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1982  
BOROUGH OF OLD TAPPAN  
MASTER PLAN UPDATE  
AND PERIODIC RE-EXAMINATION

PREPARED FOR :  
OLD TAPPAN PLANNING BOARD

JULY, 1982

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OLD TAPPAN MASTER PLAN UPDATE  
AND PERIODIC RE-EXAMINATION  
BERGEN COUNTY, N.J.

The original document was appropriately signed and sealed on  
July 29, 1982 in accordance with Chapter 41 of Title 13 of the  
State Board of Professional Planners.

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Professional Planner #835

JULY 29, 1982

Adopted by the Old Tappan Planning Board on July 29, 1982.

OLD TAPPAN PLANNING BOARD

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## PERIODIC RE-EXAMINATION

The Municipal Land Use Law requires every municipality in New Jersey, minimally every six years, to periodically re-examine the community's master plan and development regulations. New Jersey Statute 40:55D-89 specifically states :

"The governing body shall, at least every 6 years, provide for a general reexamination of its master plan and development regulations by the planning board which shall prepare a report on the findings of such reexamination, a copy of which shall be sent to the county planning board and the municipal clerks of each adjoining municipality. The 6-year period shall commence with the adoption or termination of the last general reexamination of such plan and regulations. The first such reexamination shall be completed within 6 years after the effective date of this act.

Such report shall state :

- a. The major problems and objectives relating to land development in the municipality at the time of such adoption, last revision or reexamination, if any.
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- c. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for such plan or regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, and changes in State, county and municipal policies and objectives.
- d. The specific changes recommended for such plan or regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared."

The purpose of this section of the report is to respond to the four enumerated elements.

MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT AT THE TIME OF THE LAST MASTER PLAN ADOPTION

The Land Use Plan Element was adopted by resolution of the Planning Board on December 19, 1978. The Circulation and Community Facilities Plan Elements were adopted on July 7, 1980 following public hearings held in June, 1979 and June, 1980.

The 1978-79 Master Plan, prepared by Boorman and Dorram, Inc. and adopted by the Old Tappan Planning Board, identified the following objectives.

- ooo To provide guidance for the Planning Board in their day-to-day deliberations and also in their planning for the future.
- ooo To assure the continued stable and gradual growth of the Borough,
- ooo To protect existing residential neighborhoods,
- ooo To conserve the flood plains and watershed areas,
- ooo To guide and control the planned development of the commercial areas.

The three volume master plan document also identified a number of concerns and problems relating to land development and development policies. These included :

- ooo Undersized lots in the Central Avenue and Vandervoot Avenue neighborhoods
- ooo Some cases of home occupations within residential areas
- ooo A lack of large tracts of vacant land and little remaining undeveloped parcels in the community
- ooo Some areas of potential incompatible land uses in adjoining municipalities particularly in Orangetown, New York and Norwood, New Jersey abutting the Borough of Old Tappan
- ooo Areas of poor soil conditions due to potential flooding and wetland areas
- ooo Concerns for public sewer facilities
- ooo Concerns for ground water pollution
- ooo Certain storm-water and drainage improvement needs
- ooo Certain perceived improvement needs in the circulation and community facilities systems.

EXTENT TO WHICH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED  
SINCE THE LAST ADOPTED MASTER PLAN

The 1978-79 Master Plan establishes a number of objectives and concerns which are identified in various sections of the three documents.

The goals and objectives for the community are summarized herein and are recommended to be incorporated in the master plan.

1. To promote and protect environmentally sensitive lands, streams and reservoirs.
2. To encourage a desirable visual environment.
3. To ensure the compatible development of different land uses with a view of lessening the cost of development and encouraging the efficient expenditure of public funds.
4. To encourage the best possible design for new developments in the Borough and established sections of the community.
5. To promote the continued maintenance and rehabilitation of the Borough's housing stock and supporting facilities and utilities.
6. To assure and protect the stability and vitality of residential neighborhoods.
7. To recognize and protect the watershed lands in the Borough as an important regional source of potable water.
8. To encourage the development of new recreation facilities in appropriate locations serving the different neighborhoods in the community.
9. To promote the recognition and preservation of historic sites and uses.
10. To promote the improvement of existing circulation routes and the construction of new roads in a safe and efficient manner.
11. To promote the efficient expansion of governmental, recreational, educational and other community facilities in appropriate locations.
12. To provide and continually monitor the Borough's land use regulations which serve to implement Old Tappan's land use plan element.

One particular concern, for public sewer facilities, has been decided since the 1978-79 plan was adopted. At the current time, public sewer facilities are not contemplated in the Borough of Old Tappan.

The Borough of Old Tappan and the Town of Orangetown have recently executed an agreement to provide sanitary sewer service to the Lakeview Estates subdivision. This 25 home community in the Greenwoods Road area will be serviced by the Town of Orangetown.

Additionally, three residential lots on Burkhardt Lane are provided sanitary sewer service from Harrington Park.

Some of the planning needs identified in the 1978-79 master plan concerning traffic and circulation and community facilities have not materialized and amendments to the master plan are included in this document.

## EXTENT OF SIGNIFICANT CHANGES FORMING THE BASIS OF THE MASTER PLAN AS LAST REVISED

There have been some changes in the overall master plan and its assumptions, policies and objectives which formed the basis for the plan and the implementing land use regulations.

In general, Old Tappan's policies and objectives remain relatively stable and constant. The significant changes deal more with a data base which is rooted in information from the 1970 decennial Census rather than the current 1980 Census. Population and housing data concerning number of residents, age distribution, median household size, elderly residents, housing costs, etc., have changed dramatically. This information should be reviewed and analyzed to determine the impact of these changes on the Borough.

There have been some changes in land use policies as promulgated in the Borough's zoning ordinance since the master plan was adopted. These modifications and changes are discussed in greater detail in the land use plan element of this report.

Traffic and circulation elements and community facilities and services are likewise under review and study and are presented in their particular sections of the master plan report.

The conservation of natural resources remains a continuing effort on the part of the Borough of Old Tappan. Since the adoption of the 1978-79 master plan, some additional information concerning the designation of wetland areas has become available and said information should be reviewed and incorporated in the master plan report in the future.

There have been some modifications in certain State land use policies and laws that affect the Borough of Old Tappan. Certain statutory changes have occurred that affect energy conservation, drainage and various procedural elements concerning the operations of the development boards and their development regulations.

The State of New Jersey, through the Department of Community Affairs, has published a State Development Guide Plan and a Housing Allocation Plan. The Department of Environmental Protection has also published a Water Quality and Water Supply Master Plan which also affects the Borough to some degree. These studies also were published since the 1978-79 plan.



### SPECIFIC RECOMMENDED CHANGES

The periodic re-examination report identifies, in part, a number of changes which have taken place since the 1978-79 master plan was adopted by the Planning Board.

In the interim period, the Planning Board, in conjunction with the Mayor and Governing Body, has assisted in the implementation of a major amendment to the zoning ordinance and map. The document was adopted in November of 1981.

As a part of the land use plan element, the Planning Board should incorporate the changes, if any, which are found to be necessary as a result of conducting the periodic re-examination. The land use plan element may reflect certain changes as a part of this process.

Other land use elements are planned to be reviewed and analyzed in the near future when the entire master plan and its component elements are again reviewed.

The community facilities and circulation plan elements are to be reviewed and revised in the remaining portion of this document.

Some specific recommendations are identified in this report. Other information and recommended actions of a more long range nature include the following :

- To review and analyze the 1980 Census of Population and Housing for the Borough as well as the Census of Retail Trade and Selected Services.
- To review and analyze housing data including construction permits, sales costs, etc.
- To update the Existing Land Use Map of the Borough including designation of two-family residences, multiple-family dwellings, watershed lands, commercial, industrial and office uses and calculate the amount of vacant land remaining in the community. The base map should also be periodically updated.
- To review and analyze new wetland soil maps that recently have been published and correlate same with the soils and flood hazard maps of the Borough.
- To review the land use plan element in conjunction with the additional analyses enumerated in this section.
- To review and analyze the issue of housing needs in the community particularly the needs of senior citizens and young people.
- To review and analyze the number of two or more family dwellings in the community and their development status.