/(13.7)	-	40/(16.6)	32/(12.6)	4/(8.0)
Block Group 77	924/(8.5)	-	5/(2.1)	17/(6.7)	5/(10.0)
Block Group 88	923/(8.5)	-	15/(6.3)	12/(4.7)	5/(10.0)

(1) Hispanic origin by race also included in total white race category.

Source: U. S. Bureau of the Census; 1980.  
Compiled By: Barry M. Barovick.

TABLE 55  
 INCOME CHARACTERISTICS  
 RIVER EDGE - BY CENSUS TRACT  
 1979

	Number of Families		
	River Edge	Census Tract 481	Census Tract 482
Less than \$2,500	5	0	5
\$2,500-\$4,999	18	18	0
\$5,000-\$7,499	68	28	40
\$7,500-\$9,999	121	43	78
\$10,000-\$12,499	129	36	93
\$12,500-\$14,999	93	51	42
\$15,000-\$17,499	127	77	50
\$17,500-\$19,999	202	71	131
\$20,000-\$22,499	228	107	121
\$22,500-\$24,999	133	49	84
\$25,000-\$27,499	249	80	169
\$27,500-\$29,999	220	83	137
\$30,000-\$34,999	469	161	308
\$35,000-\$39,999	401	87	314
\$40,000-\$49,999	391	76	315
\$50,000-\$74,999	311	73	238
\$75,000+	93	23	70
Median Income	\$30,307	\$26,609	\$32,124
Mean Income	\$32,748	\$28,349	\$34,878

Source: U.S. Bureau of the Census; 1980.  
 Compiled By: Barry M. Barovick.

TABLE 56  
 MEAN HOUSEHOLD INCOME  
 BY HOUSING TENURE  
 RIVER EDGE - BY CENSUS TRACT  
 1979

	<u>River Edge</u>	<u>Census Tract 481</u>	<u>Census Tract 482</u>
Total	\$29,379	\$23,452	\$33,246
Renter-Occupied	\$20,178	\$19,404	\$25,634
Owner-Occupied	\$32,784	\$29,501	\$33,693

Source: U.S. Bureau of the Census; 1980.  
 Compiled By: Barry M. Barovick.

TABLE 57  
 POVERTY STATUS OF FAMILIES  
 RIVER EDGE - BY CENSUS TRACT  
 1970-1980

	<u>River Edge</u>		<u>Census Tract 481</u>	<u>Census Tract 482</u>
	<u>1970</u>	<u>1980</u>	<u>1980</u>	<u>1980</u>
Income Above Poverty Level	3,498	3,216	1,045	2,171
Income Below Poverty Level	79	42	18	24
% Below Poverty Level	2.2	1.3	1.7	1.1

Source: U.S. Bureau of the Census; 1970 and 1980.  
 Compiled By: Barry M. Barovick.

TABLE 58  
LABOR FORCE AND EMPLOYMENT  
RIVER EDGE -- BY CENSUS TRACT  
1970-1980

	<u>River Edge</u>		<u>Census Tract 481</u>		<u>Census Tract 482</u>	
	<u>1970</u>	<u>1980</u>	<u>1980</u>	<u>1980</u>	<u>1980</u>	<u>1980</u>
Total Labor Force	5,777	5,730	1,921		3,809	
Employed	5,670	5,525	1,864		3,661	
% Employed	98.15	96.42	97.03		96.11	
Unemployed	107	205	57		148	
% Unemployed	1.85	3.58	2.97		3.89	
Not in Labor Force	3,681	3,292	1,216		2,076	

Source: U.S. Bureau of the Census; 1970 and 1980.  
Compiled By: Barry M. Barovick.

TABLE 59  
LABOR FORCE PARTICIPATION RATES  
RIVER EDGE  
1970-1980

	<u>Population</u>	<u>Labor Force</u>	<u>Participation Rate</u>
1970	12,850	5,777	44.95
1980	11,111	5,730	51.57

Source: U.S. Bureau of the Census; 1970 and 1980.  
Compiled By: Barry M. Barovick.

TABLE 60  
 EMPLOYMENT BY OCCUPATION  
 RIVER EDGE - BY CENSUS TRACT  
 1980

	<u>River Edge</u>	<u>Census Tract 481</u>	<u>Census Tract 482</u>
Managerial and Professional	2,074	598	1,476
Technical, Sales and Administrative	2,200	800	1,400
Service	371	116	255
Farming, Forestry and Fishing	8	0	8
Precision Production, Craft and Repair	450	209	241
Operator, Fabrications and Laborers	422	142	280

Source: U.S. Bureau of the Census; 1980.  
 Compiled By: Barry M. Barovick.

TABLE 61  
 EMPLOYMENT BY INDUSTRY  
 RIVER EDGE - BY CENSUS TRACT  
 1980

	<u>River Edge</u>	<u>Census Tract 481</u>	<u>Census Tract 482</u>
Agriculture, Forestry, Fishing, Mining	23	8	15
Construction	185	59	126
Manufacturing-Durable	397	143	254
Manufacturing-Non-Durable	588	196	392
Transportation	360	164	196
Communication	174	67	107
Wholesale Trade	346	122	224
Retail Trade	908	361	547
Finance, Insurance, Real Estate	542	186	356
Personal Entertainment	126	18	108
Professional Services	1,181	317	864

Source: U.S. Bureau of the Census; 1980.  
 Compiled By: Barry M. Barovick.

TABLE 61 (Con't)  
 EMPLOYMENT BY INDUSTRY  
 RIVER EDGE - BY CENSUS TRACT  
 1980

	<u>River Edge</u>	<u>Census Tract 481</u>	<u>Census Tract 482</u>
Public Administration	251	75	176
Business and Repair	444	148	296

Source: U.S. Bureau of the Census; 1980.  
 Compiled By: Barry M. Barovick.

TABLE 62

EDUCATIONAL ATTAINMENT - SCHOOL YEARS COMPLETED  
 RIVER EDGE - BY CENSUS TRACT  
 1970-1980

	River Edge		Census Tract 481		Census Tract 482	
	1970	1980	1980	1980	1980	1980
Persons 25 Years Old and Over						
Elementary	1,154	597	320		227	
High School -						
1-3 Years	1,142	710	338		372	
4 Years	2,891	2,640	997		1,643	
College -						
1-3 Years	1,163	1,569	522		1,047	
4 Years or more	1,480	2,079	501		1,578	

Source: U.S. Bureau of the Census; 1970 and 1980.  
 Compiled By: Barry M. Barovick.

## Housing Characteristics

### General Characteristics and Tenure:

Between 1970 and 1980 there were only 34 housing units constructed in River Edge. Eighteen of these units were renter occupied and 16 were owner occupied. Of the 4,158 total dwelling units in 1980, 43 or 1.03% were vacant. Table 63 presents the general housing characteristics for the borough, and Table 64 provides housing tenure characteristics. As these tables illustrate, River Edge is primarily a community of owner occupied homes. As of 1980, 72.24% of all homes in the municipality were owner occupied and only 26.71% were rental units. This ratio has remained relatively constant for the past twenty-five years.

### Housing Types and Size:

As Table 65 shows, River Edge is predominantly a community of single-family homes. Of the total number of dwelling units in the borough in 1980, 3,208 or 77.19% were single family homes, 891 or 21.45% were 2-9 family units, 53 or 1.27% had units for 10 or more families and 4 were classified as mobile homes or trailers.

Corresponding to the distribution of rental units, the majority of multi-family homes are located in Block Groups 22 and 33 in Census Tract 481. Five hundred sixty four, or 86.37% of the 653 multi-family units in Block Group 33 are within the Block Group's garden apartment area. The largest concentrations of single-family homes are in Block Groups 44,33 and 66.

The typical size of a housing unit in River Edge in 1980 was 5.6 rooms. This represented a relatively insignificant decline from the 1970 median size of 5.8 rooms. The largest houses in the community are in Block Groups 66 and 44 and the smallest units are located in the garden apartment complexes in Block Group 33 and in the multi-family and older single-family areas in Block Group 22. Statistics on the number of rooms per dwelling unit are presented in Table 66.

In 1980, the U.S. Census classified overcrowding as any housing unit having more than 1.01 persons per room. As Table 67 describes, within River Edge in 1980, there were only 33 dwelling units, or less than one percent of the total housing stock, considered to be over crowded. This represented a substantial decrease from the 111 units classified as over crowded in 1970.

### Age and Condition:

A critical factor in assessing the housing inventory is the age of the dwelling units comprising the inventory. Currently within River Edge 3,755 units, or approximately 90% of all units, were constructed before 1959. Since there is virtually no land within the borough available for significant residential development, the predominance of older homes will continue to be the primary attribute of the housing inventory. As Table 68 presents, the majority of existing housing was constructed between 1940 and 1959 in Census Tract 482. A large portion of these units were the multi-family units in the southern section of the borough and the single-family homes in the Valley Road area of Block Group 33. Although the borough's housing stock is relatively old, age is only one criteria used in assessing the condition of housing and must be viewed in conjunction with other factors.

Except for a few of the remaining dwellings in the commercial areas in the southern section and along Kinderkamack Road, all homes are in good condition. The exterior structural conditions of the great majority of the borough's dwelling units are excellent. Other characteristics which describe general conditions of housing are plumbing and heating facilities. As of 1980, only 14 units lacked complete plumbing for exclusive use of the residing family. Homes were heated with a variety of systems, the predominant systems being steam/hot water and central warm air. The predominant fuels were utility gas supplied by Public Service Electric and Gas and fuel oils supplied by private distributors. Table 69 presents plumbing characteristics and Table 70 presents the heating characteristics for River Edge's 1980 housing stock.

### Housing Value and Cost:

Perhaps the most accurate indicators of housing conditions and quality are the value of owner occupied homes and the contract rents asked in the rental units. As shown in Table 71, the median value of owner occupied non-condominium units in River Edge in 1980 was \$76,800. This represented an increase of 243.8% over the 1970 value of \$31,500; and compares to a county-wide 1980 median value of \$76,500. As the table shows, 96.4% of all the homes in River Edge had median values in excess of \$50,000 in 1980. As shown in Table 72, of the 2,800 homes sampled by the U.S. Census in 1980, 2,458 or 87.78%, had median values between \$50,000 and \$99,999. These homes, as well as more expensive units, were distributed in all Block Groups. Table 73 further verifies the cost of owner occupied housing in River Edge. As this table shows, of the 91 homes sold in 1981, none commanded a price under \$40,000, with the majority being sold above \$75,000.

The cost of rental housing had also increased substantially in the borough between 1970 and 1980. As Table 74 describes, the 1980 median contract rent was \$331 per month compared to a 1970 rent of \$166 per month. In 1980 the county-wide median contract rent was \$281 per month. Of the 1,077 rental units sampled by the U.S. Census in 1980, 93.3%, 1,004 units, had contract rents of \$250 per month or more. As Table 75 details, the majority of rental units commanded rents between \$300 and \$399. Not surprisingly most of these units were in the multi-family complexes in Block Group 33. Increases to contract rents within the borough are controlled by a rent control ordinance.

TABLE 63  
GENERAL HOUSING CHARACTERISTICS  
RIVER EDGE - BY CENSUS TRACT & BLOCK GROUP  
1970-1980

	Total Dwellings		Renter Occupied		Owner Occupied		Vacant	
	1970	1980	1970	1980	1970	1980	1970	1980
River Edge	4,111	4,158	1,093	1,111	2,988	3,004	30	43
Census Tract 481	-	1,655	-	973	-	651	-	31
Census Tract 482	-	2,503	-	138	-	2,353	-	12
Block Group 11	-	281	-	74	-	200	-	7
Block Group 22	-	385	-	210	-	165	-	10
Block Group 33	-	1,319	-	773	-	532	-	14
Block Group 44	-	707	-	9	-	693	-	5
Block Group 55	-	372	-	8	-	362	-	2
Block Group 66	-	477	-	23	-	451	-	3
Block Group 77	-	312	-	7	-	305	-	0
Block Group 88	-	305	-	7	-	296	-	2

Source: U.S. Bureau of the Census; 1970 and 1980.  
Compiled By: Barry M. Barovick.

TABLE 64  
HOUSING TENURE CHARACTERISTICS  
RIVER EDGE - BY CENSUS TRACT & BLOCK GROUP  
1970-1980

	Total Dwellings		Percent Renter Occupied		Percent Owner Occupied		Percent Vacant	
	1970	1980	1970	1980	1970	1980	1970	1980
River Edge	4,111	4,158	26.58	26.71	72.68	72.24	0.72	1.03
Census Tract 481	-	-	-	58.79	-	39.33	-	1.87
Census Tract 482	-	-	-	5.51	-	94.01	-	0.48
Block Group 11	-	-	-	26.33	-	71.17	-	2.49
Block Group 22	-	-	-	54.54	-	42.85	-	2.60
Block Group 33	-	-	-	58.60	-	40.33	-	1.06
Block Group 44	-	-	-	1.27	-	98.02	-	0.70
Block Group 55	-	-	-	2.15	-	97.31	-	0.53
Block Group 66	-	-	-	4.82	-	94.54	-	0.62
Block Group 77	-	-	-	2.24	-	97.75	-	0.00
Block Group 88	-	-	-	2.29	-	97.04	-	0.67

Source: U.S. Bureau of the Census; 1970 and 1980.  
Compiled By: Barry M. Barovick.

TABLE 65

NUMBER OF HOUSING UNITS AT SAME ADDRESS  
 RIVER EDGE - BY CENSUS TRACT & BLOCK GROUP  
 1980

	<u>1 Unit</u>	<u>2-9 Units</u>	<u>10 Or More Units</u>	<u>Mobile Homes</u>
River Edge	3,208	891	53	4
Census Tract 481	824	774	53	4
Census Tract 482	2,384	117	0	0
Block Group 11	201	79	0	1
Block Group 22	220	143	22	0
Block Group 33	663	622	31	1
Block Group 44	696	10	0	1
Block Group 55	372	0	0	0
Block Group 66	477	19	0	1
Block Group 77	302	10	0	0
Block Group 88	297	8	0	0

Source: U.S. Bureau of the Census; 1980.  
 Compiled By: Barry M. Barovick.

TABLE 66  
NUMBER OF ROOMS PER HOUSING UNIT  
RIVER EDGE - BY CENSUS TRACT & BLOCK GROUP  
1980

	<u>1 Room</u>	<u>2 Rooms</u>	<u>3 Rooms</u>	<u>4 Rooms</u>	<u>5 Rooms</u>	<u>6 Rooms or more</u>	<u>Median</u>
River Edge	6	24	521	482	556	2,567	5.6
Census Tract 481	6	23	472	359	215	580	4.4
Census Tract 482	0	1	49	123	341	1,987	5.6
Block Group 11	2	10	32	28	50	159	5.6
Block Group 22	2	9	143	29	48	154	4.7
Block Group 33	0	4	339	374	209	391	4.6
Block Group 44	1	0	0	18	88	600	5.6
Block Group 55	0	1	0	2	37	332	5.6
Block Group 66	1	0	4	7	42	423	5.6
Block Group 77	0	0	1	15	36	260	5.6
Block Group 88	0	0	2	9	46	248	5.6

Source: U.S. Bureau of the Census; 1980.  
Compiled By: Barry M. Barovick.

TABLE 67  
 PERSONS PER ROOM  
 RIVER EDGE - BY CENSUS TRACT & BLOCK GROUP  
 1970 - 1980

	<u>Persons Per Room</u>					
	<u>1.00 or Less</u>		<u>1.01 - 1.50</u>		<u>1.51 or More</u>	
	<u>1970</u>	<u>1980</u>	<u>1970</u>	<u>1980</u>	<u>1970</u>	<u>1980</u>
River Edge	3,970	4,080	107	28	4	5
Census Tract 481	-	1,609	-	12	-	3
Census Tract 482	-	2,271	-	16	-	2
Block Group 11	-	272	-	1	-	1
Block Group 22	-	372	-	2	-	1
Block Group 33	-	1,292	-	11	-	0
Block Group 44	-	698	-	2	-	2
Block Group 55	-	367	-	2	-	1
Block Group 66	-	469	-	5	-	0
Block Group 77	-	310	-	2	-	0
Block Group 88	-	300	-	3	-	0

Source: U.S. Bureau of the Census; 1970 and 1980.  
 Compiled By: Barry M. Barovick.

TABLE 68  
 AGE OF HOUSING STOCK  
 RIVER EDGE - BY CENSUS TRACT  
 1983

<u>Years Constructed</u>	<u>River Edge</u>	<u>Census Tract 481</u>	<u>Census Tract 482</u>
1979 to Present	22	10	12
1975 to 1978	27	27	0
1970 to 1974	40	11	29
1960 to 1969	336	253	83
1950 to 1959	1,211	280	931
1940 to 1949	1,671	585	1,086
1939 or Earlier	873	499	374

Source: U.S. Bureau of the Census; 1980.  
 Bergen County Planning Board; 1983.  
 Compiled By: Barry M. Barovick.

TABLE 69  
 PLUMBING CHARACTERISTICS  
 RIVER EDGE - BY CENSUS TRACT & BLOCK GROUP  
 1980

	<u>Number of Units</u>	
	<u>Complete/Exclusive Plumbing Facilities</u>	<u>Lacking Complete/Exclusive Plumbing Facilities</u>
River Edge	4,144	14
Census Tract 481	1,646	11
Census Tract 482	2,498	3
Block Group 11	277	4
Block Group 22	382	3
Block Group 33	1,314	5
Block Group 44	706	1
Block Group 55	372	0
Block Group 66	466	1
Block Group 77	312	0
Block Group 88	305	0

Source: U.S. Bureau of the Census; 1980.  
 Compiled By: Barry M. Barovick.

TABLE 70  
 HOUSING HEATING CHARACTERISTICS  
 RIVER EDGE  
 1980

<u>Heating Equipment</u>	<u>Number of Units</u>
Steam/Hot Water	2,077
Central Warm Air	1,956
Electric Heat Pump	6
Other Electric	18
Floor, Wall, Pipeless Furnace	22
Room Heaters	64
Fireplace, Stove, Portable Room Heaters	15
<u>Heating Fuels</u>	
Utility Gas	2,454
Bottled Gas	23
Electricity	30
Fuel Oil	1,594
Coal or Coke	0
Wood	12

Source: U.S. Bureau of the Census; 1980.  
 Compiled By: Barry M. Barovick.

TABLE 71  
 OWNER OCCUPIED NON-CONDOMINIUM HOUSING VALUES  
 RIVER EDGE  
 1970 - 1980

<u>\$000's</u>	<u>Number of Units</u>		<u>% Of Total</u>	
	<u>1970</u>	<u>1980(1)</u>	<u>1970</u>	<u>1980</u>
Less than 10.00	0	0	0.0	0.0
10.00 - 14.99	14	1	0.5	0.0
15.00 - 19.99	115	1	3.9	0.0
20.00 - 24.99	369	2	12.7	0.1
25.00 - 34.99	1,458	6	50.4	0.3
35.00 - 49.99	874	90	30.2	3.2
50.00 or more	65	2,700	2.2	96.4
Median value (\$)	31,500	76,800	-	-

(1) Based upon sample of 2800 units as recorded by U.S. Census.

Source: U.S. Bureau of the Census; 1970 and 1980.  
 Compiled By: Barry M. Barovick.

TABLE 72  
HOUSING VALUE  
NON-CONDOMINIUM OWNER OCCUPIED HOUSING  
RIVER EDGE - BY CENSUS TRACT & BLOCK GROUP  
1980

\$000's	River Edge	Census Tracts										Block Groups				
		481	482	11	22	33	44	55	66	77	88	76,800	71,800	76,400	71,101	
Less than 10.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10.00-14.99	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0
15.00-19.99	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
20.00-24.99	2	0	2	0	0	0	1	0	0	0	0	0	0	0	0	0
25.00-29.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
30.00-34.99	6	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0
35.00-39.99	14	9	2	2	0	1	0	0	0	0	0	0	0	0	0	0
40.00-49.99	76	43	3	0	0	0	0	0	0	0	0	0	0	0	0	0
50.00-79.99	1,457	1,127	20	10	13	6	4	4	5	8	3	4	10	10	10	10
80.00-99.99	1,001	865	91	109	262	326	140	202	150	150	8	177	177	177	177	177
100.00-149.99	232	176	37	14	177	269	171	164	99	99	26	70	70	70	70	70
150.00-199.99	9	7	19	3	46	43	27	61	26	26	1	17	17	17	17	17
200.00 or more	1	1	0	0	0	2	1	1	1	1	0	1	1	1	1	1
Median Value(\$)	76,800	71,800	78,200	70,100	65,800	77,100	76,800	83,200	80,200	76,400	71,101	71,101	71,101	71,101	71,101	71,101

Source: U.S. Bureau of the Census; 1980.  
Compiled By: Barry M. Barovick.

TABLE 73  
 RESIDENTIAL SALES  
 1-4 FAMILY STRUCTURES  
 RIVER EDGE  
 1981

<u>\$000's</u>	<u>Number of Sales</u>
Less than 20.00	0
20.00 - 29.99	0
30.00 - 39.99	0
40.00 - 49.99	1
50.00 - 74.99	14
75.00 - 99.99	59
100.00 plus	17
	—
Total Sales	91

Source: State of New Jersey, Department of Treasury, Division  
 of Taxation; 1982.

Compiled By: Bergen County Planning Board.

TABLE 74  
 RENTER OCCUPIED HOUSING COSTS  
 RIVER EDGE  
 1970 - 1980

<u>\$</u>	<u>Number of Units</u>		<u>% Of Total</u>	
	<u>1970</u>	<u>1980(1)</u>	<u>1970</u>	<u>1980</u>
Less than 100	46	2	4.2	0.2
100 - 149	268	15	24.5	1.4
150 - 199	677	14	62.0	1.4
200 - 249	64	42	5.8	3.9
250 or more	15	1,004	1.4	93.3
Median Contract Rent(\$)	166	331		

(1) Based on sample of 1,077 units as recorded by U.S. Census.

TABLE 75  
 CONTRACT RENT  
 RENTER OCCUPIED HOUSING  
 RIVER EDGE - BY CENSUS TRACT & BLOCK GROUP  
 1980

	River Edge		Census Tracts										Block Groups							
			481	482	11	22	33	44	55	66	77	88	233	233	405	333	400			
Less than 50																				
50-99			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
100-119		2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
120-139		9	8	1	2	5	3	0	0	0	0	0	0	0	0	0	0			
140-149		5	5	0	2	2	0	0	0	0	0	0	0	1	0	0	0			
150-159		1	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0			
160-169		4	4	0	2	1	1	0	0	0	0	0	0	0	0	0	0			
170-199		3	3	0	1	1	0	0	0	0	0	0	0	1	0	0	0			
200-249		7	5	2	1	1	3	0	0	0	0	0	0	2	0	0	0			
250-299		42	36	6	10	9	14	3	3	3	1	1	1	1	1	1	1			
300-399		259	252	7	23	42	192	1	0	0	0	0	0	1	0	0	0			
400-499		665	585	80	22	122	510	0	1	3	3	0	1	5	3	2	2			
500 or more		67	51	16	10	20	31	0	0	0	0	0	0	4	0	2	2			
		13	3	10	0	2	3	0	0	0	1	0	0	5	1	1	1			
Median Contract Rent (\$)	331	328	356	290	334	332	233	233	405	333	400									

Source: U.S. Bureau of the Census; 1980.  
 Compiled By: Barry M. Barovick.

### Existing Land Use

River Edge is a developed suburban community. Of the 1,210 acres which comprise the municipality only 17 acres or 1.40% of the total area were vacant as observed by a field survey in May, 1983. Residential development constitutes the largest land use within the community. Approximately 53% of the borough is devoted to residential development. The residential mix consists of a majority of single-family homes supplemented by multi-family structures, primarily garden apartment units. There are no high-rise residential structures within the borough. The Kinderkamack Road corridor and the southern section of the borough, the area south of Main Street, are the only commercial areas within the community. Schools, parks, churches and other public buildings and facilities are dispersed throughout the borough in both the commercial and residential areas.

Based upon a field survey conducted in May, 1983 an inventory of existing land use within River Edge was compiled. Map 6 presents the results of the survey. The map is a graphic composite of the generalized land use pattern existing in River Edge. Table 76 presents a statistical breakdown of existing land uses.

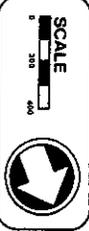
#### Land Use Trends:

As Table 76 shows, River Edge must be considered a totally developed community for planning purposes. 97.43 percent of the total land area in the borough was developed, or used for public recreation or conservation purposes as of May, 1983. Residential uses are the major components of the land inventory. Approximately 638 acres, 52.72% of the total land area have been developed for housing. The majority of residential land uses are moderate density single-family homes configured between 5-19 dwellings per acre. Supplementing these moderate density single-family units are garden apartment complexes consisting of 15-26 units per acre. There are a few residential areas of low density containing 1-4 single-family units per acre.

Commercial retail and commercial office land uses account for 47 and 26 acres of development, respectively, or approximately 6.0% of the total land area. Industrial land uses are insignificant and consist of only a few parcels in the extreme southern and eastern sections of the borough.

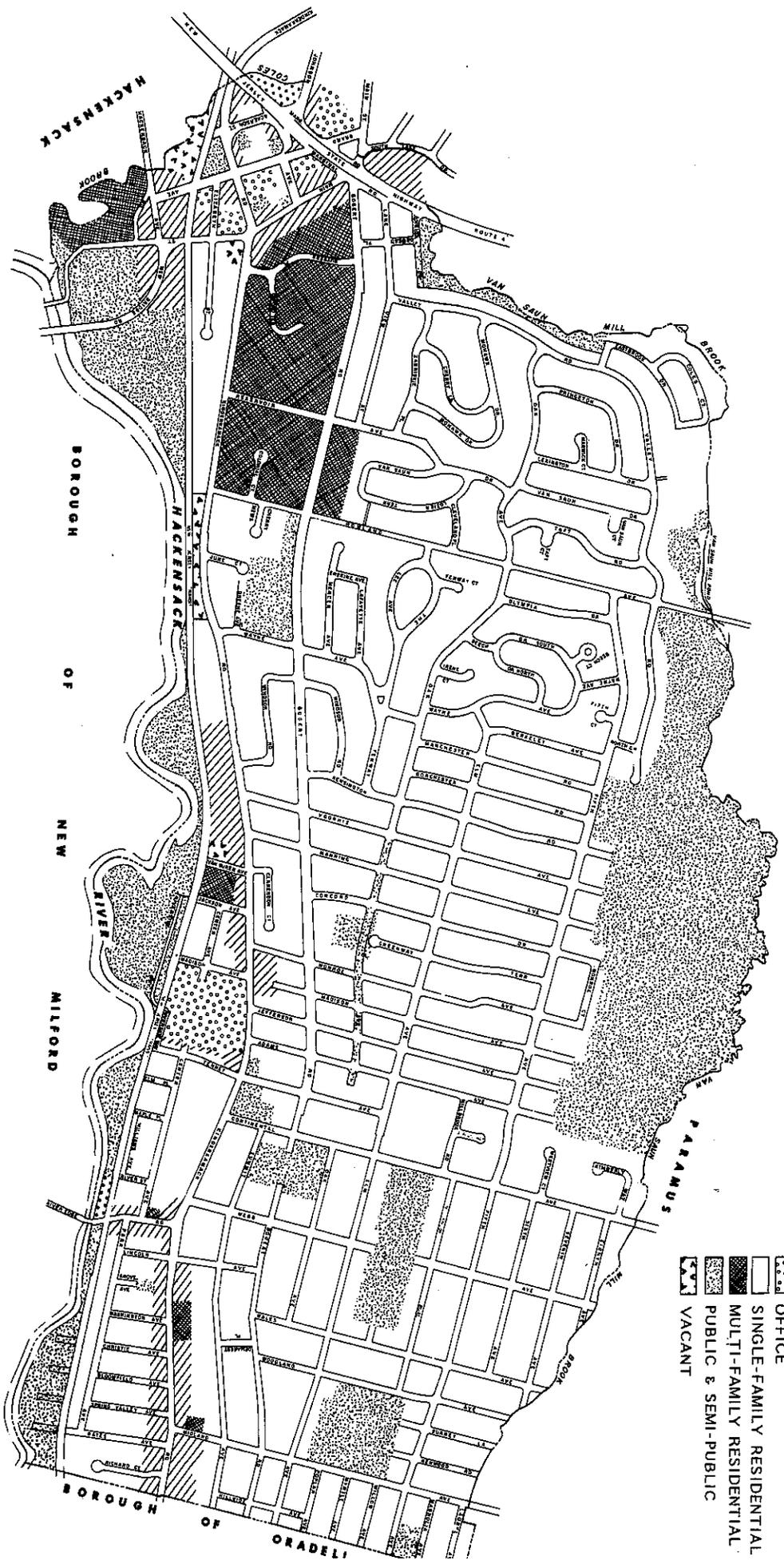
**BOROUGH OF RIVER EDGE**  
BERGEN COUNTY NEW JERSEY

PREPARED FOR THE PLANNING BOARD BY:  
**BVB** BARRY M. BAROVICK



Generalized Existing  
Land Use

fig. 6



- LEGEND**
- INDUSTRIAL
  - COMMERCIAL
  - OFFICE
  - SINGLE-FAMILY RESIDENTIAL
  - MULTI-FAMILY RESIDENTIAL
  - PUBLIC & SEMI-PUBLIC
  - VACANT

Public and semi-public land uses constitute 16.20% of the borough's land area, and transportation and utilities comprise 269 acres or 22.23% of the total area. Municipal as well as county roads are considered in this category as are utility rights-of-way and easements.

The 17 acres of undeveloped land are scattered throughout the borough as small individual parcels, and in larger concentrations in the peripheral areas, especially between Kinderkamack Road and the New Jersey Transit Railroad along the eastern border. The 14 acres of water are the Hackensack River, Coles Brook and Van Saun Lake and Brook, all located along the boundary of the community.

#### Land Use Pattern:

The existing land use pattern within River Edge can best be described for planning purposes as consisting of 3 sectors as presented on Map 7.

Sector One is the area bounded by the Borough of Paramus on the south and west, the Borough of Oradell on the north and Kinderkamack Road on the east. It is the largest area of the borough and contains approximately 94% of all the residential development. The southeastern portion of Sector One contains the largest multi-family area within the borough. Within this area garden apartment complexes are concentrated between Bogert Road and Kinderkamack Road, between Rutgers Place and Howland Avenue. The remainder of Sector One is comprised of single-family homes and public and semi-public land uses. The only commercial uses located in this sector are scattered along the western side of Kinderkamack Road between Monroe Avenue and the Oradell border.

Sector Two is the southern most area of the borough and is bounded by the city of Hackensack to the south, the Hackensack River to the east, Main Street and State Route 4 to the north and Paramus to the west. Sector Two is the commercial hub of the community and contains a mix of office, retail, and restaurant facilities. Although there are some older residential units still located within this sector, the majority have been razed over the past ten years and replaced by office and retail developments.

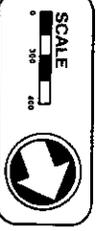
Sector Three is the Kinderkamack Road Corridor extending north from Main Street to the Oradell border. It includes all the land between Kinderkamack Road on the west to the Hackensack River on the east. This corridor contains a small mix of residential developments scattered along Kinderkamack Road interspersed with office and retail commercial developments. Stable residential areas in Sector Three are located along Center Avenue, Park Avenue and the intersecting east-west streets.

#### Land Use Conflicts:

There are several areas and arrangements of existing land uses within River Edge which indicate present and potential future problems. The remaining residential lots within the commercial area in Sector Two do not conform to the area's development and are underutilized parcels. Along the Kinderkamack Road Corridor, the intermittent residential developments along the eastern boundary of Kinderkamack Road, north of Continental Avenue do not fit the commercial fabric of the area and must also be considered underutilized uses of land. Except for these two specific conflicts, the primary concern for future planning will be to maintain the quality of existing residential land uses and encourage quality development of the commercial areas while providing adequate buffering for the adjacent residential uses.

**BOROUGH OF RIVER EDGE**  
 BERGEN COUNTY NEW JERSEY

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Planning Sectors  
 fig. 7

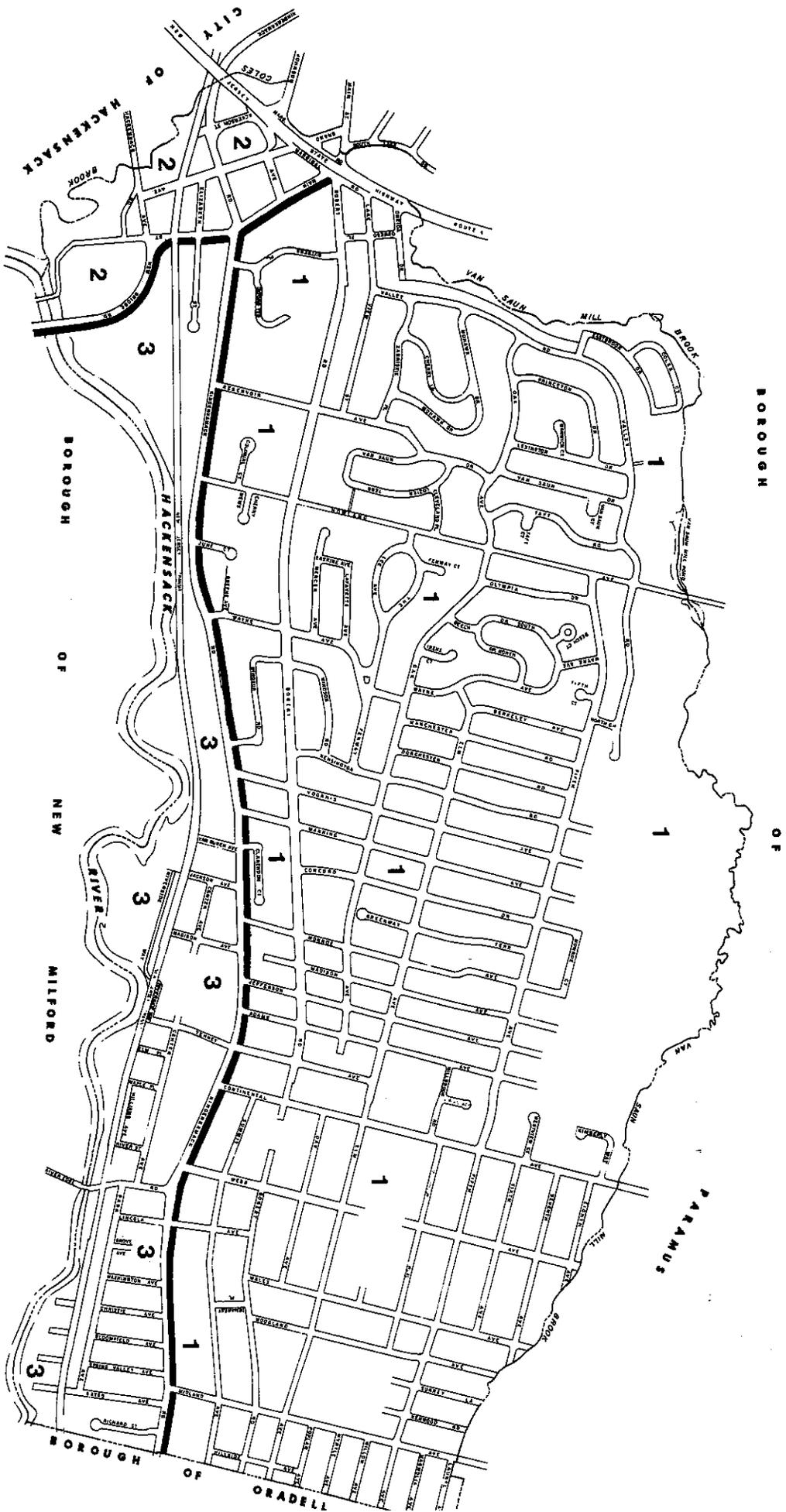


TABLE 76  
 EXISTING LAND USE  
 RIVER EDGE  
 1983

<u>Land Use Category</u>	<u>Acres</u>	<u>Percent of Total Area</u>
Residential:	638	52.72
Low Density (1-4 DU/AC)	54	4.46
Medium Density (5-19 DU/AC)	542	44.79
High Density (20+ DU/AC)	42	3.47
Commercial Retail	47	3.88
Commercial Office	26	2.15
Industrial	3	0.25
Public/Semi-Public	196	16.20
Transportation/Utilities	<u>269</u>	<u>22.23</u>
Total Developed	1,179	97.43
Undeveloped	17	1.40
Water	<u>14</u>	<u>1.17</u>
Total Area	1,210	100.00

Source: Field Survey by Barry M. Barovick; 1983.

## Existing Zoning

River Edge currently has 11 zoning districts controlling residential, commercial and industrial and public land uses. The existing Zoning Ordinance which was adopted in May, 1973, and amended thereafter, contains specifications for three residential districts, five commercial business districts, one industrial district and two public use districts. Map 8 presents the current zoning of the borough, by district.

### Residential Zones:

The existing residential zoning districts include the R-1, R-2 and R-3 districts. All residential uses are controlled by use, bulk and off-street parking and loading requirements. The three residential districts have been specified allowing "pyramid uses". This structure permits R-1 uses in the R-2 and R-3 zones, and R-2 uses in the R-3 zone. It does not permit "up zoning" uses in R-1 zone. The existing "pyramid" structure is typical of most suburban zoning codes.

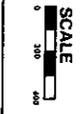
As shown on Map 8, the majority of land in River Edge is zoned for residential uses. Under the existing ordinance and zoning map approximately 1,025 acres are zoned for residential uses of which about 960 acres are designated for single-family, R-1 uses. About 63 acres are zoned for multi-family, R-2 uses. The R-2 zone is located in Sector One generally in the area between Kinderkamack Road and Bogert Road, from Rutgers Place to Howland Avenue. Other R-2 zones are in the southern section of the borough, east of Hackensack Avenue and in Sector Three, adjacent to Van Buren Avenue. Approximately 2 acres are zoned for one and two family, R-3 uses and are located along Kinderkamack Road between Continental and Lincoln Avenues.

### Commercial Business Zones:

According to the existing Zoning Ordinance there are five commercial business districts. All of these districts are located within the southern section of the borough and along the Kinderkamack Road corridor. There are approximately 115 acres currently zoned for commercial business uses. Commercial business regulations include use, bulk, height and off-street parking and loading requirements and are structured according to the "pyramid" zoning concept.

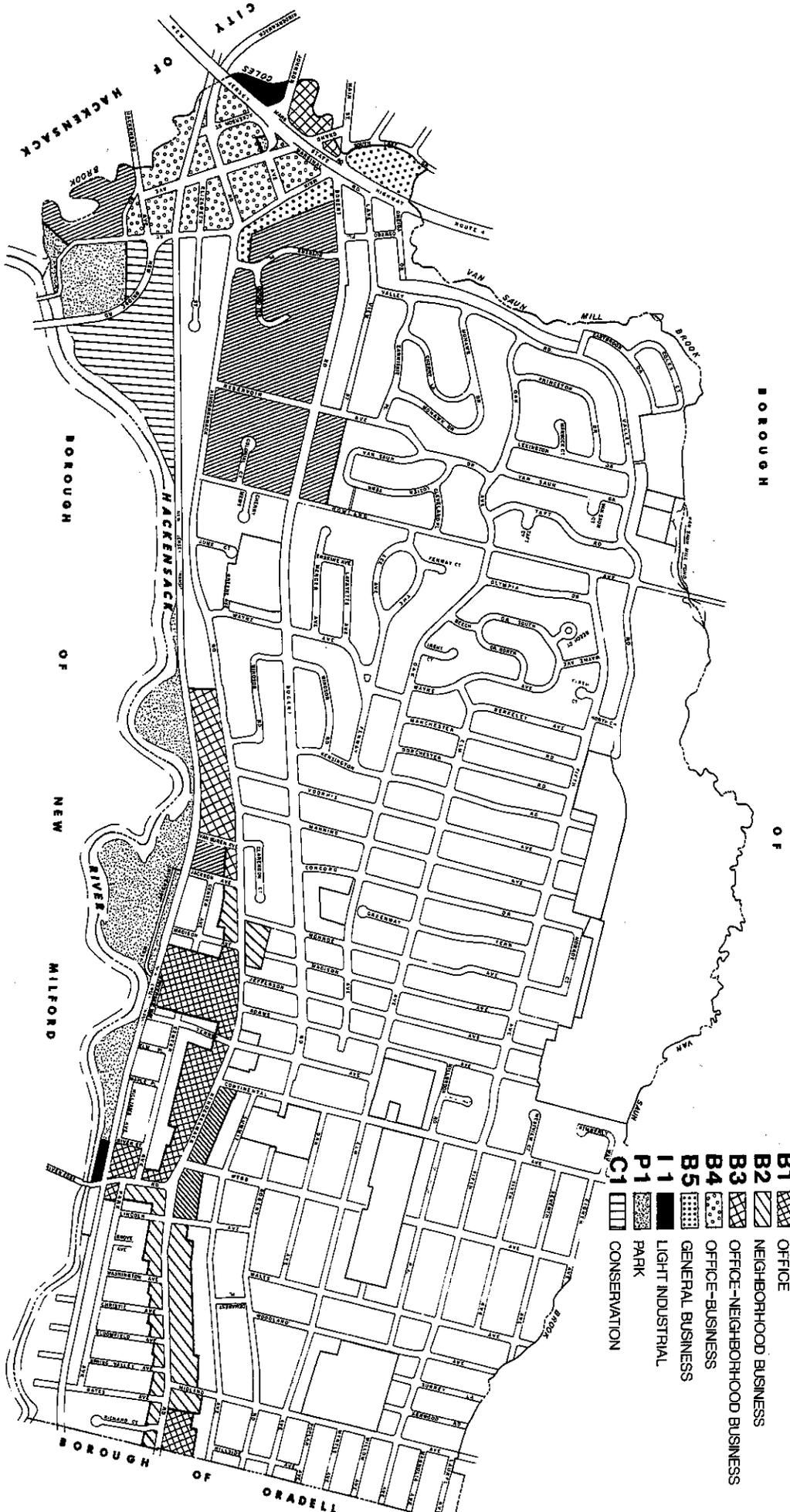
**BOROUGH OF RIVER EDGE**  
BERGEN COUNTY NEW JERSEY

PREPARED FOR THE PLANNING BOARD BY:  
**BVB** BARRY M. BAROVICK



Existing Zoning Map

fig. 8



- LEGEND**
- R1 SINGLE FAMILY
  - R2 MULTI FAMILY
  - R3 ONE AND TWO FAMILY
  - B1 OFFICE
  - B2 NEIGHBORHOOD BUSINESS
  - B3 OFFICE-NEIGHBORHOOD BUSINESS
  - B4 OFFICE-BUSINESS
  - B5 GENERAL BUSINESS
  - I1 LIGHT INDUSTRIAL
  - P1 PARK
  - C1 CONSERVATION

As designated on the existing zoning map, the B-1 office district is located along the eastern boundary of Kinderkamack Road, between Madison Avenue and River Edge Road. Other B-1 zones are along River Edge Road and along the western boundary of Kinderkamack Road at the Oradell border. The current Zoning Ordinance allows R-1 single-family dwellings, public uses and business, professional and governmental offices in the B-1 zones.

The B-2 neighborhood business district is also located along the Kinderkamack Road Corridor generally between Jackson Avenue and Madison Avenue and between River Edge Road and the Oradell border. Uses currently permitted in the B-2 zone include those permitted in the B-1 district as well as retail stores, studios, laundries and general retail services. Gasoline service stations and automotive sale and repair facilities are not permitted.

The B-3 office-neighborhood business zone is located at the extreme southern border of the borough, south of Route 4 between Johnson Avenue and Main Street. Essentially the use, bulk and parking and loading regulations of the B-3 zone are the same as the B-2 district.

The B-4 office-business district is located in the southern section of the borough and comprises the majority of the Sector Two zoning allocation. Although more comprehensive, the use, bulk and parking and loading regulations covered in this zoning category are the same uses as permitted in the B-1 through B-3 zones. In addition to these regulations, specifications and restrictions governing signs and non-conforming uses are described.

The B-5 general business district is also located in Sector Two and includes all use, bulk and parking and loading regulations of the B-4 district, except that residential uses are not permitted and floor area limitations have been removed.

#### Light Industrial Zones:

The I-1 light industrial district covers less than five acres of land within the borough, and the only locations are in Sector Two, adjacent to the east bound lanes of Route 4, between Kinderkamack Road and Johnson Avenue, and in Sector Three, adjacent to the New Jersey Transit Railroad and River Edge Road. Any use permitted in the B-5 general business district, subject to floor area limitations are permitted in the I-1 zone. Other permitted uses, not subject to floor area limitations include automobile, sales, printing, and research and manufacturing uses. Specific bulk and off-street parking and loading requirements are applied to uses in this district.

#### Public Use Zones:

The two public use zones currently specified in the Ordinance include the P-1 park districts which are located between the New Jersey Transit Railroad tracks and the Hackensack River and between Main Street and New Bridge Road, permitting public park, playground, cultural and municipal services and facilities uses; and the C-1 conservation district located between the railroad tracks and the Hackensack River in the southern area of the Kinderkamack Road Corridor, permitting only unimproved open-space and green belt buffer areas. Conditional uses within these districts may be specified by the Board of Adjustment.

#### Ordinance Contents and Structure:

In addition to the designation and control of residential, commercial, industrial and public land uses, the current River Edge Zoning Ordinance, as presently amended contains the following: Land Use Procedures governing Planning Board and Zoning Board of Adjustment structures and composition, powers and procedures; Definitions of zoning terms, purposes of zoning and interpretation of regulations; Supplementary Uses and Bulk Regulations; Signs and Signage Codes; Commercial and Residential Maintenance Codes; Lighting and Sound System Codes; Off-street Parking and Loading Regulations; Required Landscape Areas; Swimming Pool Codes; Fencing Regulations; Dwelling Appearance and Design Specifications; Non-conforming Use Codes; Site Plan Review; Administration; Amendments; and Violations and Penalties.

## Existing Circulation and Transportation Systems

River Edge is located along the Route 4 corridor in Central Bergen County, approximately two miles east of Route 17 and the Garden State Parkway. As development of this area of the county increased over the last ten years, the traffic volumes of the Route 4 corridor increased dramatically. Although River Edge has little direct frontage on the highway, it has nevertheless been impacted by the surrounding developments and increased traffic flows.

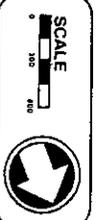
### Road Classification System:

Highway and road systems are grouped into a number of different classifications for planning and engineering specifications. For purposes of describing the existing road network in River Edge a functional suburban street classification system provides the most useful standards. Within River Edge there are 32.11 total miles of roadway which can be categorized into Major Highways, Arterials, Collector Streets and Local Streets. This classification system establishes a set of minimum design standards which are based upon the importance of the road network, and are regulated by the specific functional circulation services the network is to provide.

- . Major Highways - provide for the expeditious movement of large volumes of through traffic between areas, and are not intended to provide land-access service.
- . Arterials - provide for the through traffic movement between areas and across the borough, and provide direct access to abutting property, subject to control of ingress, egress and curb use.
- . Collectors - provide for traffic movement between major arterials and local streets, and direct access to abutting property.
- . Local Streets - provide for direct access to abutting land, and for local internal borough traffic movement.

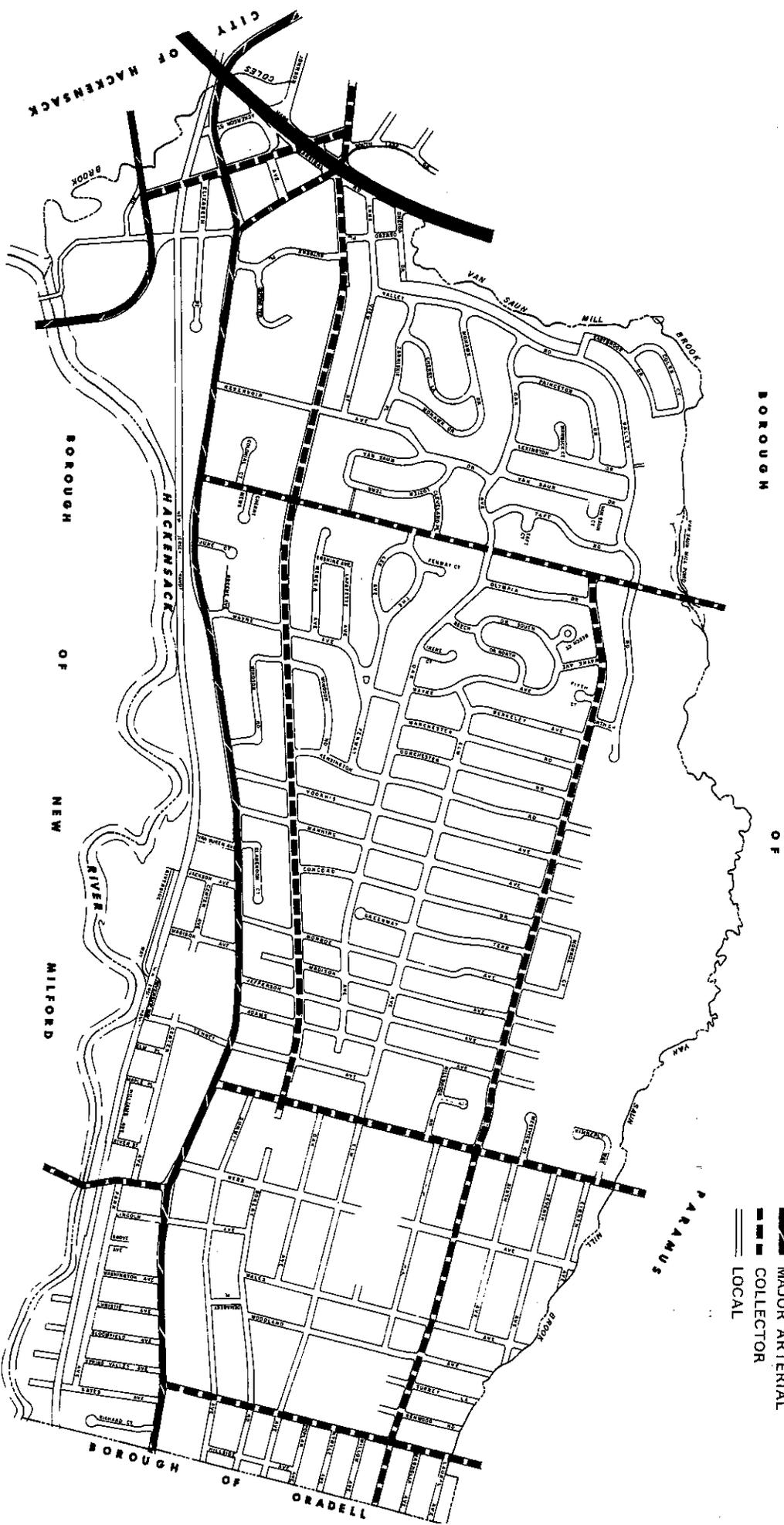
**BOROUGH OF RIVER EDGE**  
 BERGEN COUNTY NEW JERSEY

PREPARED FOR THE PLANNING BOARD BY:  
**BMB** BARRY M. BAROVICK



Roadway Classification

fig. 9



- LEGEND**
- MAJOR HIGHWAY
  - MAJOR ARTERIAL
  - COLLECTOR
  - LOCAL

Within River Edge, the existing road network can be allocated into the following categories:

- . Major Highways - State Route 4.
- . Major Arterials - Kinderkamack Road, Hackensack Avenue, New Bridge Road.
- . Collectors - Midland Avenue, Continental Avenue, River Edge Road, Howland Avenue, Fifth Avenue, Bogert Road (south of Roosevelt School), Main Street and Grand Avenue.
- . Local Streets - All the remaining streets in the borough.

In addition the functional street classification system described above, the road network in River Edge can be described in terms of governmental jurisdictions as follows:

- . State Roads (0.37 miles) - State Route 4.
- . County Roads (4.05 miles) - Kinderkamack Road, Hackensack Avenue, New Bridge Road, Midland Avenue, River Edge Road, Main Street and Grand Avenue (from Hackensack Avenue to Kinderkamack Road).
- . Municipal Roads (27.69 miles) - All remaining roads in the borough.

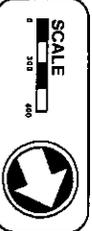
Map 9 presents the functional classification of the existing road network and Map 10 shows the jurisdictional breakdown.

#### Traffic Volume:

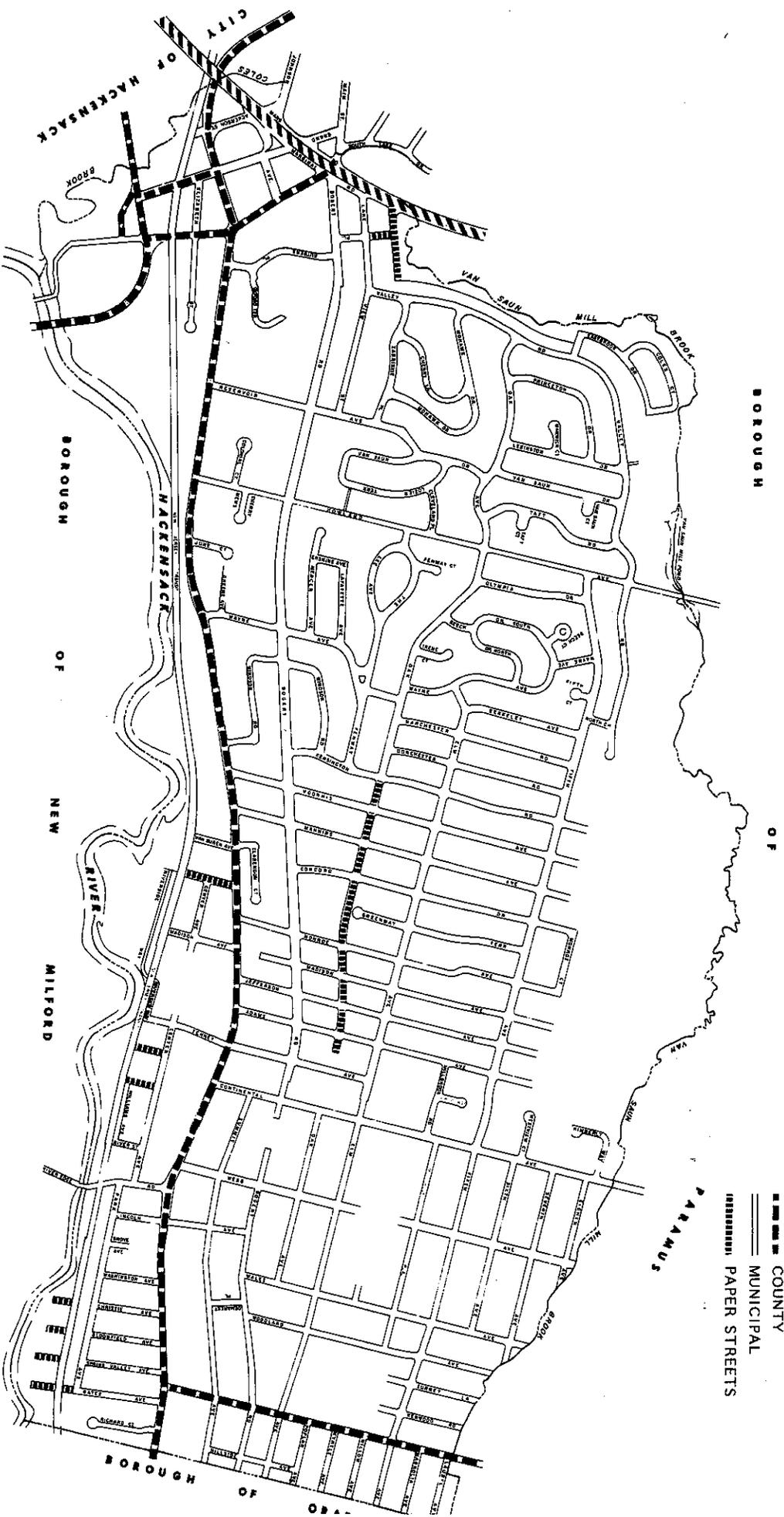
Data for the traffic volume analysis was supplied by the River Edge Police Department and the Bergen County Department of Public Works, Division of Traffic. Table 77 presents typical weekday traffic counts in terms of the total number of vehicles traveling in both directions during twenty-four and twelve hour periods between 1978 and 1983. The table also provides statistics on peak hour volumes, where available. Table 78 presents the average daily traffic volumes on the major borough roadways between 1966-1975. Although different volume calculation methods were used in compiling these tables, a comparison shows that there have been significant increases in traffic volume on the primary roads within River Edge between the first and second analysis periods.

**BOROUGH OF RIVER EDGE**  
BERGEN COUNTY NEW JERSEY

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Roadway Jurisdiction  
**Fig. 10**



- LEGEND**
- ▨ STATE
  - ▧ COUNTY
  - ▩ MUNICIPAL
  - ▬ PAPER STREETS

Map 11 presents the typical weekday traffic volumes on the major roads within the borough. As this map illustrates, the commercial area in the southern section of the community and Kinderkamack Road are the most heavily used. The road usage in the commercial area is due to the office development and retail shopping. The shopper traffic is created primarily by local residents and occurs throughout the day and early evening. The office related traffic, however, is heaviest at peak morning and evening rush hours due to office worker commutation, but also occurs throughout the day as clients visit the local professional services.

Traffic along Kinderkamack Road is also largely due to local shoppers and the origin-destination trips of office workers and clients living in other communities. The numerous curb-cuts created by the linear shopping developments along the road inhibit traffic flow and compound the traffic congestion problems in the corridor.

The office development in the southern section of the borough combined with extensive retail and office development in adjacent communities is beginning to impact the collector streets in River Edge. Midland Avenue, Continental Avenue and Howland Avenue provide alternative routes for east-west vehicles not utilizing Route 4. Bogert Road, Fifth Avenue and Valley Road provide alternatives to Kinderkamack Road and carry traffic in a north-south direction. On all these roads traffic volumes are heaviest at peak hours.

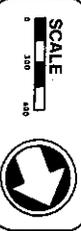
#### Circulation Factors:

Traffic volume alone does not present a complete picture of the vehicular circulation system and pattern within the borough. The level of service of the existing road network is based upon volume and other factors which influence vehicular movement including: speed of traffic, number of intersections, cartway widths, road alignment, on-street parking, signalization, land use and safety. These factors combine with volume to determine the effectiveness of any road segment in the network. Table 79 presents a composite of the various factors which influence traffic flow on the major arterial and collector streets in River Edge.

The major circulation problems occur in the southern section of the borough due to the commercial development, and along Kinderkamack Road, particularly between Continental Avenue and Monroe Avenue and north of Lincoln Avenue to the Oradell

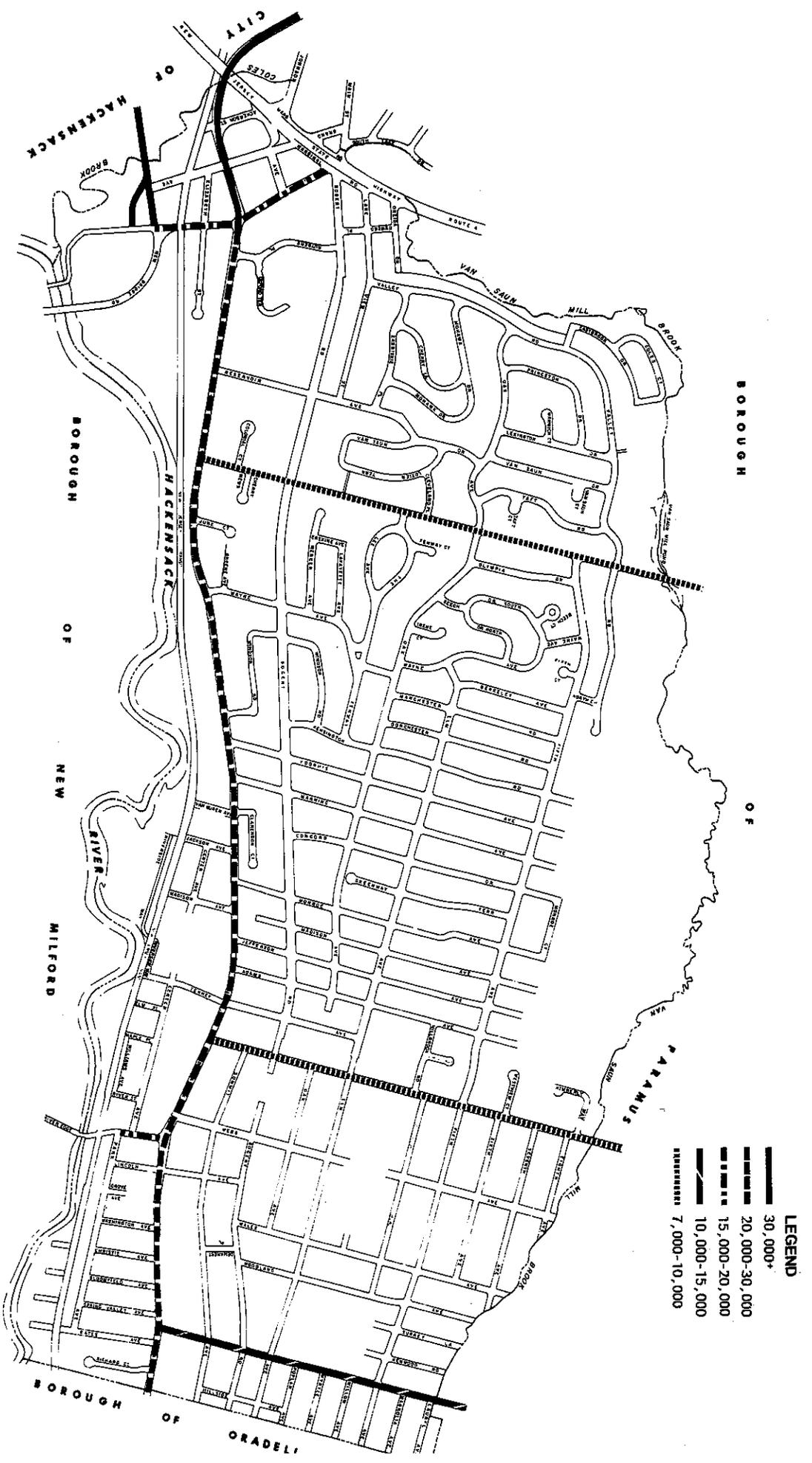
**BOROUGH OF RIVER EDGE**  
BERGEN COUNTY NEW JERSEY

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Weekday Traffic Volumes  
24 Hour Period

fig. 11



border. Other areas with existing problems include the Marginal Road parallel to Route 4 and the intersection of River Edge Road and Kinderkamack Road due to topographic differences and parking problems.

#### Traffic Safety:

The safe movement of vehicles and pedestrians is as important to the flow of traffic as any of the other factors, and probably indicates a more revealing picture of circulation system deficiencies than the other factors. Map 12 and Table 80 present the major traffic accident locations within River Edge. Although there have been some accidents on local streets, as expected, the most heavily traveled roads have the greatest number of major accidents. From 1977 through 1982 there were 407 accidents at Kinderkamack Road intersections from Rutgers Place to Richard Court. Over the same period of time there were 493 accidents in the southern section of the borough including 181 accidents on Route 4 within the boundaries of River Edge. The primary factors contributing to the accidents are traffic volumes beyond road capacities, non-alignment of intersections, high volumes of turning movements, numerous curb-cuts and non-signalization at critical intersections.

#### Mass Transportation:

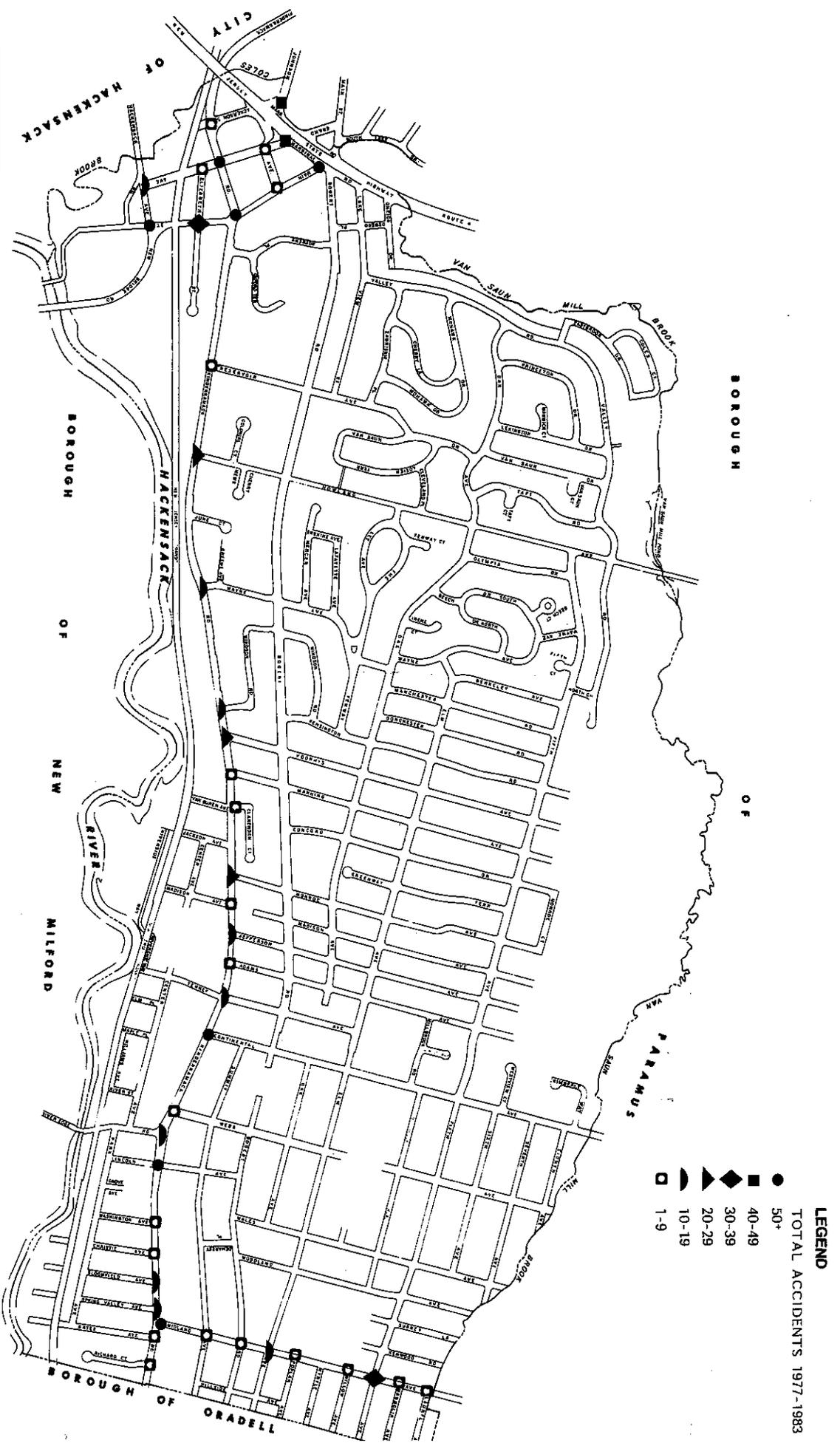
River Edge is served by New Jersey Department of Transportation, bus and rail carriers. Bus transportation to the George Washington Bridge Terminal and Port Authority (42nd Street), is available at stops along Kinderkamack Road, Howland Avenue and Route 4. The DOT service is complemented by bus services provided by the Rockland Coach Line to the same New York City terminals. Additional bus transportation is available to Borough residents to all parts of the county as well as to other points throughout the State. Within River Edge there are two train stations, one at River Edge Road and the other at Grand Avenue. The Pascack Valley Branch of New Jersey DOT Rail Service (formerly ConRail) provides only rush hour passenger service between River Edge and Hoboken. At Hoboken, commuters transfer to the PATH for direct connections to 33rd Street and the World Trade Center in Manhattan.

**BOROUGH OF RIVER EDGE**  
BERGEN COUNTY NEW JERSEY

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Traffic Accident Rates  
and Locations  
**fig. 12**



- LEGEND**  
TOTAL ACCIDENTS 1977-1983
- 50+
  - 40-49
  - ◆ 30-39
  - ▲ 20-29
  - ▼ 10-19
  - 1-9

TABLE 77  
 TYPICAL WEEKDAY TRAFFIC COUNTS  
 SELECTED ROADWAYS  
 RIVER EDGE  
 1978-1983

Location/Date Recorded	24 Hour Period		12 Hour Period		AM Peak		PM Peak		Estimated Total Peak Volume
	Total	Ave/Hr.	Total	Ave/Hr.	Hours	Volume	Hours	Volume	
<u>Kinderkamack Road</u>									
10/78 at Midland			22,063	1,839	8-9	1,910	5-6	2,810	2,608
3/80 at Main			22,049	1,838	8-9	2,553	5-6	2,333	2,639
1/81 at Continental			17,062	1,422	8-9	1,843	4-5	1,857	4,317
2/81 at Lincoln/River Edge			16,906	1,409	8-9	2,002	5-6	1,952	2,325
3/81 N/O Voorhis	20,867	869							
3/81 S/O Tenney	21,119	880							
4/81 at Tenney			15,265	1,272	8-9	919	4-6	1,590	
7/81 S/O Ackerson	34,539	1,439							
7/81 N/O Rutgers	18,607	775							
7/82 at Grand			20,316	1,693	7-9	1,135	4-6	1,400	
<u>Hackensack Avenue</u>									
1/82 at Grand			22,147	1,846	8-9	2,744	4-5	1,568	
6/82 at Main			27,308	2,276	8-9	3,557	4-5	1,591	
<u>Midland Avenue</u>									
4/81 at Fifth			10,411	866	8-9	1,072	4-5	1,148	
9/81 btw. Elm/Bogart	15,782	657							1,972
9/81 btw. Summit/Bogart	12,587	524							1,573
9/81 btw. Myrtle/Fifth	13,837	576							1,729
9/81 btw. Myrtle/Poplar	9,170	382							1,146

TABLE 77 (CON'T)  
 TYPICAL WEEKDAY TRAFFIC COUNTS  
 SELECTED ROADWAYS  
 RIVER EDGE  
 1978-1983

<u>Location/Date Recorded</u>	<u>24 Hour Period</u>		<u>12 Hour Period</u>		<u>AM Peak</u>		<u>PM Peak</u>		<u>Estimated Total Peak Volume</u>
	<u>Total</u>	<u>Ave/Hr.</u>	<u>Total</u>	<u>Ave/Hr.</u>	<u>Hours</u>	<u>Volume</u>	<u>Hours</u>	<u>Volume</u>	
<u>River Edge Road</u>									
4/81 W/O Park	17,342	722							2,167
<u>Main Street</u>									
4/81 W/O Elizabeth	15,181	632							1,897

Sources: River Edge Police Department and Bergen County Department of Public Works,  
 Division of Traffic.  
 Compiled By: Barry M. Barovick.

TABLE 78  
 AVERAGE DAILY TRAFFIC COUNTS  
 SELECTED ROADWAYS  
 RIVER EDGE  
 1966-1975

Location/Date Recorded	24 Hour Period		12 Hour Period		AM Peak Hours	Volume	PM Peak Hours	Volume	
	Total	Ave/Hr.	Total	Ave/Hr.					
<u>Kinderkamack Road</u>									
12/69	N/O Lincoln	22,473	936	15,585	1,298	8-9	1,576	5-6	1,620
12/69	N/O Madison	25,126	1,046	20,906	1,742	8-9	1,777	5-6	2,451
12/69	S/O Howland	17,950	749	13,053	1,087	8-9	11,166	5-6	1,493
10/70	at Grand			16,968	1,414	8-9	642	5-6	1,866
7/72	at Midland			16,183	1,348	8-9	1,440	5-6	1,782
10/74	at Main			21,367	1,780	8-9	2,121	4-5	2,471
5/75	at Tenney			15,464	1,289	8-9	791	5-6	1,856
<u>Hackensack Avenue</u>									
7/66	S/O Grand	21,731	900	15,137	1,250	8-9	489	5-6	2,080
<u>Midland Avenue</u>									
2/70	W/O Bogert	8,750	364	6,604	550	8-9	618	4-5	763
<u>River Edge Road</u>									
5/68	at Bridge	8,288	345	6,266	522	7-8	587	4-5	759
<u>Main Street</u>									
10/67	W/O Elizabeth	12,005	500	8,144	678	7-8	662	4-5	889

Sources: River Edge Master Plan, 1971; Bergen County Department of Public Works, Division of Traffic; and River Edge Police Department.  
 Compiled By: Barry M. Barovick.

TABLE 79  
CIRCULATION SYSTEM CHARACTERISTICS  
RIVER EDGE  
1983

<u>Streets</u>	<u>Typical Weekday Traffic</u>	<u>Ave. Cartway Widths (Ft.)</u>	<u>Signalization</u>	<u>Moving Lanes</u>	<u>Parking</u>	<u>Average Travel Speed (MPH)</u>
<u>Major Arterials</u>						
Kinderkamack Rd. (Southern Section)	30,000-40,000	50	2 lights	4	No	15-25
Kinderkamack Rd. (Corridor)	20,000-30,000	42	3 lights	2	No (except btw. Lincoln Ave. & Washington)	20-30
Hacksack Ave.	30,000-40,000	55	2 lights	4	No	35-40
New Bridge Rd.	N/A	55	1 light	4	No	35-40
<u>Collectors</u>						
Midland Ave.	10,000-16,000	30	1 light	2	No	25-35
Continental Ave.	7,000-12,000	32	1 light	2	No	25-35
River Edge Rd.	15,000-20,000	29	-	2	Yes (along So. side)	15-20
Howland Avenue	7,000-10,000	32	-	2	No	25-35
Fifth Avenue	N/A	34	1 light	2	Yes	25-35
Bogert Road (south of Continental)	N/A	40	1 light	2	Yes	25-35
Main Street	13,000-17,000	30	2 lights	2	No	15-25

Source: River Edge Police Department, Bergen County Department of Public Works, Division of Traffic.  
Compiled By: Barry M. Barovick.

TABLE 80  
 TRAFFIC ACCIDENTS  
 MAJOR INTERSECTIONS  
 RIVER EDGE  
 1977-1983

<u>Road and Intersection</u>	<u>Accidents</u>
<u>Kinderkamack Rd.</u>	
Richard Ct. -	4
Gates -	6
Midland -	50
Spring Valley -	16
Bloomfield -	11
Christie -	6
Washington -	8
Lincoln -	63
River Edge Rd. -	15
Webb -	8
Continental -	54
Tenney -	14
Adams -	4
Jefferson -	10
Madison -	9
Monroe -	22
Van Buren -	3
Clarendon Ct.	4
Manning -	2
Voorhis -	21

TABLE 80 (CON'T)  
 TRAFFIC ACCIDENTS  
 MAJOR INTERSECTIONS  
 RIVER EDGE  
 1977-1983

<u>Road and Intersection</u>	<u>Accidents</u>
<u>Kinderkamack Rd. (Con't)</u>	
Windsor -	13
Wayne -	12
June Ct. -	3
Howland -	25
Reservoir -	8
Rutgers -	16
Main St. -	99
Grand Ave. -	65
Ackerson -	<u>9</u>
<u>Total</u>	580
<u>Midland Ave.</u>	
Laurel -	4
Magnolia -	1
Fifth -	38
Willow -	3
Myrtle -	26
Poplar -	1
Elm -	15
Bogert -	4
Summit	<u>7</u>
<u>Total</u>	99

TABLE 80 (CON'T)  
 TRAFFIC ACCIDENTS  
 MAJOR INTERSECTIONS  
 RIVER EDGE  
 1977-1983

	<u>Accidents</u>
<u>Main Street</u>	
Johnson -	7
Elizabeth -	32
Hackensack Ave. -	<u>74</u>
<u>Total</u>	113
 <u>Grand Avenue</u>	
Johnson -	3
Elizabeth -	6
Hackensack Ave. -	<u>17</u>
<u>Total</u>	26
 <u>River Edge Rd.</u>	
Center -	2
Park -	<u>5</u>
<u>Total</u>	7
 <u>Route 4</u>	
Route 4 West	
Marginal Rd. & Grand -	48
Marginal Rd. & Main -	54
Marginal Rd. & Bogert -	14
Marginal Rd. & Lakeview -	16

TABLE 80 (CON'T)  
 TRAFFIC ACCIDENTS  
 MAJOR INTERSECTIONS  
 RIVER EDGE  
 1977-1983

	<u>Accidents</u>
<u>Route 4 (Con't)</u>	
Route 4 East	
Johnson & Rt. 4 (Marginal) E -	46
Main & Route 4 East -	<u>3</u>
<u>Total - Route 4</u>	181

Source: River Edge Police Department; 1983.

### Existing Community Facilities

The quality of municipal services, educational facilities, recreational amenities and infrastructure systems are important aspects of community life. Map 13 presents the location of all existing community facilities within River Edge.

#### Public Administration:

The River Edge municipal building, located on Kinderkamack Road and Tenney Avenue, formerly a private home, was modernized in 1941. It is presently used to house all administrative offices including mayor, borough clerk, magistrate, tax assessor and municipal engineering and building inspection. It also contains the police department as well as council chambers. The building is currently over utilized and more space is needed, especially by the police department.

#### Police Department:

The River Edge Police Department is financed by the borough. The current police force is comprised of 21 full time officers and a volunteer reserve unit of 17 members. The police department's areas of service include law enforcement, crime protection and traffic safety activities. The local crime rate for River Edge in 1980 was 30.0 per 1,000 residents. This compared to a county average rate of 50.2. The department provides services through its detective bureau, traffic control division and general patrol and operational staff. The department maintains a modern and efficient communications system with car to headquarters channelization. The department patrols all areas of the borough 24 hours per day utilizing an 8 day manpower cycle and 7 patrol cars. There are no foot patrols.

Although the police department provides outstanding service, its capabilities are hampered by the size and quality of its current operating space in the municipal building. All police related facilities are located on the east wing of the first floor. Additional space is provided for files in the basement. This limited space provides no privacy for officers and has no clearly defined areas for lockers or changing rooms. There is no central file room for record handling or management or an adequate reception area separated from operational activities. There is no weapons storage room.

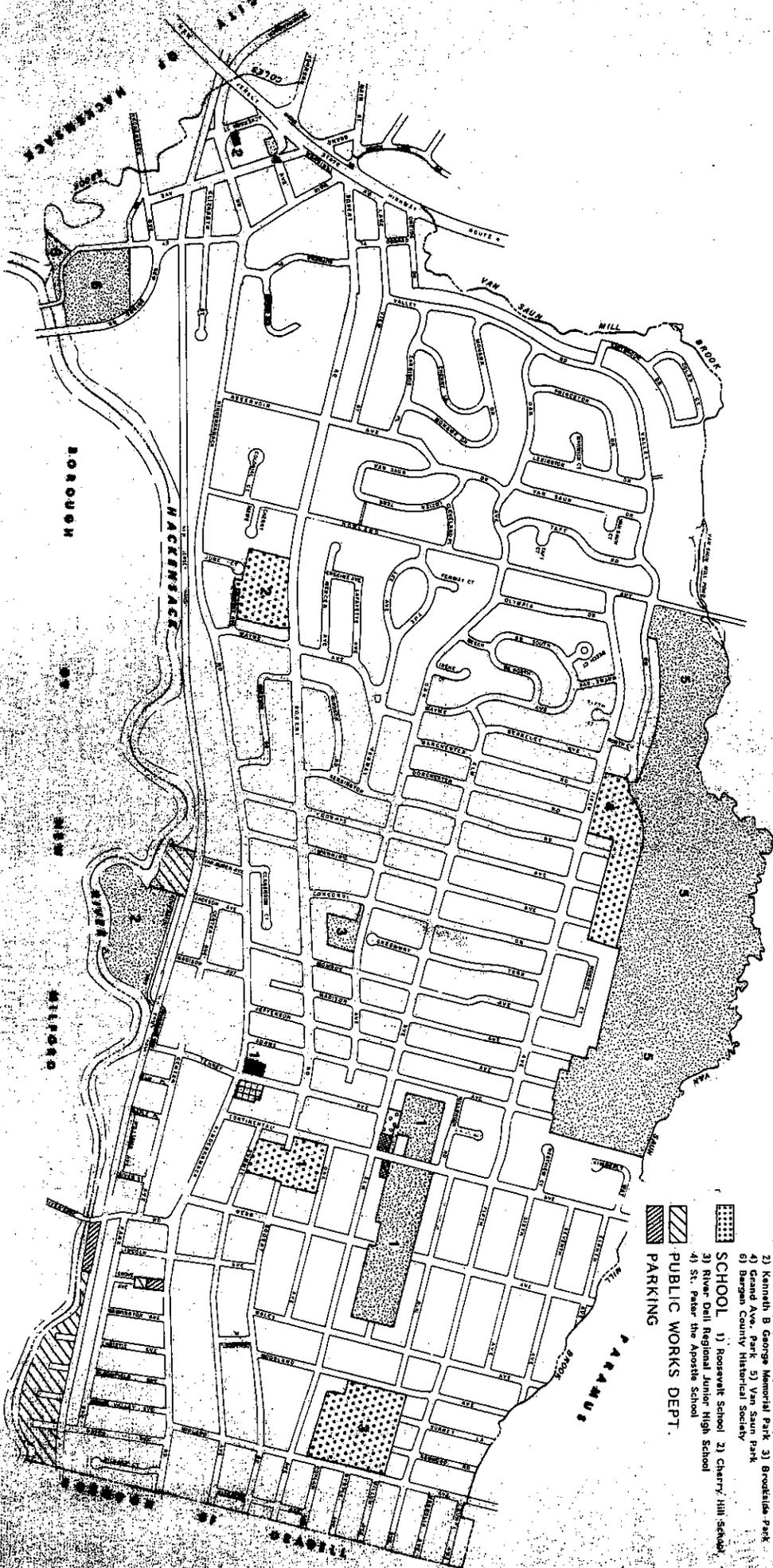
**BOROUGH OF RIVER EDGE**  
BERGEN COUNTY NEW JERSEY

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SCALE  
0 100 200 400



Existing Community Facilities  
Fig. 13



BOROUGH OF

- LEGEND**
- MUNICIPAL BLDG. POLICE DEPT.
  - FIRE DEPT. 1) Company 1 2) Company 2
  - LIBRARY
  - AMBULANCE/HEALTH
  - RECREATION 1) Veterans Memorial Park  
2) Kenneth B. George Memorial Park 3) Bradetula Park  
4) Grand Ave. Park 5) Van Saun Park  
6) Bergen County Historical Society
  - SCHOOL 1) Roosevelt School 2) Cherry Hill School  
3) River Dell Regional Junior High School  
4) St. Peter the Apostle School
  - PUBLIC WORKS DEPT.
  - PARKING

There is limited desk space for processing activities and prisoner handling, and retention facilities and areas are marginal, at best. Additional space is provided for reserve meetings in a building directly behind the municipal building and a target range is located at Kenneth B. George Park.

#### Fire Department:

River Edge is serviced by an entirely volunteer fire department. Fire Company #1 is located on Kinderkamack Road and Tenney Avenue, opposite the municipal building. Built in 1954, the building provides two double bays for fire equipment and office and meeting room areas. Fire Company #2 is located on Ackerson Street and Kinderkamack Road in the commercially developed southern section of the borough. Constructed in 1940, the building recently improved, provides two bays for equipment storage and a general meeting room. Because of its location in the extreme southern end of the borough, Fire Company #2 is not within easy access for the majority of volunteers who live in the residential areas of the community.

There are currently 27 members of the volunteer fire department. The fire fighting equipment includes 4 pumpers, 1 ladder, 1 rescue, 1 boat and 1 foam truck. The volunteer department responds to between 250-300 calls per year. The predominant fires are residential, usually kitchen or electrical related. Support services are available for emergency situations from the fire departments of the adjacent communities.

#### Department of Public Works:

The municipal public works department is located in a facility built in 1976, adjacent to Kenneth B. George Park on Riverside Way. Additional storage facilities are located on Grove Street. This facility houses general office areas, vehicles and general service equipment. The borough recycling center is located on the grounds. The Grove Street facility is comprised of a series of garages built in the 1940's and provides little if any benefit to the operations of the department. The department provides general services including maintenance of the former borough land fill area adjacent to the railroad tracks in the extreme northeast corner of the community, extra refuse collection, maintenance of the sewer and storm drainage systems, maintenance of borough parks and public areas and provides snow removal and leaf pick-up.

### Infrastructure Systems:

Water Supply - River Edge is served by the Hackensack Water Company. Domestic, commercial and industrial supplies and flows are adequate. The company's service record is good and has the capacity to expand supply if dictated by an increasing demand.

Solid Waste Disposal - Solid waste-refuse collection is provided through contract with private operators. The collected garbage is trucked to Bergen County disposal sites. Additional refuse collection is provided by the Department of Public Works and disposed at the municipal land fill.

Storm Sewers - The existing storm drainage system consists of a trunk or interceptor sewer which transmits the runoff to the discharge areas; the roadway inlets and collection drains which collect surface runoff and transmit it to the interceptor; and the roadway gutter which channels surface runoff, confines it and transmits it to the inlets for collection. There are no special storage facilities and as a result, flooding of low lying areas occurs during periods of peak runoff.

Sanitary Sewers - The existing sanitary sewer system primarily consists of 8" diameter vitrified clay pipes which transmit sanitary flows to various interceptor lines of the Bergen County Sewer Authority. The existing system is between 30 and 40 years old and services the entire community except for two septic connected parcels east of Kinderkamack Road which would require pumps to transmit flows to the interceptor due to elevation differences. The system is generally in satisfactory condition and meets all commercial and residential demands. Problems, however, occur due to infiltration and inflow at joints and manholes particularly when the storm sewers overflow and flooding permits the excess runoff to enter the sanitary systems. The age of the system requires periodic monitoring and it will eventually require upgrading.

### Library:

The River Edge Public Library, built in 1961 and expanded in 1976, contains 7,100 sq. ft. of space and is located on Elm Avenue at Tenney Avenue. The library contains about 70,000 volumes and serves all persons who reside, work or own property in the community. In addition to providing literature and reference materials, the River Edge Public Library provides a varied record collection, educational films and supplementary community service programs for the municipal and local area population. The library is a member of the Mid Bergen Federation and patrons may borrow books from other participating Federation libraries.

### Recreation and Open-Space Facilities:

The quality and development of recreational facilities and programs is the responsibility of the Recreation Commission. The Commission consists of seven members. There is a recreation director, a paid position, appointed by the commission.

Within River Edge, recreation and open-space areas have remained relatively fixed in size over the past ten years, with improvements provided in both the condition of the facilities and the number of related programs available to all groups within the community. Currently there are approximately 177 acres devoted to recreation and open-space within the borough. This does not include isolated vacant parcels, but does include all of Van Saun County Park, Bergen County Historical Society property and open-space and recreation areas associated with public and private schools throughout the community. Map 13 presents all of the recreation and open-space areas, and Table 81 presents a breakdown of these areas.

According to general recreation criteria, it is recommended that one acre of recreational playground and open-space be provided for each 100 persons. However, these are generic guidelines and it is quite obvious that communities not at standard, but with little vacant land will never meet the criteria guidelines. Based upon the 1980 borough population of 11,111 and using all 101.3 acres of Van Saun County Park, the Historical Society land, all school playgrounds and athletic field and the open-space areas defined in Table 81, River Edge currently has an average of one acre of recreation and open-space per 63 persons. This is well above the suggested criteria.

The types, sizes and locations of recreation and open-space areas and their functions are important considerations in assessing such community amenities. According to accepted recreation criteria for suburban communities the following facility size standards have been developed:

<u>Facility</u>	<u>Population Standard</u>	<u>Site Size Standard</u>
Playground	1.5 acres/1,000	6-8 acres
Playfield	1.5 acres/1,000	10-20 acres
Neighborhood Park	2.0 acres/1,000	3-5 acres
Community Park	3.5 acres/1,000	50-100 acres

Playgrounds - The playground is the chief center of outdoor play for kindergarten and school age children from 5 to 12 years of age. A playground may include a playlot for pre-school children, an enclosed equipment area for elementary school children, an open, turfed area for active games, shaded areas for passive uses and a paved multi-purpose area. The playground is an integral part of a complete elementary school development and should be readily accessible from and conveniently related to the primary residential area. Playgrounds should be within 1/4 to 1/2 mile of every family housing unit.

Except for Kenneth B. George Memorial Park, all other recreation facilities and elementary schools provide playground amenities and serve local neighborhoods.

Playfields - The playfield is a multi-purpose facility serving all age groups. It should include turf areas for softball, baseball, football and soccer; open-space for informal play; passive areas for families and senior citizens; hard surface areas for basketball, handball and tennis; and landscaped areas for relaxation and strolling. The playfield should also include playground facilities and service buildings for storage and personal needs. Playfields should be located close to the center of residential neighborhoods, however, it usually provides amenities for more than one area of the community.

Veterans Memorial Park, Kenneth B. George Memorial Park, all public schools and Van Saun County Park provide adequate playfield areas for residents in all sections of the borough.

Neighborhood Parks - The neighborhood park is land set aside primarily for passive recreation. Ideally, it gives the impression of being natural in character. It combines horticultural arrays and open areas with walking paths and sitting areas. A neighborhood park provides an important amenity to senior citizens and can improve aesthetic value of local neighborhoods.

Van Saun County Park, parts of Veteran's Memorial Park and Brookside Park serve as neighborhood parks within easy reach of all River Edge residents.

Community Parks - The community park is a regional recreation facility containing a wide variety of passive and active amenities and serving a surrounding area up to 3 miles. Although there are no community parks within River Edge, Van Saun County Park provides all the amenities of such a facility.

In addition to the active and passive recreation areas described above, there are five open-space areas located at the boundary of the community which act as buffer zones. Except for the Monroe Court area, all of these open-space areas are adjacent to water bodies and are subject to periodic flooding. Together these five areas total approximately 13 acres and could provide additional areas for passive recreational usage.

#### Educational Facilities:

According to statute of the New Jersey State Board of Education, each municipal Board of Education is to prepare a facilities Master Plan covering all subjects related to existing facilities and future needs. This section presents a summary description of the present public school system of River Edge and includes enrollment projections generated by various authorities and agencies. A detailed analysis of the borough's educational facilities are available in the following publications: Educational Facilities Master Plan, River Edge Board of Education, 1979 and A survey of Factors Relevant to Educational Facilities For The River Edge Public Schools, Henry J. Rissetto, Ed. D, 1975.

Educational Facilities - The present public school system in River Edge consists of two elementary schools for borough residents, and a junior and senior high school for residents of River Edge and Oradell, River Dell Regional. The River Edge elementary schools are financed by borough taxpayers. The River Dell Regional schools are jointly supported by residents of River Edge and Oradell. In addition to the two public schools within River Edge, St. Peter the Apostle School, a Catholic elementary school, provides private education for students from kindergarten through 8th grade.

The existing River Edge school system is comprised of the Cherry Hill School and the Roosevelt School. Both schools serve students in grades K-6. The combined functional capacity of the two schools is 910 students, 445 at Cherry Hill and 465 at Roosevelt.

The Cherry Hill School was constructed between 1947 and 1951 and has a current capacity for 445 students. The school is located on a 5.48 acre site on Bogert Road, between Wayne Avenue and Howland Avenue. As of May 1983, the school had a total enrollment of 288. A split level structure, the school contains 18 general instruction classrooms and learning areas. The school essentially serves all families south of Greenway Terrace.

The Roosevelt School was constructed in 1919 with an addition to the structure built in 1929. It is well located in the northern part of the borough on a 5.0 acre site on Summit Avenue. The school now serves grades K-6, but was also used for junior high school purposes until the regionalization of River Edge and Oradell in the mid-1950's. The school serves all families north of Greenway Terrace. The school has a functional capacity of 465 and as of May 1983 had an enrollment of 352 students. There are 20 general purpose and special subject classrooms in the building.

The River Dell Regional School District consists of two schools: River Dell Junior High School, located on Woodland Avenue in River Edge, serving grades 7-9 and River Dell Senior High School, located on Pyle Street in Oradell, serving grades 10-12. The junior and senior high schools were constructed in 1956. The senior high school was enlarged in 1964 and 1967. The student capacity of each school is 1,150 and the September 1983 combined enrollment for the schools was 1,432 students.

St. Peter the Apostle, located on Fifth Avenue, is the only non-public school in River Edge. It provides an educational curriculum for grades K-8.

School Enrollment Trends - Since 1970, there has been a steady decline in student enrollment in the River Edge elementary schools, River Dell Regional schools and St. Peter the Apostle School. Tables 82 through 85 present the most recent enrollment trends for the three school systems. The enrollment trend statistics for the borough's elementary schools show that between 1970 and 1982 there was a decline of 460 pupils or about 42.3%. Between 1970 and 1982, there was a decline of 961 students, 39.7%, in the River Dell Regional Junior and Senior High Schools, and a decline of 312 pupils or 66.6% in St. Peter the Apostle School between 1971 and 1982.

The two most important factors influencing school enrollment are the birth rate of resident mothers and the patterns of population in-migration. As described in previous sections of the Master Plan, the birth rate within River Edge has declined continually since 1970, and over the 1970-1980 period there was an out-migration of population. Over the 1970-1980 decade there was an increase in the older age population within the borough and a substantial decrease in the children and teenage groups.

School Enrollment Projections - Long range elementary school projections are presented in Table 83 and a three year projection for the River Dell Regional Schools is presented in Table 84. The River Edge Board of Education has predicted a continued decline in student enrollment, grades K-6, to a low of 606 in 1986, and then a modest, but steady rise to 644 by 1991. This is consistent with the Master Plan projection for population stability over the next ten year period. The fact that there will probably be little residential development in the borough over the next ten years, and that a recycling of homes to younger families will be the primary impetus for an increasing student population support the Board of Education's projection.

Although the River Dell Regional Board of Education has only predicted a short-term decrease in pupil enrollment, 1,149 by 1985, it should be anticipated that a continuous downward trend in enrollment will occur to 1990 and then stabilize as the expanded base of elementary pupils between 1986-1990 enter the regional school system thereafter. The steady decline in pupil enrollment in St. Peter the Apostle School will likely continue into the immediate future. In the event that the school should close, the students could easily be absorbed into the public school system with little impact as the functional capacities of all public schools will not be tested over the next ten-year period.

TABLE 81  
EXISTING RECREATION AND OPEN-SPACE AREAS  
RIVER EDGE  
1983

<u>Facility</u>	<u>Owner</u>	<u>Acres</u>	<u>Function</u>	<u>Amenities</u>
Van Saun Park (River Edge Portion)	County	101.3 (86.6)	Regional Park	Complete passive and active recreational facilities
Historical Society	County/State	4.7	Landmark	Von Steuben House
Conservation Area	County	13.1	Conservation	Wetlands, open-space
Veterans Memorial Park	River Edge	14.8	Playground Playfields Neighborhood park	Complete passive and active recreational facilities
Kenneth B. George Memorial Park (Swim Club)	River Edge	10.3 (4.4)	Playfield	Active recreation - ballfields.
Brookside Park	River Edge	2.2	Playground Neighborhood park	Playground equipment, open-space
Grand Avenue Park	River Edge	0.3	Playground	Playground equipment, black top area.
Monroe Court Area	River Edge	1.3	Open-space/buffer	-
Van Saun Mill Brook Area	River Edge	4.3	Open-space/buffer	-
Railroad-South Area	River Edge	5.0	Open-space/buffer	-



TABLE 82  
 HISTORIC SCHOOL ENROLLMENT TRENDS  
 RIVER EDGE ELEMENTARY SCHOOLS  
 1970-1982 (SEPTEMBER)

School/Grade	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982
Elementary													
K	151	117	142	118	110	114	95	78	77	65	74	68	73
1	162	157	122	148	114	119	107	109	89	79	67	90	77
2	146	155	160	132	151	111	120	101	110	85	77	66	86
3	137	152	148	164	138	160	109	115	103	109	87	83	70
4	148	138	148	157	165	143	153	112	107	98	110	87	82
5	153	154	140	156	161	164	138	150	106	102	93	107	93
6	164	152	157	144	156	158	160	130	154	105	100	96	106
Special	29	29	23	5	0	0	0	18	23	24	35	43	43
Total Elementary	1,090	1,054	1,040	1,024	995	969	882	813	769	667	643	640	630

Source: River Edge Board of Education; September, 1982.

TABLE 83  
 SCHOOL ENROLLMENT PROJECTIONS  
 RIVER EDGE ELEMENTARY SCHOOLS  
 1983-1991

<u>School/Grade</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>
Elementary									
K	95	75	79	73	90	82	82	82	82
1	79	103	81	85	79	97	89	89	89
2	75	77	79	80	83	77	95	87	87
3	87	76	78	80	81	84	78	96	88
4	70	87	76	78	80	81	84	78	96
5	82	70	87	76	78	80	81	84	78
6	93	82	70	87	76	78	80	81	84
Special	<u>52</u>	<u>50</u>	<u>48</u>	<u>47</u>	<u>45</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>
Total Elementary	633	620	598	606	612	619	629	637	644

Source: River Edge Board of Education; September, 1982.

TABLE 84  
 SCHOOL ENROLLMENT TRENDS AND PROJECTIONS  
 RIVER DELL REGIONAL SCHOOLS  
 1970-1985

<u>School/Grades</u>	<u>1970</u>	<u>1975</u>	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>
7-12	2,417	2,117	1,683	1,709	1,623	1,502	1,456	1,371	1,257	1,149

Source: River Dell Regional Board of Education; 1983.

TABLE 85  
 SCHOOL ENROLLMENT TRENDS  
 ST. PETER THE APOSTLE SCHOOL  
 RIVER EDGE  
 1971-1983

<u>School Grades</u>	<u>1971</u>	<u>1974</u>	<u>1975</u>	<u>1976</u>	<u>1977</u>	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>
K-8	468	379	271	267	256	246	249	217	183	156	171

Source: Superintendent of Schools, Archdiocese of Newark; 1983.

### Economic Development Trends

River Edge is a residential community. The majority of economic and business activities located within the borough provide goods and services to the resident population and only a few establishments serve the regional market. Regional business establishments are located in Paramus, Hackensack and along the major highways throughout the county. In spite of the strong competition from adjacent municipalities, business and economic activities within River Edge have increased over the last 15-year period.

As shown in Tables 86 and 87, the number and performance of retail trade establishments increased significantly between 1967 and 1977. The number of establishments increased by 23% from 60 to 74. All but a few of these retail establishments specialize in providing convenience goods to borough residents. The number of retail trade employees increased by 32% over the ten-year period, while total sales increased by 92% to a 1977 level of \$40,186,000. The most prominent retail stores within the borough are food stores, eating and drinking establishments and gasoline service stations.

As shown in Table 88, there were only 13 merchant wholesale trade establishments in the borough in 1977. Although this represented an increase of 225% since 1967, wholesale trades, in general including manufacturing, play an insignificant role in the base of the borough's economy. As of 1977, there were only 89 employees in the wholesale trade industries within the community.

The 1977 U.S. Census provides very limited data on selected services within River Edge because of the ability to correlate performance with particular businesses due to the small number of operating establishments. However, the number of selected service establishments, e.g. personal services, business services, repair services, increased from 58 in 1963 to 116 in 1977. The largest number of establishments were in the personal related services indicating a strong reliance on local business and limited interactions in the larger regional market.

Future expansion of selected service industries within the community would be possible through increased office development. Expansion of retail services is not likely due to the lack of available space in acceptable locations combined with strong competitive advantages in other municipalities. An increase in manufacturing and wholesale trades will not take place due to the absence of large tracts of land and the necessary transportation infrastructure.

TABLE 86  
 RETAIL TRADE CHARACTERISTICS  
 RIVER EDGE  
 1967-1977

	<u>Number of Establishments</u>	
	<u>1967</u>	<u>1977</u>
Building Materials	1	2
General Merchandise	2	0
Food Stores	12	13
Apparel and Accessory	1	3
Furniture, Appliances	3	8
Drug and Proprietary	4	4
Eating and Drinking	11	10
Gasoline Service Stations	10	11
Automotive Dealers	0	4
Other	<u>16</u>	<u>19</u>
Total	60	74

Source: U.S. Bureau of the Census; 1967, 1977.

TABLE 87  
 RETAIL TRADE CHARACTERISTICS  
 RIVER EDGE  
 1967-1977

	<u>1967</u>	<u>1977</u>	<u>% Change</u>
<u>Number of Employees</u>	594	784	32
<u>Number of Establishments</u>	60	74	23
<u>Sales (\$000's)</u>			
Total	20,895	40,186	92
Per Estab.	348	543	56
Per Employee	35,176	51,257	45
<u>Payroll (\$000's)</u>			
Total	3,088	5,825	89
Per Employee	5,199	7,430	43

Source: U.S. Bureau of the Census; 1967 and 1977.  
 Compiled By: Barry M. Barovick.

TABLE 88  
 WHOLESAL TRADE CHARACTERISTICS  
 RIVER EDGE  
 1967-1977

	<u>1967</u>	<u>1977</u>	<u>% Change</u>
<u>Number of Establishments</u>			
Merchants	4	13	225.0
Manufacturers	N/A	2	N/A
Agents, Brokers	N/A	5	N/A
<u>Number of Employees</u>	14	89	535.7
<u>Sales (\$000's)</u>	N/A	48,373	N/A

Source: U.S. Bureau of the Census; 1967 and 1977.  
 Compiled By: Barry M. Barovick.

GOALS AND OBJECTIVES

## GOALS AND OBJECTIVES

The Borough of River Edge is a suburban community that is almost totally developed. There is very little vacant, developable land available in the community. The residential neighborhoods are well maintained containing a mix of single-family homes and garden apartment complexes. Limited, if any, redevelopment is likely to occur in the borough's residential areas. The commercial areas, the southern sector of the municipality and the Kinderkamack Road corridor, have had and are continuing to experience intermittent redevelopment. As market conditions dictate, commercial and to some degree residential projects will continue to be proposed by developers for these areas.

Population growth within the borough has been relatively stable for the past ten years, and projections indicate that the current level will be maintained over the next ten to fifteen year period. The borough's past and present administrations have been well aware of community needs and an excellent array of facilities and services have been made available to municipal residents.

Taking these factors into consideration, and based upon the aspirations of the River Edge Planning Board, planning criteria for the future welfare of the borough should address policies and directives that will maintain stability, improve quality of life and provide for responsible decision making. The following planning goals and objectives have been developed as guides upon which the planning process within River Edge can be implemented to meet such criteria.

Area Development

Residential Neighborhoods:

Goal: Maintain the character and viability of all established residential neighborhoods.

Objectives: Prevent the development of incompatible land uses in all residential neighborhoods through zoning and land use controls.

In appropriate locations, study and define a mixture of housing types, e.g., townhouses, condominiums, co-operatives and planned unit developments and determine the compatibility with the existing residential fabric of the municipality.

Discourage the flow of non-local traffic through residential streets by means of a circulation and traffic plan and enforcement policies.

Encourage rehabilitation of any substandard and deteriorating housing structures by providing information on home improvement loans and through support from local banks and state and federal agencies.

Enforce building codes, housing codes and other regulations designed to guide and upgrade structural conditions.

Commercial Areas:

Goal: Maintain and upgrade existing commercial areas to provide a complete range of office, retail and ancillary developments.

Objectives: Improve, where necessary, the aesthetic character of the existing commercial developments by employing zoning controls and encouraging building maintenance.

Concentrate future commercial development, office and retail, in the existing commercial areas in order to create a community focal point and minimize conflicting land uses.

Encourage the consolidation of underutilized blocks in the commercial areas in order to provide improved forms of commercial development.

Assess all proposals for commercial development in reference to market conditions, traffic impacts and general impacts on community affairs.

### Public Facilities and Services

#### Transportation, Circulation and Parking:

Goal: Maintain adequate traffic circulation, improve safety and minimize impacts of traffic on community.

Objectives: Maintain the condition of all roads and sidewalks throughout the borough.

Provide traffic controls at critical intersections and eliminate hazardous road alignments to maintain orderly traffic flow.

Route all commercial and through traffic along arterial and collector streets and away from local residential streets.

Improve the traffic congestion and flow patterns in the commercial areas.

Require adequate off-street parking facilities in all new commercial developments and multi-family residential developments.

#### Community Facilities and Services:

Goal: Provide the facilities and services necessary for municipal functions to meet the needs of all residents in general and on a neighborhood basis.

Objectives: Maintain the condition of all public buildings and upgrade and improve as necessary.

Maintain the condition of all open-space and recreation areas, and through consolidation of non-buildable sites provide additional open-space and recreational facilities.

Provide adequate police, fire and emergency response services to all residential neighborhoods and commercial areas.

Continue the high level educational programs at all grade levels and plan public school facilities to meet enrollment demands.

Maintain the condition and improve, where necessary, the capacities and performance of the borough's water and sewer infrastructure systems.

MASTER PLAN ELEMENTS

## MASTER PLAN ELEMENTS

### Introduction

The purpose of the Master Plan is to provide policies for the future development of the Borough of River Edge. This plan is a guide which outlines significant long-range objectives and is the basis for current decision-making. The Master Plan addresses itself to the improvement and preservation of existing borough amenities as well as the utilization of available assets and opportunities.

The Master Plan Elements included in this document are based upon the stated goals and objectives of the River Edge Planning Board and Governing Body, the historical trends which have formed the fabric of the borough, existing conditions currently influencing development and future trends which will impact long-range policies.

Incorporated into the Master Plan are the following Master Plan Elements:

- . Land Use Plan - A plan which defines residential, commercial, industrial and public and semi-public land uses and sets forth preferred relationships among these uses. The Land Use Plan delineates the spatial configuration of land use based upon existing conditions, anticipated development trends and stated goals and objectives.
- . Community Facilities Plan - A plan which schematically locates and directs the improvement or construction of open-space and recreation areas, educational facilities, public safety facilities and other public and semi-public land uses to better serve the resident population and support other land uses.
- . Transportation/Circulation Plan - A plan which recommends the necessary improvements to the existing road network including traffic directional flows, parking requirements and signalization, and defines street closings or realignments to support the Land Use and Community Facilities Plans.

LAND USE PLAN

## LAND USE PLAN

The proposed Land Use Plan is presented on Map 14. The Land Use Plan Map is a composite of the Land Use Plan, Community Facilities Plan and Traffic/Circulation Plan. As shown on the Land Use Plan Map, the proposed plan generally sustains the existing fabric of land uses within River Edge. Recognizing the constraints created by the limited developable land resources within the borough, with less than two percent of the land undeveloped, and maintaining community objectives directed toward maximizing future opportunities, the Land Use Plan has been designed to effectively promote the quality of existing residential neighborhoods and guide the development of commercial and transitional areas within the borough.

### Relationship Among Land Use Plan, Zoning Ordinance and Other Master Plan Elements

Often the purposes of a Land Use Plan are confused with those of a Zoning Ordinance. The Land Use Plan is a public policy guide for future development of the community. It has no legal status, but its primary purpose is to provide a basis for better decision-making during the planning and evaluation processes carried out by the Planning Board. The Land Use Plan is adopted by the Planning Board and according to New Jersey law, provides a basis for zoning policies.

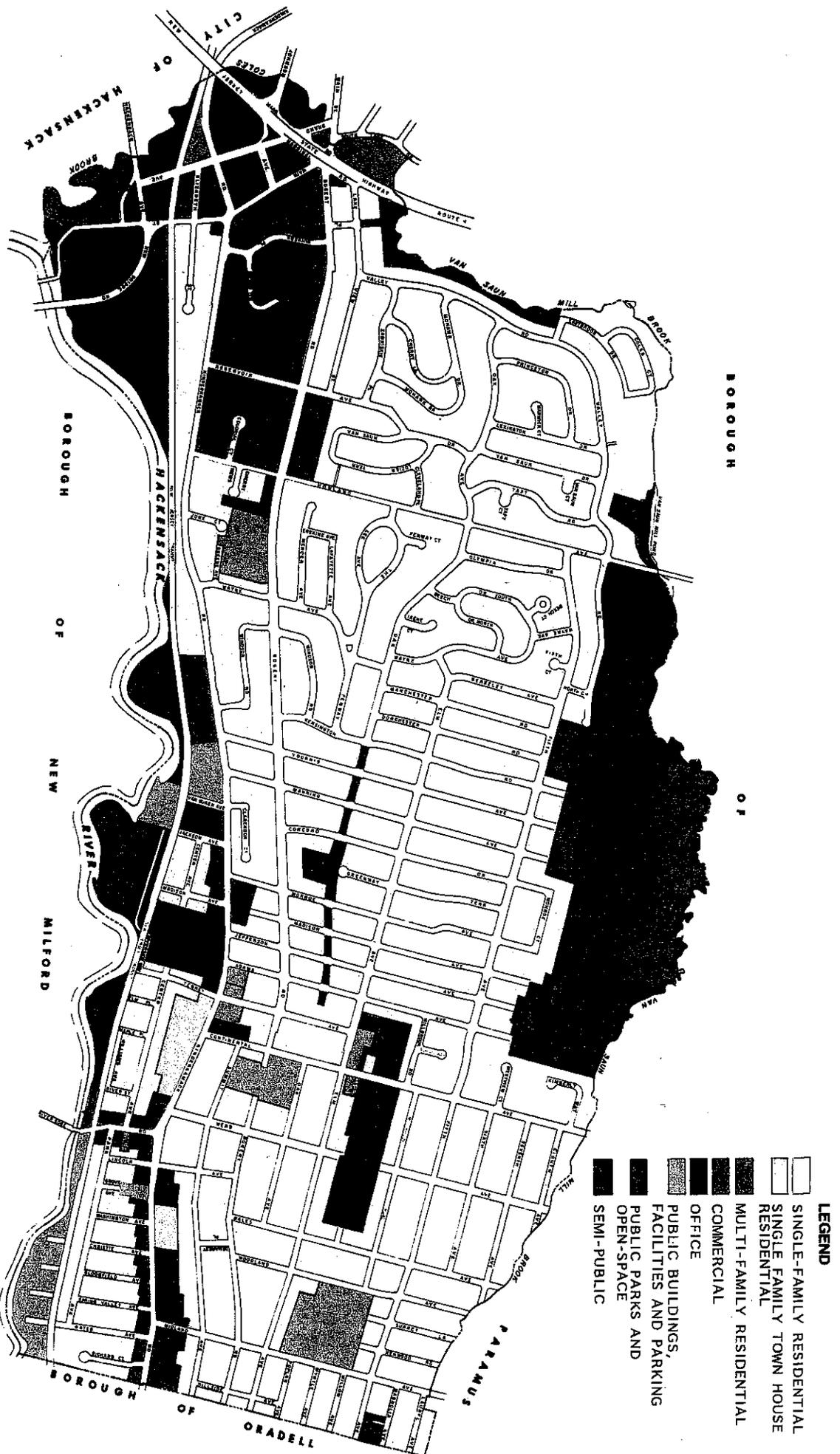
The Zoning Ordinance is legally adopted by the Governing Body of the community after the Land Use Plan has been adopted. It has legal status and is to be utilized as a "tool" to make zoning policies and exercise development controls. The Zoning Ordinance is directed toward enforcing the Land Use Plan through the control and the nature and extent of uses of land and the buildings and structures thereon.

To be an effective guide for future land use, the Land Use Plan must be coordinated with the other elements of this Master Plan: the Community Facilities Plan and the Traffic/Circulation Plan. Together those plans form the foundation for planning policies.

The following are the components of the River Edge Land Use Plan:

#### Residential Land Use

The Residential Land Use Plan proposes no new areas for single-family or multi-family development. All existing residential neighborhoods are to be maintained. Isolated residential uses within defined commercial areas, however, are considered conflicting and under-utilized land uses and should be upgraded



**BOROUGH OF RIVER EDGE**  
BERGEN COUNTY NEW JERSEY

PREPARED FOR THE PLANNING BOARD BY:  
**BMB** BARRY M BAROVICK

SCALE  
0 100 200  
FEET

Land Use Plan  
**fig. 14**

- LEGEND**
- SINGLE-FAMILY RESIDENTIAL
  - SINGLE FAMILY TOWN HOUSE RESIDENTIAL
  - MULTI-FAMILY RESIDENTIAL
  - COMMERCIAL
  - OFFICE
  - PUBLIC BUILDINGS, FACILITIES AND PARKING
  - PUBLIC PARKS AND OPEN-SPACE
  - SEMI-PUBLIC

to be compatible with the primary commercial functions of the surrounding area. No new areas are proposed for residential development because current population projections indicate a relative stabilization of the borough's population at 11,100 over the next 15 years, and there are no available and condusive sites for quality residential development outside of existing residential neighborhoods.

Within the existing residential neighborhoods, the Land Use Plan proposes the redevelopment of the existing residential area fronting along the east side of Kinderkamack Road from Tenney Avenue on the south to the commercial development on the north. The redevelopment calls for the establishment of a Planned Unit Development of single family townhouses. The existing residential units within this area are aging and in some cases not maintained or vacant. The Planned Unit Development concept is important because the area should be developed as a whole and not on a lot-by-lot basis. A creative townhouse development providing adequate parking and landscaping is possible as the aggregate parcels total approximately 6+ acres, with some lots nearly 300 feet in depth. The existing land locked parcel within this block area should also be incorporated into the townhouse development.

#### Commercial Land Uses

The Commercial Land Use Plan is designed to maximize the development potential and utilization of the existing commercial areas by eliminating conflicting land uses within these areas, proposing additional compatible uses and establishing guidelines to assess development plans. Currently two types of commercial land uses exist within River Edge. Both retail commercial land uses, establishments providing everyday goods and services, and office developments for professional and personal services. These uses are concentrated in Planning Sector Two, between Main Street and the Hackensack border and in Planning Sector Three, the Kinderkamack Road Corridor, interspersed with residential uses north of Wayne Avenue to the Oradell border. There are no commercial land uses in Planning Sector One.

#### Office Development:

The office development component of the Commercial Land Use Plan has been designed to concentrate office development in Planning Sector Two, south of Main Street and in Planning Sector Three, along the east side of Kinderkamack Road between Madison Avenue and Webb Avenue.

The current commercial office real estate market within Bergen County is stable. That is, there is approximately 10-12 percent vacancies for newly constructed "class A" office buildings. Although this is not a particularly high vacancy rate in general, it is the highest rate within Bergen County in the past ten years. Developers expect the Bergen County office market to improve as economic recovery continues. However, real estate recovery usually lags 12 to 18 months behind the general economy.

Regardless of future market conditions, River Edge will not be a focal point for extensive office development in the future. There are no large sites with the accessibility or topography necessary to support intensive, large-scale office structures. The two areas designated on the Land Use Plan, however, do offer potential for additional but limited office development. The area south of Main Street in Planning Sector Two is the commercial center of the community. It contains a mixture of retail establishments, office buildings and older residential structures. This area has direct access to Route 4, mass transportation and except for the homes on Elizabeth Street and Kinderkamack Road, north of Main Street, is adequately buffered from the residential neighborhoods of the borough.

The types of office development proposed for this area are "Class A" buildings designed specifically for the professional or small corporate tenant. The available tracts of land allocated for additional office development are not of sufficient size or in specific locations to support intensive, large-scale office buildings. Office buildings proposed for these sites should complement the existing office construction in the area and should be controlled by the bulk, height and parking regulations of the Zoning Ordinance, and through floor area ratio (FAR) requirements which should be appended to the ordinance. It is recommended that all new office buildings include ground level parking bays under the first floor of the structure. Under no circumstances should ground-floor retail uses be incorporated into an office development plan. These uses will compound traffic congestion and flow and occupy space available for off-street parking.

The foremost problem created by additional office development in this area will be increased traffic congestion, particularly during morning and evening rush hours. Any new office developments should have limited ingress-egress points located at sufficient distances from major intersections. Turning regulations from these points must be controlled to direct traffic to Route 4 or Hackensack Avenue. Specific blocks or block areas designated for additional office developments within this area include the following:

- . Block 89-A, bounded by Hackensack Avenue on the west, Main Street on the north and the Hackensack Avenue Roadway Exit on the south and east. This block is approximately one acre and currently occupied by a single retail commercial use. The block would support one office building.
- . Block 88, bounded by the New Jersey Transit Railroad on the west, Grand Avenue on the south, Main Street on the north and Hackensack Avenue on the east. This block is approximately two acres and currently contains several retail commercial uses. One office building could be constructed on this block.
- . Block 95, bounded by the New Jersey Transit Railroad on the west, Coles Brook on the south, Hackensack Avenue on the east and Grand Avenue on the north. This irregular shaped block is immediately adjacent to the Continental Towers office buildings and largely vacant. The block could support one office building.
- . Block 96, bounded by Route 4 on the north and Johnson Avenue on the west. This parcel currently contains a light industrial use, but is in a good location to support a small office development.
- . Blocks 97 and 92, bounded by Grand Avenue on the north, Route 4 on the south and west and Kinderkamack Road on the east. This office development site requires the closing of Ackerson Street, the closing of Fire Department Number 2, the reuse of Grand Avenue Park, and the reuse of existing residential dwellings and commercial establishments. If totally assembled a site of approximately 4.5 acres could be formed for supporting the development of a well planned integrated office complex.

All other blocks or parcels within this area currently containing office buildings are designated for office uses on the Land Use Plan.

The office developments proposed in the Master Plan are intended to utilize the designated areas at their highest and best uses. It is not intended to displace the existing establishments or residential dwellings currently occupying the properties designated for office development. These uses should be permitted to remain. However, should a developer assemble the required properties and propose an office development reuse, the plan should be actively considered by the Planning Board as meeting the Master Plan land use recommendations. It is recommended that no other uses or re-uses be developed in areas designated for office development.

However, before approving an office project the Planning Board should evaluate the plan according to the Development Proposal Review Criteria and Information Requirements included in subsequent sections of the Master Plan as well as the Site Plan Review Procedures of the Zoning Ordinance.

#### Retail Commercial:

The existing retail commercial land uses within River Edge are also located in Planning Sector Two and along the Kinderkamack Road Corridor, north of Wayne Avenue in Planning Sector Three. There are no retail commercial land uses in Planning Sector One.

The Land Use Plan does not propose additional areas for retail commercial land uses except for the small triangular shaped parcel between Grand Avenue, Main Street and the eastbound Marginal Road along Route 4, and a parcel bounded by River Edge Road and River Street. Both parcels contain aging non-maintained structures. No additional retail commercial land uses are recommended based upon the following factors.

- . The nearby shopping centers and available parcels along the major highways have distinct locational advantages over any potential sites within River Edge for supporting regional commercial developments. Therefore, the demand for establishing new regional commercial services within River Edge is minimal.
- . The existing neighborhood commercial establishments adequately meet the market demands of the local residents.
- . The additional traffic impacts and congestion created by linear commercial development along Kinderkamack Road or in the southern section of the borough would out-weigh the benefits of the additional retail services.

It is recommended that the quality of the existing retail structures, particularly along Kinderkamack Road, be improved to meet all maintenance and off-street parking and loading requirements of the Zoning Ordinance. Should an entire shopping center be acquired for redevelopment, it is recommended that only retail commercial development be considered as a replacement use.

#### Industrial Land Uses

The existing light industrial uses located at the intersection of the eastbound lanes of Route 4 and Johnson Avenue, and east of the New Jersey Transit Railroad tracks at River Edge Road are planned to become commercial uses. No additional

industrial areas are planned due to current economic conditions, the lack of available large tracts of vacant land with the necessary locations and infrastructure amenities to support industry and the existing land uses within the community.

#### Public and Semi-Public Land Uses

The Master Plan proposes the following public and semi-public land use modifications:

- . Grand Avenue Park to be made part of an office development land assemblage.
- . A passive open-space area be created at the northeast corner of the intersection of Kinderkamack Road and Main Street.
- . The present locations of Fire Departments 1 and 2 be closed and consolidated at a new building along Kinderkamack Road.
- . The Police Department be relocated to a new self-contained building along Kinderkamack Road.
- . A municipal parking area be established at the site of the existing DPW garages on Grove Street.

Specific recommendations are discussed in the Community Facilities section of the Master Plan.

COMMUNITY FACILITIES PLAN

## COMMUNITY FACILITIES PLAN

Since existing community facilities serve the borough adequately and land available for additional or expanded facilities is limited, the Community Facilities Plan generally recommends maintenance and improvement programs for existing recreation and open-space areas, educational facilities and infrastructure systems. The plan specifies new facilities and locations for police and fire services. Map 15 presents the Community Facilities Plan.

### Public Safety Facilities

As part of the Community Facilities Plan, a new Public Safety Complex, containing all municipal police and fire services, is recommended to be established along Kinderkamack Road.

The borough is presently served by two fire stations; Fire Company #1 is located at the intersection of Kinderkamack Road and Tenney Avenue and Fire Company #2 is located on Ackerson Street in the southern section of the borough. Both buildings have been improved, are in good condition and adequately meet the equipment storage requirements of the Fire Department. However, the location of Fire Company #2 is poor because it is a great distance from the residences of the volunteers. As a result, the response time and usefulness of this facility are greatly impacted by its poor location.

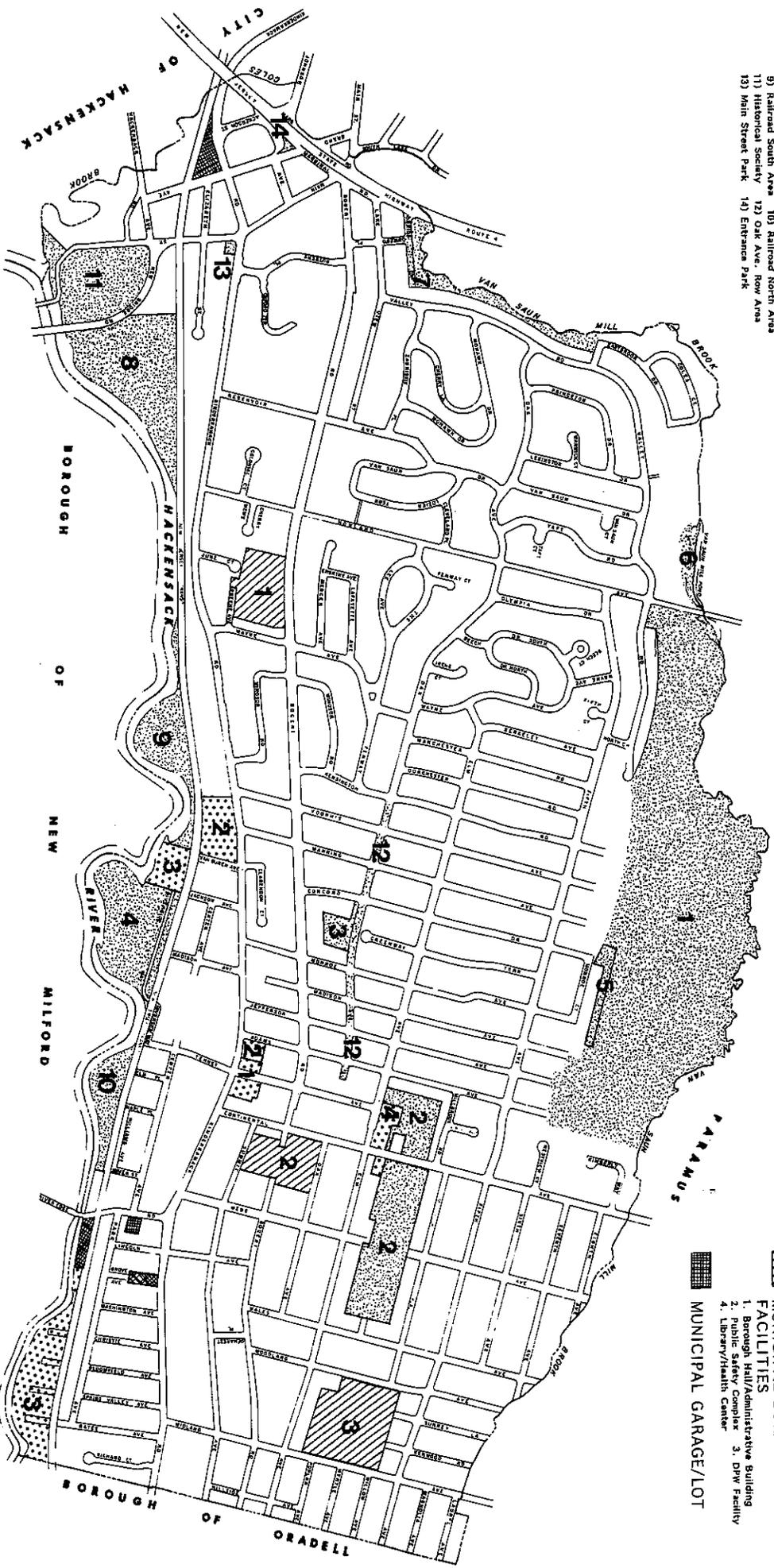
Alternative sites for a single borough fire station which would adequately meet the response time and accessibility requirements of the fire department are presented on Map 15. One alternative site is along the east side of Kinderkamack Road between Voorhis Avenue and Van Boren Avenue. Should this site be selected the existing Station #1 should be retained by the borough for future public use.

A second site, suggested and preferred by the Fire Department, are the residential properties along Kinderkamack Road and Adams Avenue. Development of this site would really consist of an expansion of Station #1. The advantage of this site is that it is along the west side of Kinderkamack Road, thus presenting no traffic problems for volunteer accessibility or fire vehicle movements.

**LEGEND**  
**PARKS, RECREATION AND OPEN-SPACE AREAS**

- 1) Van Saun County Park
- 2) Veterans Memorial Park
- 3) Brookside Park
- 4) Kenneth George Memorial Park
- 5) Monroe Ct. Park
- 6) Van Saun Mill Pond Area
- 7) Van Saun Mill Brook Area
- 8) Conservation Area
- 9) Railroad South Area
- 10) Railroad North Area
- 11) Historical Society
- 12) Oak Ave. Row Area
- 13) Main Street Park
- 14) Entrance Park

**BOROUGH**

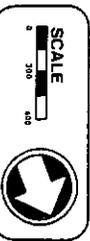


**LEGEND**  
**EDUCATIONAL FACILITIES**  
**MUNICIPAL BUILDINGS/ FACILITIES**  
**MUNICIPAL GARAGE/LOT**

- 1. Cherry Hill School
- 2. Roosevelt School
- 3. River Dell Regional Junior High School
- 1. Borough Hall/Administrative Building
- 2. Public Safety Complex
- 3. DPW Facility
- 4. Library/Health Center

**BOROUGH OF RIVER EDGE**  
 BERGEN COUNTY NEW JERSEY

PREPARED FOR THE PLANNING BOARD BY:  
**BVB** BARRY M. BAROVICK



Community Facilities Plan  
**fig. 15**

Both locations are in easy reach of all residential areas for both service response and volunteer accessibility. There should be no reduction in response time to a fire in the commercial district in the southern section of the borough from the new facility due to the increase in volunteer accessibility and Kinderkamack Road providing direct access to the area.

As previously described, the current Police facilities which are housed in the Municipal Building are severely inadequate. It is recommended that a separate, fully functional police station be constructed as part of a Public Safety Complex. The existing space in the Municipal Building occupied by the Police Department should be utilized for other municipal operations.

Because of the traffic impacts created and accessibility requirements of both the Police and Fire Departments, no sites within the residential areas of the borough should be considered for these public safety facilities.

#### Educational Facilities

The recent decrease and projected relative stabilization of pupil enrollment in the elementary and secondary schools are an advantage to the community in that large capital expenditures for additional or expanded educational facilities will not be required. However, this does not mean that the existing facilities should be neglected because they adequately serve the current student population, but rather they should be maintained and where necessary improved to avoid obsolescence and major expenditures in the future.

The age of both Roosevelt and Cherry Hill Schools will require periodic improvements. It is recommended that as an initial improvement a multi-purpose gymnasium be considered for construction at the Cherry Hill School. The currently utilized multi-purpose room does not provide adequate indoor recreational facilities for the pupils. A new facility could be used by the general public as well as the students and would serve all sections of the community.

#### Recreation and Open-Space Facilities

The existing recreational and open-space facilities and areas within the borough provide a wide range of amenities, are spatially distributed to serve all residential areas and are well maintained. It is recommended that the existing recreation and open-space areas be maintained and facilities improved and/or added where necessary. Regardless of development pressures, except for the Grand Avenue Park, all existing recreational and open-space areas should not be considered for reuse. Specific recommendations include the following:

- . Grand Avenue Park is under-utilized and serves no surrounding residential areas, nor does it provide amenities for office workers in the surrounding commercial developments. Because of its location in the commercial sector, and its under-utilization and lack of amenities it is recommended that the park area, approximately one-third acre, be made available for office development as designated in the Land Use Plan.
- . The current site of Insty-Print, the triangular property at the intersection of the west-bound Marginal Road and Grand Avenue be purchased by the borough and converted to an open-space area. The property is at the "gateway" to the community and if properly developed could provide an attractive visual and aesthetic amenity for community identification.
- . The currently vacant property at the northeast corner of Kinderkamack Road and Main Street be purchased by the borough and transformed into a passive open-space area for the office workers and shoppers in the surrounding commercial establishments.
- . All existing active recreation and open-space areas including Veterans Memorial Park, Kenneth B. George Memorial Park, Brookside Park and those associated with the public schools be maintained and improved to continue to provide high-quality recreation facilities for all municipal residents.
- . All county controlled open-space areas including Van Saun Park, the Historical Society Site and the Conservation Area continue to remain in such use.
- . All municipal owned open-space areas including the Monroe Court Park Area, Van Saun Mill Brook Area, Van Saun Mill Pond Area, and the Railroad North and South Areas be preserved as open-space buffer areas precluding alternative future.
- . The approximately one-half acre site between the Oneida Drive right-of-way and the Van Saun Mill Brook along the west-bound lanes of Route 4 be maintained as an open-space area, along with the Oneida Drive right-of-way itself, and the Oswego Place right-of-way, west of Lake View Street.
- . The Oak Avenue right-of-way between Kensington Road and Tenney Avenue be preserved as open-space and not converted to residential or transportation uses.

### Infrastructure Facilities

The Municipal Public Works Department does an excellent job in its supplementary refuse and sanitation disposal operations. The existing sanitary sewer and storm sewer systems experience localized problems due to the age and condition of the systems and inadequate capacity or velocity in the existing pipes. It is recommended that remedial action be undertaken for only those areas which experience a health hazard or property destruction. Isolated problems at other locations can usually be alleviated by proper periodic maintenance. Improvements to the storm and sanitary sewer systems should be discussed and coordinated with the Bergen County Water and Sewer Authority.

TRANSPORTATION/CIRCULATION PLAN

## TRANSPORTATION/CIRCULATION PLAN

The primary objectives of the Transportation/Circulation Plan are to generally improve the safety and efficiency of the local road network by directing non-local and commercial traffic away from residential streets, reducing existing road hazards and potential accident locations and providing adequate off-street parking and traffic impact guidelines for future commercial developments. Map 16 presents the recommended improvements of the Transportation/Circulation Plan.

The major traffic and circulation problems within the borough are associated with the commercial development concentrated in the area south of Main Street and along Kinderkamack Road, particularly north of Continental Avenue. The rapid commercial development of the borough's southern section has brought a significant increase in traffic flows in the area, along Kinderkamack Road and on Reservoir Avenue, Howland Avenue and Bogert Road, the collector streets carrying non-local commuter and shopper traffic to the retail and office buildings. Continued office development is expected in the southern section and to minimize the potential and compounding traffic impacts associated with this development the following recommendations should be considered:

- . The channelization of all commercial traffic toward Route 4 and Hackensack Avenue and away from Kinderkamack Road and the borough's residential areas. The roads in the southern section and Kinderkamack Road are at capacity, and the local collector streets can not handle a continuous flow of commuter and shopper traffic.
- . The construction of a third lane on Hackensack Avenue in the south-bound direction from Main Street to Grand Avenue to assist in the directional flow of traffic.
- . The improvement of critical intersections in the area to reduce potential accident locations and improve traffic flow.

A detailed traffic plan for the southern section of the borough has been proposed by the Traffic and Safety Committee outlining recommended changes and improvements to the existing road network. The basic plan proposes a one way loop utilizing the present road system.

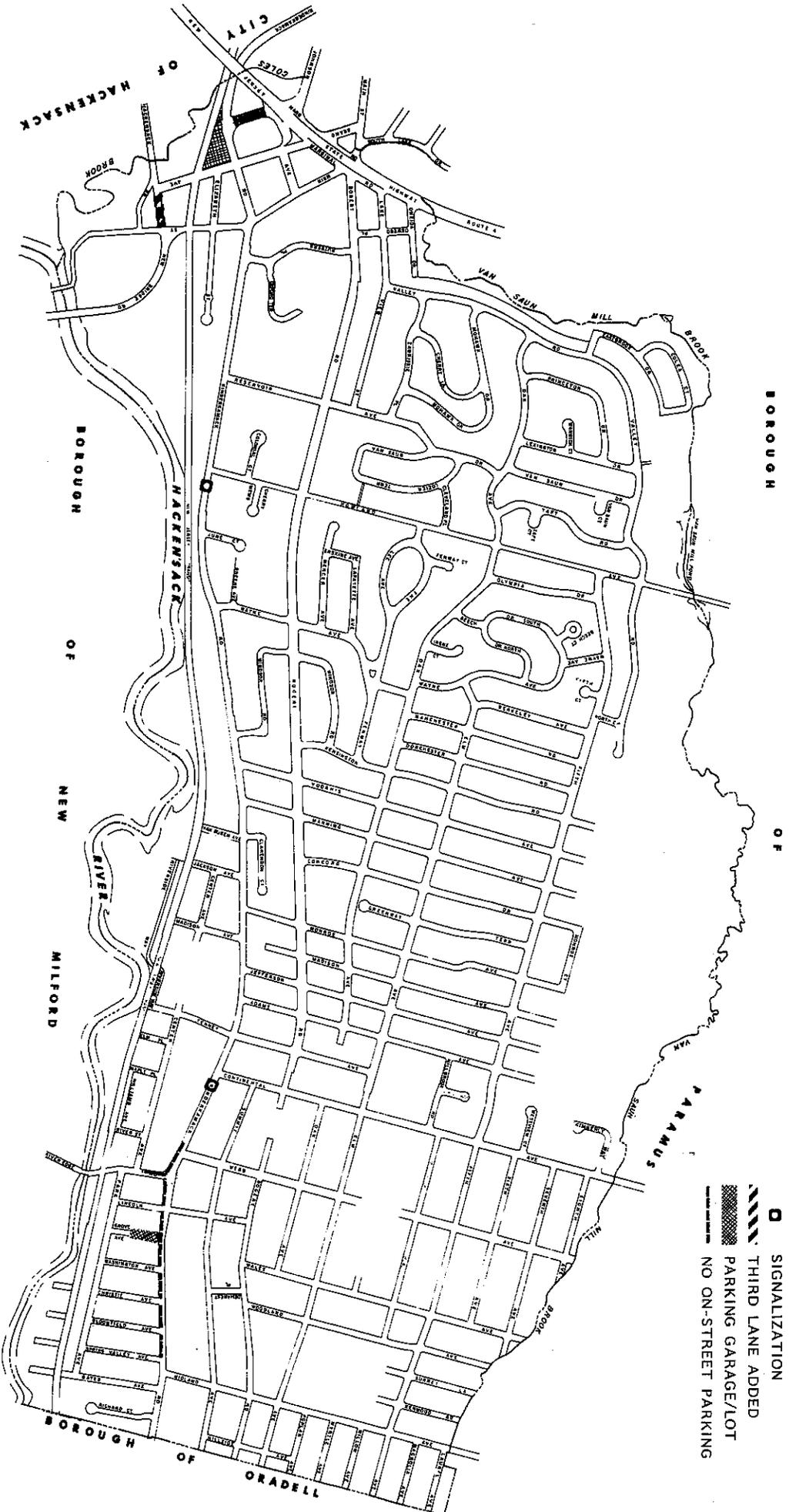
**BOROUGH OF RIVER EDGE**  
BERGEN COUNTY NEW JERSEY

PREPARED FOR THE PLANNING BOARD BY:  
**BVB** BARRY M. BAROVICK

SCALE  
1" = 100'



Transportation/Circulation  
Plan Improvements  
**fig. 16**



- LEGEND**
- ||||| STREET CLOSING
  - SIGNALIZATION
  - /// THIRD LANE ADDED
  - ▨ PARKING GARAGE/LOT
  - NO ON-STREET PARKING

Because the primary roads in the southern section of the borough are maintained by the Bergen County Department of Public Works, Division of Traffic, the borough will be required to work closely with the county in order to implement any changes in the road network or circulation pattern.

Additional transportation/circulation recommendations for the southern section of the borough include:

- . The closing of Ackerson Street with its existing right-of-way being made available as part of a land assemblage for a commercial office development. Ackerson Street is unimportant to the flow of traffic in the area and its closing will not have a negative impact on traffic circulation and congestion.

Kinderkamack Road carries the majority of local traffic from River Edge as well as regional traffic from neighboring communities. It serves both as a shopping street for local residents and as a major arterial for commuter and non-localized origin-destination traffic. The numerous curb cuts along the road and the single lanes of continuous traffic in each direction compound the growing traffic congestion and safety problems along the corridor. On-street parking in the area north of River Edge Road further compounds the traffic problems. Since Kinderkamack Road is maintained by the county, improvements affecting traffic flow and safety must be implemented by the County's Department of Public Works, Division of Traffic. To improve the general traffic congestion and safety along Kinderkamack Road the following actions should be considered:

- . The installation of traffic signals at the Howland Avenue and Continental Avenue intersections and at the southern intersection with River Edge Road.
- . The elimination of all on-street parking along all sections of Kinderkamack Road and the establishment of a municipal parking area at the site of the existing Grove Street DPW garages.
- . The provision of limited ingress/egress points for all new commercial developments and the provision of adequate off-street parking and loading areas.

The Bergen County Planning Board has undertaken various TOPIC studies (Traffic Operations Program to Increase Capacity and Safety) of the Kinderkamack Road corridor including the segment within River Edge and has recommended that the road not be widened in this segment. This is a sound policy because a

major widening of the road would increase traffic safety and control problems as well as disrupt existing and future developments along the right-of-way. Instead, the county has considered engineering improvements at critical intersections and will continually evaluate the problems and solutions to the traffic/circulation problems along the road in implementing a comprehensive program of improvements.

MASTER PLAN IMPLEMENTATION GUIDES

## MASTER PLAN IMPLEMENTATION GUIDES

The completion of this Master Plan is an important first step in providing guidance and control for the future development of River Edge. The translation of the Master Plan Elements into relevant actions and policies is the responsibility of both the borough's officials and local citizens.

Implementation of the River Edge Master Plan requires coordinated efforts by the Planning Board, Governing Body and Zoning Board of Adjustment. The procedures that should be enacted to fully utilize the Master Plan include:

- . Adoption of the Master Plan.
- . Modifications to the Zoning Ordinance.
- . Adoption of the Official Map.
- . Development of Capital Improvements Program Guide.
- . Implementation of a Continuous Planning Program.

ADOPTION OF THE MASTER PLAN

## ADOPTION OF THE MASTER PLAN

New Jersey Statutes (Chapter 291 of the Public Laws of 1975) states that:

"The Planning Board may prepare and, after public hearing adopt or amend a master plan or component parts thereof, to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare."

The Statute further states:

"The Planning Board shall give public notice of a hearing on adoption, revision or amendment of the Master Plan; such notice shall be given by publication in the official newspaper of the municipality, if there be one, or in a newspaper of general circulation in the municipality at least 10 days prior to the date of the hearing."

In addition, notice must be given to the clerks of all adjoining municipalities and to the County Planning Board at least 10 days prior to public hearing on the adoption of the Master Plan. The notice must include copies of the Master Plan.

Adoption of the Master Plan by the Planning Board is necessary if the Planning Board is to carry out the recommendations of the Master Plan. The adoption of the Master Plan is important in giving formal status and recognition to the voice of the Planning Board in guiding development of the town. The Statute states:

"Whenever the Planning Board shall have adopted any portion of the Master Plan, the governing body or other public agency having jurisdiction over the subject matter, before taking action necessitating the expenditure of any public funds, incidental to the location, character or extent of such project, shall refer the action involving such specific project to the Planning Board for review and recommendation in conjunction with such Master Plan and shall not act thereon, without such recommendation or until 45 days have elapsed after such reference without receiving such recommendations. This requirement shall apply to action by a housing, parking, highway, special district, or other authority, redevelopment agency, school board or other similar public agency, state, county or municipal."

The necessity of adopting the Master Plan goes beyond the power it gives to the Planning Board. Probably the most significant requirement of the Statute is the prerequisite of an adopted Master Plan for zoning. In addition, the statute requires zoning to be consistent with and designed to implement the Land Use Plan Element of the Master Plan. The Statute states:

"The Governing Body may adopt or amend a zoning ordinance relating to the nature and extent of the uses of land and of buildings and structures thereon. Such ordinance shall be adopted after the Planning Board has adopted the land use plan element of a Master Plan and all provisions of such zoning ordinance or any amendment or revision thereto shall either be substantially consistent with the land use plan element of the Master Plan or designed to effectuate such plan element....."

Violation of the above principle is allowed, but only by affirmative vote of a majority of the Governing Body stating the reasons for so acting. Although the Statute requires that only the Land Use Plan Element of the Master Plan need be adopted to provide for an adopted Zoning Ordinance or amendment, the Land Use Plan is the integral element of the Master Plan and, as in the case of this Master Plan, would not be developed without input from other Master Plan Elements. Adoption of the complete Master Plan, including all planning elements, will provide the Planning Board with a guide to measure development, and provide the Governing Body with the necessary documentation to establish comprehensive zoning regulations.

ZONING ORDINANCE MODIFICATIONS

## ZONING ORDINANCE MODIFICATIONS

Zoning is the most significant means of implementing the Master Plan. As a legal and administrative tool for land use control, once established, it is not easily changed. According to the Municipal Land Use Law:

"The Zoning Ordinance shall be drawn with reasonable consideration to the character of each district and its peculiar suitability for particular uses and to encourage the most appropriate use of land . . . "

Once the River Edge Planning Board adopts the Land Use Element of this Master Plan, the borough's Governing Body, Planning Board and Board of Adjustment should amend the existing Zoning Ordinance to reflect the adopted Land Use Plan. Particular Zoning Ordinance changes that should be considered include, but should not be limited to:

- . Modification of permitted uses in the B-1 through B-5 business zones.
- . Consolidation and modification of the use, bulk, and off-street parking and loading requirements of the B-1 through B-5 business zones.
- . Development of a more comprehensive Site Plan Review Ordinance.
- . The use of floor area ratios and other creative zoning techniques to encourage aesthetic and functional commercial developments.
- . Preparation of a new Limiting Schedule and Zoning District Map based upon modifications to the existing Ordinance and the adopted Land Use Plan.

In addition to the above modifications, in order to maximize the quality and direction of change in the future, the existing Zoning Ordinance should be codified into a more understandable form: existing deficiencies between and among separate sections of the Ordinance should be eliminated; archaic sections of the Ordinance utilizing cumulative land use procedures should be changed; and land use control standards and criteria should be upgraded in all districts. Most importantly, provisions should be made for assessing and controlling development potential according to potential impacts and the goals, objectives and policies of the Master Plan.

ADOPTION OF THE OFFICIAL MAP

## OFFICIAL MAP

According to the Municipal Land Use Law:

"The governing body may by ordinance adopt or amend an Official Map of the municipality, which shall reflect the appropriate provisions of any municipal Master Plan...."

The Official Map provides additional control over land use and development within the municipality and thus is an excellent tool for implementation of the Master Plan. By definition in the Official Map and Building Permit Act of 1953, as amended by the Municipal Land Use Law, the Official Map is:

"A map adopted by ordinance of the governing body showing the location and widths of streets and drainage rights-of-way and the location and extent of public parks and playgrounds, whether existing or proposed."

The Act further states:

"The Official Map shall be deemed conclusive with respect to the location and width of streets and public drainage ways and the location and extent of flood control basins and public areas, whether or not such streets, ways, basins or areas are improved or unimproved or are in actual physical existence. Upon receiving an application for development, the municipality may reserve for future public use, the aforesaid streets, ways, basins and areas....."

Adoption of an Official Map by River Edge confers the following additional powers to the town according to the Municipal Land Use Law.

"For purposes of preserving the integrity of the official map of a municipality no permit shall be issued for any building or structure in the bed on any street or public drainage way, flood control basin or public area reserved pursuant to the Municipal Land Use Law hereof shown on the Official Map, or shown on a plat filed pursuant to this act before adoption of the Official Map except as herein provided....."

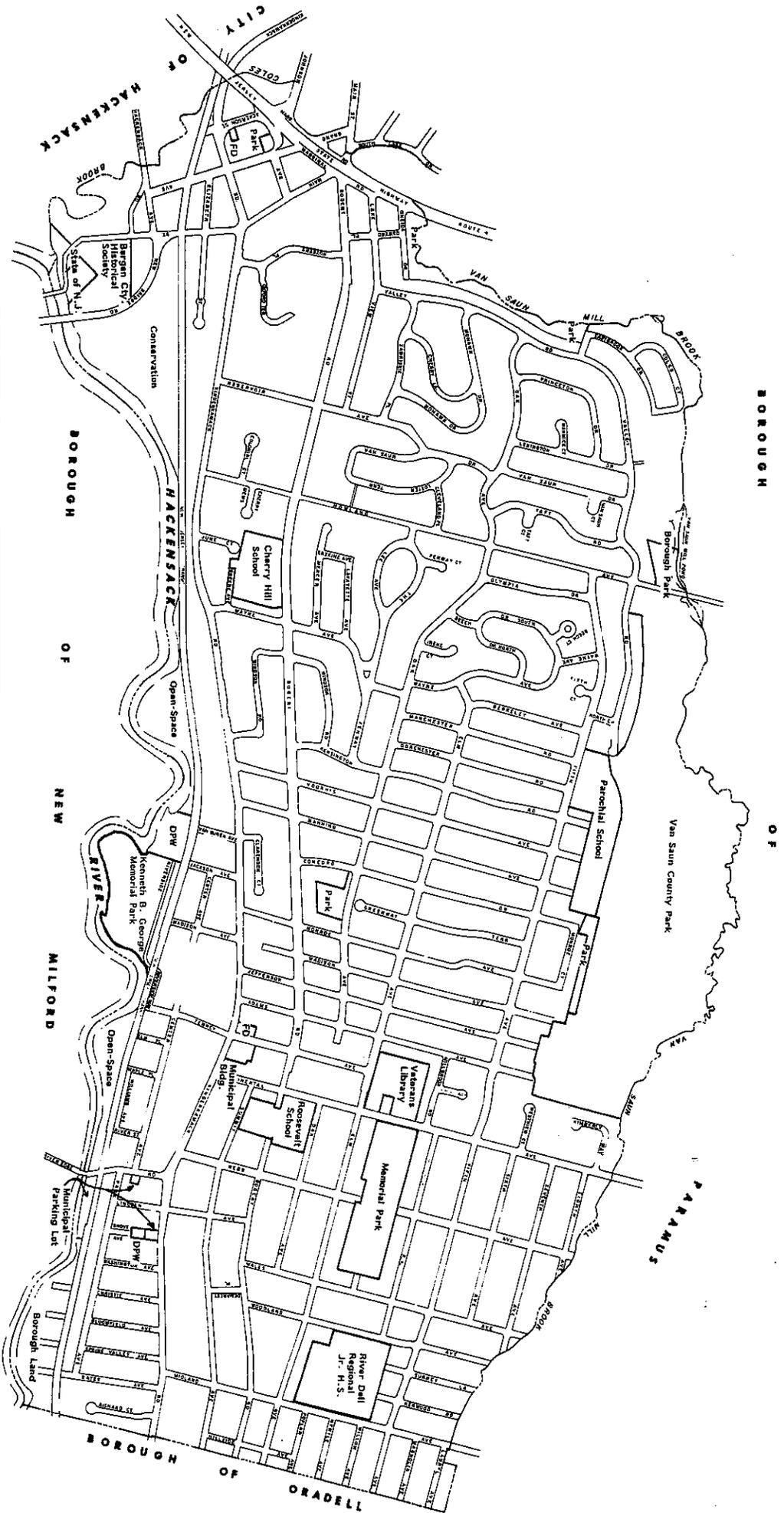
"No permit for the erection of any building or structure shall be issued unless the lot abuts a street giving access to such proposed building or structure. Such street shall have been duly placed on the Official Map or shall be 1) an existing State, county or municipal street or highway, or 2) a street shown upon a plat approved by the Planning Board or 3) a street on a plat

**BOROUGH OF RIVER EDGE**  
BERGEN COUNTY NEW JERSEY

PREPARED FOR THE PLANNING BOARD BY:  
**BMB** BARRY M. BAROVICK

SCALE  
0 100 200  


Official Map  
fig. 17



duly filed in the office of the county recording officer prior to the passage of an ordinance under this act or any prior law which required prior approval of plats by the governing body or other authorized body. Before any such permit shall be issued, such street shall have been certified to be suitably improved to the satisfaction of the governing body....."

Thus, while the Master Plan is a comprehensive guide to total community development and the Zoning Ordinance is a tool to implement the Master Plan, the Official Map provides that land required for various public purposes, such as streets, drainage rights-of-way and flood control basins and public parks and playgrounds, will be reserved for such uses and that private developments and subdivisions (plats) will be constructed in accordance with street access and rights-of-way improvements.

It is recommended that an Official Map, as shown on Map 17 be adopted by the borough to assist in the implementation of the Master Plan.

CAPITAL IMPROVEMENTS PROGRAM GUIDE

## CAPITAL IMPROVEMENTS PROGRAM GUIDE

One of the important means of carrying out the Master Plan is through the development of a Capital Improvements Program. A CIP is a program for accomplishing needed community construction. This program, when adopted, can serve to ensure that facilities are provided in accordance with the needs and within the financial capabilities of the Borough of River Edge. The importance of CIP's has been recognized in the Municipal Land Use Law.

"The Governing Body may authorize the Planning Board from time to time to prepare a program of municipal capital improvement projects projected over a term of a least 6 years, and amendments thereto. Such program may encompass major projects being currently undertaken or future projects to be undertaken, with Federal, State, county and other public funds or under Federal, State, or county supervision. The first year of such program shall, upon adoption by the Governing Body, constitute the capital budget of the municipality as required by N.J.S. 40A: 4-43 et seq....The program shall, as far as possible, be based upon existing information in the possession of the departments and agencies of the municipality and shall take into account public facility needs indicated by the prospective development shown in the Master Plan of the municipality or as permitted by other municipal land use controls."

The Capital Improvements Program provides the town with the following information:

- . A schedule of all proposed projects over a six year period of time thus reducing the random approach of project by project expenditures.
- . A composite picture of the town's primary construction needs thus reducing the piecemeal provision of improvements.
- . A coordination device for the various municipal agencies to schedule needed capital improvements.
- . A public information tool that informs local residents of priorities and estimated expenditures and shows them where tax dollars are scheduled to be spent.

### Recommended Capital Improvements Policy

River Edge should currently pursue a very conservative expenditure policy over the next several years. Except for the new police and fire stations suggested in the Master Plan, no immediate capital projects are proposed. However, the borough should explore and, where appropriate, apply for State and Federal funds to assist in redevelopment and improvement of the physical and aesthetic environment of the community.

### Development of the Capital Improvements Program (CIP) Process

Although no immediate Capital Improvements have been identified in the Master Plan other than the construction of new police and fire stations, River Edge should establish the procedural framework for identifying future capital improvements.

A Capital Improvements Board should be formed consisting of the heads of all the town's departments; police, fire, public works, etc...This board would work with the Planning Board in developing the CIP and would review all Planning Board recommendations prior to their submittal to the Governing Body.

Each of the Capital Improvements Board members would complete a form or questionnaire regarding projects recommended to be undertaken which would require a capital expenditure over the next 6 year period. These forms would be turned over to the Planning Board which would review them and, where appropriate, revise them and submit them to the Governing Body as that year's Capital Improvement Program. This procedure could be carried out annually so that a continuous updating of the CIP will be accomplished.

The following forms are typical of those utilized by communities enacting a Capital Improvements Program:

FORM I  
CAPITAL IMPROVEMENTS PROGRAM SURVEY

The following information is needed by the Planning Board so that it can prepare a Capital Improvements Program in coordination with the Master Plan for the borough. Your cooperation in providing these data will be greatly appreciated.

INSTRUCTIONS:

1. List those capital improvements\* which would come under your Department and which you feel are necessary for the community.
2. Give a brief description of the proposed improvements. For example: where in the municipality such improvements are needed, or to the size and/or type of improvements.
3. Give a brief justification of the proposed improvements. For example: the improvement will replace the existing facility which is over fifty years old and which would be economically impractical to repair.
4. Designate by numerical sequence (#1, #2, #3,...) the order of importance for the capital improvements.
5. Estimate the initial costs of each proposed improvement. If you can only estimate the price range, just state what you feel the range would be. It is not important that the cost estimates be accurate, however, they should be within a general range. A Capital Improvements Program is revised every year and as more accurate and detailed information becomes available, the cost estimates are revised. If you have no idea of the general cost range please so indicate.

\*A capital improvement is considered any improvement having an expected life of six years. If there is any doubt as to expected life being at least six years, still list the improvement.

FORM 2  
CAPITAL IMPROVEMENTS PROGRAM SURVEY

Department: \_\_\_\_\_ Date: \_\_\_\_\_

<u>Project Title</u>	<u>Brief Description of Project</u>	<u>Brief Justification Estimated and Remarks</u>	<u>Priority Cost</u>
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CONTINUOUS PLANNING  
AND  
DEVELOPMENT PROPOSAL REVIEW

## CONTINUOUS PLANNING AND DEVELOPMENT PROPOSAL REVIEW

Master Plan Updates

The development of the River Edge Master Plan is only the initial step in establishing a Continuous Planning Program for the town. The Goals and Objectives and the Master Plan Elements are not final solutions in the planning process, but are first steps in reaching for such solutions. Constant review and updating of the Goals and Objectives, Master Plan Elements and Implementation Guides are necessary to keep River Edge abreast of changing conditions and future trends. The State recognizes this need and the Municipal Land Use Law requires a re-examination of the Master Plan and development regulations by the Planning Board at least every six years.

Land Use Locational Criteria

One element of the Continuous Planning Program is the establishment of Land Use Locational Criteria. The Land Use Locational Criteria are to be used by the Planning Board and Governing Body. Each development proposal can be characterized as belonging to one (or in some cases, more than one) of the land use categories defined in the criteria. The proposal can then be evaluated in terms of its conformance to the criteria for that category. The criteria are useful both in determining the appropriate location of a particular use and in suggesting design considerations of particular importance.

## Residential Land Uses:

Low-Density Residential - includes single-family and two-family detached dwellings. Zoning categories which are associated with the low-density residential land uses are R-1 and R-3.

Location criteria for low-density residential land uses include:

- . Adequate vehicular accessibility to collector roads and arterials is required. However, this land use is generally more insular than other residential land uses and it becomes less critical to require immediate proximity to major thoroughfares, community services and facilities and commercial areas.

- . Low-density residential land uses should have proximity to schools, neighborhood commercial areas and open-space and recreation areas.
- . Low-density residential land uses should be buffered from high density residential, commercial and industrial land uses. Buffering is often best accomplished by moderate density.

Low-Moderate and Moderate-Density Residential - includes multi-family residential dwellings and/or a mix of multi-family and single-family dwelling units. Zoning categories which are associated with the moderate-density residential land uses are R-2 and R-3.

Locational criteria for low-moderate and moderate-density residential land uses include:

- . Good vehicular accessibility to collector roads and arterials is necessary. In fact, frontage on such thoroughfares is suitable with proper setbacks and landscaping.
- . Moderate-density residential land uses should be located in close proximity to ancillary land uses such as schools, neighborhood commercial areas and open-space and recreation areas. Pedestrian access between moderate-density residential land uses and these ancillary land uses should be encouraged.
- . Moderate-density residential land uses serve as excellent transition areas between low-density residential areas and neighborhood commercial areas.
- . Moderate-density residential land uses should be buffered from regional commercial land uses and industrial land uses by neighborhood commercial areas and open-space areas.

#### Commercial Land Uses:

Neighborhood and Office Commercial - development involves the provision of personal services and commodities to the resident population of the surrounding neighborhood. Zoning categories which are associated with neighborhood commercial land uses are B1 through B5.

Neighborhood commercial and office land uses are activities oriented to supplying retail and personal services for the daily convenience of nearby residents and include supermarkets, drugstores, hardware stores, barbershops, grocery stores and medical, financial and small corporate offices.

Locational criteria for neighborhood commercial and office land uses include:

- . Neighborhood commercial and office land uses should be approximately positioned at the intersection of a secondary arterial and a collector, two collectors, or a collector and a feeder road. This is to encourage accessibility to shopping areas for the residents and to avoid overloading major roads with convenience shopping traffic.
- . Neighborhood commercial and office land uses should be grouped together where possible and where controlled access can be provided from the adjacent roadway.
- . Neighborhood commercial and office land uses are appropriately located near, but need adequate buffering from residential areas and institutions which require relative isolation and quiet.
- . Adequate parking areas are needed as well as utilities and other municipal services.

Industrial/Manufacturing Land Uses:

Manufacturing and industrial land uses involve product manufacturing, processing, fabrication and assembly, wholesaling, warehousing, storage, general contracting and construction and research oriented laboratories and facilities. The zoning category which is associated with industrial manufacturing land uses is I-1.

Locational criteria for industrial manufacturing land uses include:

- . Respect for development suitability is critical, with particular attention to increased runoff due to the construction of impervious ground cover. Also consideration must be given to the protection of air and surface and subsurface water quality which might be contaminated by accidental explosions, spills and leaks, or operational failure of equipment, utilities or power.
- . Excellent vehicular accessibility to primary or secondary arterial roadways is required, as well as accessibility to railways where possible, in order to minimize and adverse impact of employee and truck traffic on other land uses, particularly residential areas.

- . Adequate buffering must be provided for all industrial/manufacturing land uses. Specifically physical, visual and audio separation is required from all residential, institutional and community service land uses.
- . Careful attention to site design is a necessity for all industrial/manufacturing land uses when such uses are developed as industrial parks. Proper access for fire and safety service vehicles must be designed.

#### Community Facilities:

Open-space and Recreation - includes land uses within River Edge that provide a combination of structured and unstructured recreational uses. The structured recreation uses, which require more substantial infrastructure, physical plants, supervision and organization and maintenance include: playgrounds with equipment, baseball and football fields and tennis courts. The unstructured recreation areas require nominal infrastructure, physical plant, and supervision and maintenance. These uses include park areas for walking or jogging and picnicking. The zoning categories which are associated with open-space and recreation land uses are P-1 and O-1.

Locational criteria for open-space and recreational land uses include:

- . Open-space and recreational land uses should be readily accessible to the public and located so as to encourage pedestrian use by all age groups, particularly children.
- . Automobile accessibility should be convenient and, in certain situations, parking accommodations should be provided.
- . Specifically, playgrounds should be adequate for the number of children in their neighborhood or service area.

Public Safety Facilities - involves the accommodation of public administrative, governmental and educational services, as well as police and fire protection for master planning purposes, non-public community services such as cultural, religious, educational, fraternal, medical or rehabilitative activities are included. Most of these uses are associated with the residential zoning categories.

Locational criteria for public service facilities land uses include:

- . Accessibility requirements for public service facilities vary primarily with the frequency of use and the service area of population served by the facility. Administrative and governmental services as well as major cultural facilities serve the entire town, or even larger area, and require a centralized location or, at least, a proximity to major thoroughfares.
- . Educational, religious and health care facilities generally should be distributed on a neighborhood basis to serve the residential population. Some community facilities, such as libraries or post offices, might be located near commercial areas to provide greater user convenience.
- . Police and fire protection must adequately serve both property and people within the entire town, and therefore, appropriate facilities should be located with regard to population density and property values, in order to minimize response time.
- . Buffering requirements for public service facilities vary widely, and depend primarily on the intensity of use generated by the facility.
- . Most of these facilities require only moderate buffering from residential uses. While some community facilities are appropriately combined with commercial activities, others, such as schools and hospitals, require buffering from commercial activities for their own protection.

Table 89 summarizes the Land Use Locational Criteria by comparing every land use to every other land use. The number shown at the intersection of the two uses indicates their compatibility and if buffering is necessary between them.

#### Information Requirements

The Information Requirements consist of a series of questions to be asked of any development proposal. The purpose of the Information Requirements is to allow for better planning by giving the borough more data in advance of decision-making so that development proposals may be properly evaluated with consideration of River Edge's goals and objectives. The emphasis of the request for information is generally to determine what kind of impact, both positive and negative, a proposed development is likely to have on the community as a whole, and the surrounding area in particular. Merely requiring the

TABLE 89  
 LAND USE LOCATIONAL CRITERIA  
 SUMMARY OF RELATIONSHIP

	Low Density	Low-Moderate, Moderate Density	Neighborhood and Office Comm.	Light Industrial	Recreation/Open Space	Public Administration Services
Low Density	1	1	2	3	1	2
Low-Moderate, Moderate Density		1	2	3	1	2
Neighborhood and Office Commercial			1	3	2	2
Light Industry				1	3	2
Recreation/Open Space					1	1
Public Administration Services						1

Legend

1. Compatible - little buffering necessary
2. Moderately compatible - moderate buffering necessary
3. Incompatible - substantial buffering necessary

submission of this information should encourage the developer to assume a greater responsibility for planning to avoid any adverse impacts. Of course, it will be necessary for the Planning Board to carefully examine the information submitted to determine whether the proposed development is consistent with planning goals and development regulations. Furthermore, such an information process should allow more active and responsible participation in planning.

The Information Requirements are primarily for use by the Planning Board to evaluate all the technical aspects of the proposal. Where the application is for rezoning, the Planning Board should send to the Zoning Board of Adjustment and Council a copy of the submitted information along with its own recommendation.

Often the use of the various evaluation procedures will reveal the need for more in-depth study of potential problems, particularly where major developments are proposed. Generally the responsibility for preparing this information lies with the applicant who must show, to the town's satisfaction, that all adverse impacts or potential problems can be minimized or solved.

The following is a comprehensive questionnaire and a list of information requirements that should be applied to all major development proposals coming before the River Edge Planning Board.

#### Summary Questions:

1. Is the proposed use at variance or consistent with that shown on the Land Use Plan?
2. Does the proposed use satisfy the Land Use Locational Criteria? Is the proposed development compatible with existing and proposed uses adjacent to the site? (See Land Use Map).
3. Is the proposed use consistent with the Planning Goals and Objectives?
4. Has adequate evidence been submitted which demonstrates the developer's intentions to minimize or eliminate possible negative impacts on community services, adjacent properties, and the surrounding neighborhood?

5. What effect will the proposed use have on the character and rate of future development? Will this affect, inhibit or encourage the achievement of the borough's Master Plan Elements?
6. If the site is not suitable for the proposed use, but the use is particularly desirable or necessary to the town, is there other land available that would be more suitable? Conversely, is there a better use for the land proposed for development?

#### Information Requirements:

##### Physical Impacts -

##### General Pollution

Will the proposed use result in pollution of any of the following types:

- a. air, including odors?
- b. water?
- c. solid waste?
- d. noise?

If so, describe the pollutant by type, quantity, source and destination.

##### Drainage and Erosion

- a. What percent of the site will be covered with impermeable surface?
- b. What is the anticipated increase in surface runoff?
- c. What measures are planned to control erosion during construction? After construction is completed?
- d. Is any part of the site in the flood hazard area?

##### Open Space

- a. What percent of the site will be retained in open space?
- b. What, if any, improvements are planned for the open space?
- c. Will the open space be permanently protected from future development? How?

### Water Supply

- a. How much water will be required by the proposed development?
- b. Is supply adequate for fire protection?

### Sewage Disposal

- a. How much sewage will be generated by the proposed development? (g.p.d.).
- b. What type of (liquid) waste will be generated by the proposed development? (i.e. differentiate chemical or industrial wastes).

### Solid Waste Disposal

- a. How much, and what types, of solid waste will be generated by the proposed development?

### Energy

- a. How much energy, of what types, will be consumed by the proposed development?
- b. What will be the source of the energy supply?

### Circulation

- a. What road improvements, if any, are expected to be necessitated by the proposed development?
- b. How much traffic will be generated by the proposed development, by type, volume (both average and peak), and origin/destination patterns?
- c. What is the capacity and existing volume on any roads impacted by the proposed development?
- d. What are the expected patterns and volumes of pedestrian traffic generated by the proposed development?

### Parking

- a. What is the size of the parking area planned for the proposed development and how many parking spaces does this constitute?
- b. What is the ratio of parking spaces to users of the proposed development?

### Special Hazards

- a. Is there any possibility that this development will create any special hazards to life and property, such as ruptures or explosions?

### Economic Impacts -

#### Site Population

- a. What is the anticipated number of residents, employees, customers or users of the proposed development?
- b. How many dwelling units or offices are planned?

#### Schools

- a. What is the anticipated number of school children who live in the proposed development?
- b. What proportion of them are expected to attend public elementary schools, public middle schools, public high schools?

#### Municipal Services

- a. Will the development necessitate additional capital and operations expenses by the town?

#### Property Tax Revenues

- a. What are the expected property tax revenues to the town?
- b. to the County?
- c. to the school system?

#### Other Tax Revenues

- a. What significant non-property tax revenues are expected to be generated by the proposed development? (Town, County or State?)

#### Improvements

- a. Are any improvements, on-site or off-site, or capital contributions, planned to be made to offset the impact of the proposed development?

### Employment

- a. How many jobs will be directly created by the proposed development?
- b. How many jobs can be expected to result indirectly from the proposed development due to stimulation of related employment?
- c. How many jobs can be expected to result indirectly from the proposed development due to stimulation of the private service sector?

### Social Impacts -

#### Social Services

- a. What is the expected impact on social services and institutions such as education, health care, recreation, etc.?

#### Community Patterns

##### Density

- a. What is the planned density of the proposed development?
- b. What is the density of the surrounding area?

##### Housing Tenure

- a. What proportion of residential units will be owner-occupied?

##### Phasing

- a. Will development of the project require more than one year?
- b. If so, what is the expected length of the total development period?

##### Future Implications

- a. What is the likelihood that the proposed development will be expanded in the future, either on the site or adjacent to it?
- b. What effect can the proposed development be expected to have on the rate and character of future growth in the area?

### Community Disruption

- a. Will the proposed development necessitate relocation of non-owning residents or tenants in the current use?

### General

- a. Has a market analysis been done to determine whether an adequate market exists for the proposed development?
- b. What experience has the developer in projects similar to that proposed? Where? Size of development?
- c. Who will retain ownership and responsibility for management of the facilities after construction?

### Government

#### Funding

- a. Will the proposed development use funding from any government programs?

#### Planning Policies

- a. Is the proposed development consistent with the goals and policies of the town's Master Plan?

#### Development Regulations

- a. Will the proposed development necessitate any amendments, exceptions, or variances to the zoning ordinance?
- b. to the subdivision ordinance?
- c. to the building code?

APPENDIX

HOUSING TENURE AND DESIGN CHARACTERISTICS

## APPENDIX

## HOUSING TENURE AND DESIGN CHARACTERISTICS

Cooperative

Cooperative as it is applied to housing means: joint operation of a housing development by those who live in it. All of the property of a cooperative housing development is owned by a corporation. The corporation's Articles of Incorporation and By-Laws are specially designed so the corporation can be owned and operated by its members. A member of a cooperative does not directly own his dwelling unit: he owns a membership certificate or stock in the corporation which carries with it the exclusive right to occupy a dwelling unit and to participate in the operation of the corporation directly as an elected Board Member or indirectly as a voter. The law gives a corporation virtually the same rights and imposes the same responsibilities on it as a human being. The law permits only the elected Board to officially act for the corporation. The purpose of a Board is to eliminate one-man decisions in corporations. The Board is kept small in number so the membership can elect its most reasonable and talented people to make decisions.

A cooperative is a unique form of home-ownership in that the cooperative corporation holds title to the dwelling units and directly assumes the mortgage, tax and other obligations necessary to finance and operate the development, thereby, relieving the members from any direct liability for those items. Each member signs a three year occupancy agreement with the cooperative corporation. The agreement automatically renews itself at the end of the three year period if the member is not in violation of the rules adopted by the Board of Directors or given notice to leave. Members support the cooperative mortgagor corporation through their occupancy agreements, which eliminates the necessity for each member to be an individual mortgagor under a mortgage contract. Each member pays his proportionate share of a budget that contains an estimate by the Board of Directors of the annual cost to operate the corporation. If the budget is overestimated each member is entitled to his proportionate share of what is called a "patronage refund". Each member is entitled to his proportionate share of the real estate taxes and mortgage interest paid by the corporation for use on his personal income tax statement. If all of the assets of the cooperative corporation are sold, the members in occupancy at that time are entitled to their proportionate share of the amount remaining after all obligations have been paid. If a member decides to leave the cooperative his membership certificate or stock can be sold in accordance with a transfer value and rules set forth in the By-Laws.

### Generalized Terms and Definitions-Cooperative:

Articles of Incorporation and By-Laws - Must be approved by the corporation commission of the state in which it is incorporated before it can legally do business. The By-Laws spell out how the members relate to the corporation and how the governing board of directors will be elected or removed by a majority vote of the membership.

Membership Certificate - A certificate (like stock) showing evidence of ownership in a cooperative corporation. Rights under the certificate are usually governed by personal property laws.

Occupancy Agreement - A contract between each member and the corporation that spells out the rights and obligations of the member to the corporation and the corporation to the member. It basically gives the member an exclusive right to occupy a unit, participate in the government of the corporation, receive tax benefits and equity increases in return for financial and personal support of the corporation. The occupancy agreement together with the membership certificate is the basis of cooperative ownership.

Subscription Agreement - A document used to sell a membership in a cooperative.

Proportionate Share - A percentage developed by dividing the valuation placed on a dwelling unit by the total valuation of the project at the time the cooperative corporation takes title to the property. The percentage attaches to each unit and determines the share of the annual budget to be borne by the member living in the unit, his share of the annual amount paid by the cooperative for real estate tax and mortgage interest for his personal tax report and his share of the proceeds, if any, when the project is sold.

### Condominium

Condominium ownership is created by special real estate law that permits individual dwelling unit estates to be established within a total and larger property estate. The individual estates are technically established by use of vertical and horizontal planes (surfaces) which are usually identified: vertically, as the walls (not room partitions) of the unit and, horizontally, as the floors and ceilings of the unit. The exact location of the building structure on the property and the exact location of the unit within the structure are described in the plat (location map) and in the architectural plans. Each is also described in legal language in a master deed. After all of the individual unit estates have been described within the total property estate, all of what remains, such as the land

and structural parts of the buildings, become a common estate to be owned jointly by the owners of the individual estates.

When the master deed is recorded it extends the condominium laws of the state in which the condominium is located to the property. It also establishes an association which provides for the use and the maintenance of the common estate to be governed by a Board of Directors elected from among the owners of the individual estates. The internal government is controlled by the By-Laws which are recorded with the master deed. The By-Laws can usually be changed by a vote of the majority of individual owners, but changes in the master deed normally require consent of 100% of the owners. A Board governs the common estate in much the same manner as a cooperative governs the property within the single estate it owns. The fundamental difference is that a cooperative corporation owns everything and a condominium association owns nothing. Condominium owners own their individual estates and an undivided interest in the common estate.

Condominium owners may also own a membership certificate in a non-profit/non-equity cooperative corporation or homeowners association that holds title to recreation areas that are shared by a number of separate condominium developments. The equity under such circumstances is built up in the individual condominium unit and not in the recreation property.

Initial sales and resales of the dwelling units in a condominium that was approved as a project by HUD prior to construction can be sold for cash or financed under unsubsidized Section 234 (c) or Section 235 (i) of the National Housing Act with VA Guaranteed Loan or with a Federal National Mortgage Association (FNMA) conventional loan. Standard conventional loans are also permitted.

#### Generalized Terms and Definitions - Condominium:

Fee Simple Interest - Ownership of a unit with unrestricted right of disposal.

Common or Undivided Interest - Joint ownership with other fee owners of all land and areas within the structures that are not described as units. The interest is defined by a percentage of a total area, but not actually cut into parts.

Convey - To transfer from one person to another.

Deed - A document used to transfer a fee simple interest in the unit together with an undivided interest in the common estate.

Title - Evidence of a right of ownership such as a Deed.

Plat and Plans - Drawings used by surveyors and architects to show the exact location of utilities, streets, structures and units within the structure in relation to the boundary lines of the total property.

Converting Property to a Condominium Regime - The act of recording the Master Deed, together with plat and plans, in a local courthouse to show evidence that the property has been converted from traditional real estate law to condominium law.

Unit Value Ratio - A percentage developed by dividing the appraised value of a unit by the total value of all units. The percentage attaches to the dwelling unit and determines the percentage of value of the common estate coupled to that unit, the percentage of votes the owner of the unit has in the government of the common estate and the percentage of operating costs of the common area he must bear.

Comparison of Cooperatives and Condominiums

	<u>Cooperative</u>	<u>Condominium</u>
Mortgagor	The cooperative corporation.	Each individual owner that borrowed money to purchase the unit.
Mortgagee	The lending institution.	The lending institution.
Monthly Charge	Proportionate share of all costs including mortgage.	Percentage of common estate costs. Any mortgage payments on the individually owned unit are paid separately as are those assessed on the individual unit.
Real Estate Taxes	Assessed on the property of the cooperative corp.	Assessed on the individual unit.
Voting	Each member has one vote.	Each owner has the number of votes representing the percentage of value of his unit to the total of all units.
Mortgage Term	Cooperative corporation usually has 40 years, member is not mortgagor.	Owner usually has 30 years, condominium is not a mortgagor.
Closing Costs	Costs in addition to the price of the corporate property including mortgage service charge, title search, insurance and transfer of ownership charges paid when the cooperative first purchases the property. Only a small transfer fee is charged to transfer future membership in the cooperative.	Costs in addition to the price of a unit and its undivided interest in the common estate including mortgage service charge, title search, insurance and transfer of ownership charges paid each time the unit is resold or refinanced.

CooperativeCondominium

## Equity

Increase in the value of a membership certificate over and above the initial or down-payment resulting from member's monthly contribution toward payment of the corporate mortgage.

Increase in value of ownership interest in the unit as the owner pays off his mortgage and from market value appreciation.

## Escrow Funds

Subscription or down-payments required to be held unused until the viable cooperative is assured. Transfer of membership funds are sometimes escrowed until the transfer is complete.

Subscription or down-payments required to be held unused until the condominium regime is recorded on the property and titles are conveyed to each buyer. Escrows are usually used in each resale situation. The deed is held in escrow until all conditions of sale have been met.

### Cluster Development

A cluster development is one in which a number of dwelling units are grouped leaving some land undivided for common use. It may mean grouping the same number of units allowed in a given subdivision or zoned area on smaller than usual or minimum lot, with the remainder of land available as common area - the density remains the same, but some larger pieces of land, hopefully with some interesting natural features are left undivided and uninvaded and open for common use. Cluster development will be found increasingly in use and may become the dominant pattern of residential development.

Common open space is the key element. This may be a recreation cove or a park-like natural area.

Development costs are lower since there are fewer acres for developing and less linear feet of utilities for dwelling. Sewerage is less expensive and there is less runoff with cluster since there is less paving and more ground surface to absorb the water. Cluster can also concentrate building where drainage can best be handled, leaving natural water courses and the drainage network in its natural state.

The open space element in cluster development in its best use is part of a general open space system rather than a series or collection of isolated areas. The open spaces of the cluster pattern are far more effective and should be planned to connect with public open spaces such as parks and schools and with open spaces arrangements of other subdivisions, if possible.

An important consideration is the ownership and management of the open space areas in cluster development. The common open space is primarily for the people of the development, and while it may benefit the community at large, it should not be used as a substitute or alternative to other public spaces. The cluster common area may be deeded to the public or owned cooperatively by the homeowner through an association, or maintained through the formation of a special district.

### Planned Unit Development

The planned unit development (PUD) is slightly different than cluster, although the basic principle is similar. Both seek a more flexible approach to permit development of areas with unique characteristics or configurations. Cluster usually is limited to residential developments, permitting a higher density if the resulting open space is legally permanently open. The advantages of cluster are also characteristic of planned unit development. A further advantage comes from a design freedom which is not possible under single lot-single building consideration.

Planned unit development is a broader concept than cluster. It may apply to commercial and industrial as well as residential development areas. In some cases a mixture of uses - one or more residential types plus commercial - is allowed. A major difference between planned unit development and cluster is that the specific conditions under which the development will be allowed are general in nature for PUD, and frequently not applied until actual plans are proposed. In this case, much is left to the discretion of the Planning Board and Zoning Board. In most cases regulatory boards direct and control planned unit development through ordinance codes detailing design criteria, density considerations, open space requirements and site improvements.

#### Detached House (One or Two Family)

Probably the most popular type of housing which is completely independent of any other structure. Garage is located within primary residence or an adjacent or rear-yard structure. Generally, detached homes are owner occupied.

Type of construction includes a wide range, most common are frame and brick veneer. Homes are usually one or two stories. The ranch-type house is the traditional one story detached house. All activities are on one level close to the ground. The house may or may not have a basement, which is generally used for storage or minor activities. The high-ranch house is similar to a ranch except that the main level is raised out of the ground allowing light and air into the basement. This lower level is then utilized as additional living space. The split-level house separates the living activities into three levels. The kitchen, dining and living areas are on the main level close to the ground. The sleeping level is located one-half level above the main level and the garage, recreation and utility rooms are located one-half level below the main level. The two-story house is characteristic of most older houses. The lower level contains the kitchen, dining and living areas. The upper floor contains the sleeping areas. This type of house most often has a basement for storage.

#### Semi-Attached House (One or Two Family)

Utilizes a common wall between houses for economy. Has similar characteristics of detached houses except it is usually located on a smaller lot. Separate and independent entrances are maintained. This type of dwelling is usually two stories high.

### Town House

Town houses, also called row houses, can also be either one or two family units. Common walls are used on both sides of the structure for economy. The shape tends to be narrow and deep to maximize the number of units in a row. Recently in urban areas, the town house has emerged as a popular type of dwelling and has become the primary design in many suburban cluster and planned unit development projects. The town house is usually one family and owner-occupied. The height is most frequently two stories and construction is brick or brick veneer.

### Apartment House (Low Rise)

Most common type of multiple dwelling. It is provided with adequate light and air. Construction is usually fire proof with brick exterior. Height is often 5-8 stories and building is provided with an elevator. Lot coverage is moderate, 50% to 70%.

### Apartment House (High Rise)

The construction of this type of dwelling is usually necessitated by high land costs in built-up urban areas. Range in height from 6 to 40 stories. Construction is fire proof with steel frame or poured concrete. Lot coverage is generally less than low rise apartment buildings.

### Garden Apartment

Most common type of rental housing in suburban areas. These dwellings are built on large plots of land under one ownership and provided with some community facilities. The type of construction is usually frame or brick veneer. Height of buildings are one or two stories. Lot coverage is generally less than apartment houses and landscaping and open space is moderate. Garden apartments are usually renter-occupied, however, in recent years there has been an increase in cooperative and condominium ownership.