

**MUNICIPAL MASTER PLAN
and
PERIODIC REEXAMINATION REPORT**

**BOROUGH OF OLD TAPPAN
BERGEN COUNTY, NEW JERSEY**

Prepared For

The Old Tappan Planning Board

By

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The original document was appropriately signed and sealed on December 20, 2000 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.



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BOROUGH OF OLD TAPPAN

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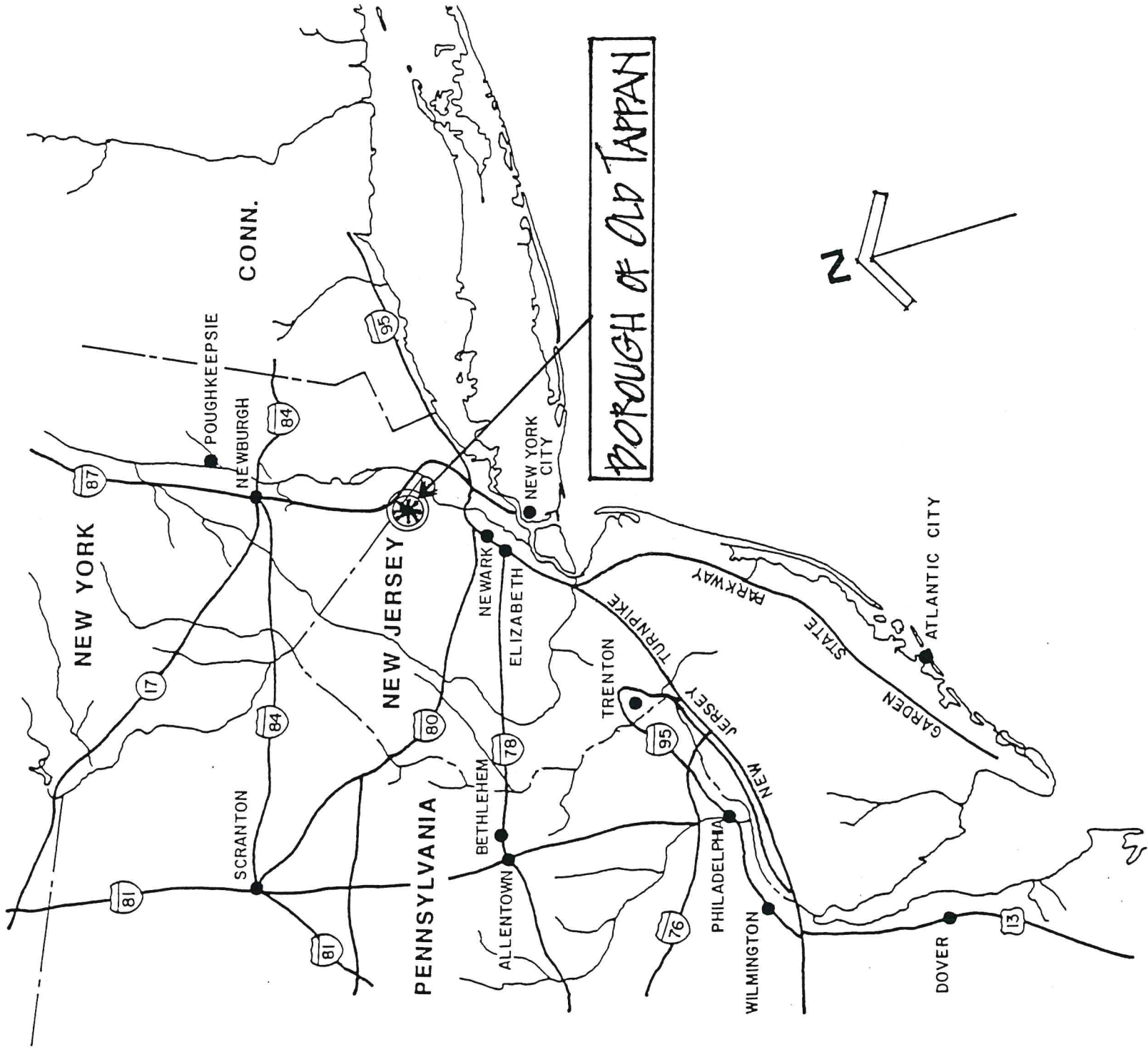
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8.	CIRCULATION PLAN ELEMENT.....	46
8.1	Background.....	46
8.2	Proposed Circulation Plan.....	57
9.	COMMUNITY FACILITIES PLAN ELEMENT.....	58
9.1	Existing Conditions.....	58
9.2	Proposed Community Facilities Plan.....	66
10.	HISTORIC PLAN ELEMENT.....	66
10.1	Background.....	66
10.2	Proposed Historic Plan.....	68
11.	RECREATION PLAN ELEMENT.....	71
11.1	Existing Conditions.....	71
11.2	Proposed Recreation Plan.....	73
12.	REGIONAL PLANNING CONTEXT.....	74
12.1	State Planning.....	74
12.2	County Planning.....	80
12.3	Solid Waste Management including Recycling.....	82
12.4	Compatibility with Plans for Adjoining Municipalities.....	83
12.5	Redevelopment Plan.....	84
13.	SUMMARY AND CONCLUSION.....	86



LOCATION MAP

1. INTRODUCTION AND PERIODIC REEXAMINATION

1.1 Introduction

The Municipal Land Use Law (Chapter 291, Laws of New Jersey, 1975, as amended, hereinafter known as "MLUL") establishes the legal framework for municipal planning, land development and zoning functions throughout the State and provides that local zoning regulations be consistent with an adopted land use element. This statute recognizes the importance of planning as an on-going, continuing function of local government by mandating the periodic reexamination of municipal master plans and developed regulations. Specifically, Section 89 of the Law, as most recently amended, states as follows:

"89. Periodic Reexamination. The governing body shall, at least every six years, provide for a general reexamination of its master plan and development regulations by the Planning Board which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the County Planning Board and the municipal clerk of each adjoining municipality. The first such reexamination shall have been completed by August 1, 1982. The next reexamination shall be completed by August 1, 1988. Thereafter, a reexamination shall be completed at least once every six years from the previous reexamination. "

"The reexamination report shall state:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.*
- 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 the master plan or development 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, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.*
- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.*
- e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c. 79 (C. 40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality. "*

To the best of our knowledge, Old Tappan originally developed a Master Plan in 1978. This plan only consisted of a Land Use Plan Element. In 1979 and 1980, two additional plan elements were added to supplement the Land Use Plan Element. These included a

1.2 Periodic Reexamination

1.2.1 *The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.*

In 1994, another Consultant assisted the Old Tappan Planning Board with the preparation of its most recent Master Plan reexamination. In all, fifteen Goals and Objectives were recommended. They were:

1. To Preserve the Environment including the preservation of wetland areas, stream and wetland corridors; the quality and purity of streams, rivers, ponds and reservoir areas; and the preservation of natural vistas and natural areas.
2. To Provide Housing Opportunities and A Variety of Housing for Various Income Levels including low and moderate income housing.
3. To Provide Senior Citizens Housing.
4. To promote the protection of residential neighborhoods by establishing sufficient buffer areas between residential and non-residential uses.
5. To Support the State Development and Redevelopment Guide Plan.
6. To Promote Historic Conservation, Preservation and Adaptive Reuse Where Appropriate.
7. To Promote the Quantity, Quality and Availability of Parks and Open Space including active and passive recreational facilities, neighborhood parks and open space for environmentally sensitive areas.
8. To Promote Adequate Community Services for All Portions of the Borough.
9. To Provide for Appropriate Collection, Retention and Disposal of Surface Runoff in a manner that will minimize the hazards of flooding.
10. 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.
11. To encourage the best possible design for new developments and to protect established neighborhoods and utilities.
12. To promote the continued maintenance and rehabilitation of the Borough's housing stock, support facilities and utilities.
13. To recognize and protect the watershed lands and the drainage basin of the reservoir lands in the Borough as an important regional source of potable water.

remaining open spaces. More detail can be obtained in the Recreation, Conservation and Land Use Elements of this Master Plan.

8. To Promote Adequate Community Services for All Portions of the Borough... The Borough has made progress in all of the components of this Element, including expanding and improving the schools and library, and in other service areas. The Borough plans to continue this progress on an on-going basis. More detail can be obtained in the Community Services Element of this Master Plan.
9. To Provide for Appropriate Collection, Retention and Disposal of Surface Runoff ... Until 1999's hurricane Floyd, the Borough has not had significant problems in this area. Repairs are underway from that storm, and the Borough will continue to make improvements in storm water management on an as-needed basis. More detail can be obtained in the Utility Services Element of this Master Plan.
10. To ensure the compatible development of different land uses ... The Borough has made strides in this area by striving to consolidate like land uses, minimize non-conforming uses, and steer new development as infill into already developed areas, thereby preserving the remaining undeveloped lands. More detail can be obtained in the Land Use and Conservation Elements of this Master Plan.
11. To encourage the best possible design for new developments and to protect established neighborhoods and utilities... The protection aspect of this goal has been furthered as described within the Land Use Element of this Master Plan. The Borough envisions the development of a Community Design Plan Element in the future, consistent with the newest recommendations of the NJSDRP.
12. To promote the continued maintenance and rehabilitation of the Borough's housing stock, support facilities and utilities... The Borough continues to make progress in this area on an on-going basis. More detail can be obtained in the Housing Element of this Master Plan.
13. To recognize and protect the watershed lands and the drainage basin of the reservoir lands in the Borough as an important regional source of potable water... The Borough has made significant progress in this area with the enactment of its Environmentally Sensitive District and the adoption of its Watershed Natural Resource Inventory. More detail can be obtained in the Conservation Element of this Master Plan.
14. To promote the development of pedestrian paths / bicycle routes and sidewalks, in appropriate locations, to meet the needs of the residents of the Borough... The Borough has made good progress in this area, and has plans for many more improvements in the near future. Sidewalks have been initiated on major streets, off road paths have been initiated, and bicycle routes are in the planning stages. More detail can be obtained in the Circulation and Recreation Elements of this Master Plan.

(NJDOT) in their publication entitled "Bicycle and Pedestrian Planning and Facilities Design", among other methods;

11. The Borough wishes to pursue the sharing of services and regionalizing services with other communities when they provide benefits to Old Tappan;
12. The Borough wishes to place a priority on maintaining its existing infrastructure; and
13. The Borough wishes to implement and use a central electronic database for municipal files and records using Geographic Information Systems (GIS) where applicable.

1.2.4 The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

The specific changes recommended for the master plan are enumerated in Chapters 1 and 2 of this master plan, and within the "planning" sections of each master plan element. Larger scale development regulation changes have already been implemented (e.g. Environmentally Sensitive District, Tree Preservation and Removal), and this document serves to support those enactments by verifying their consistency with Borough goals and objectives. Once this document has been adopted and implemented, subsequent Borough master plan studies should consist of new elements as necessary or desired, amendments as may arise, and periodic reexaminations and updates in accordance with the requirements of the NJ Municipal Land Use Law (MLUL).

1.2.5 The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c. 79 (C. 40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality."

The satisfaction of this periodic reexamination requirement can be found in section 12.5 of this Master Plan.

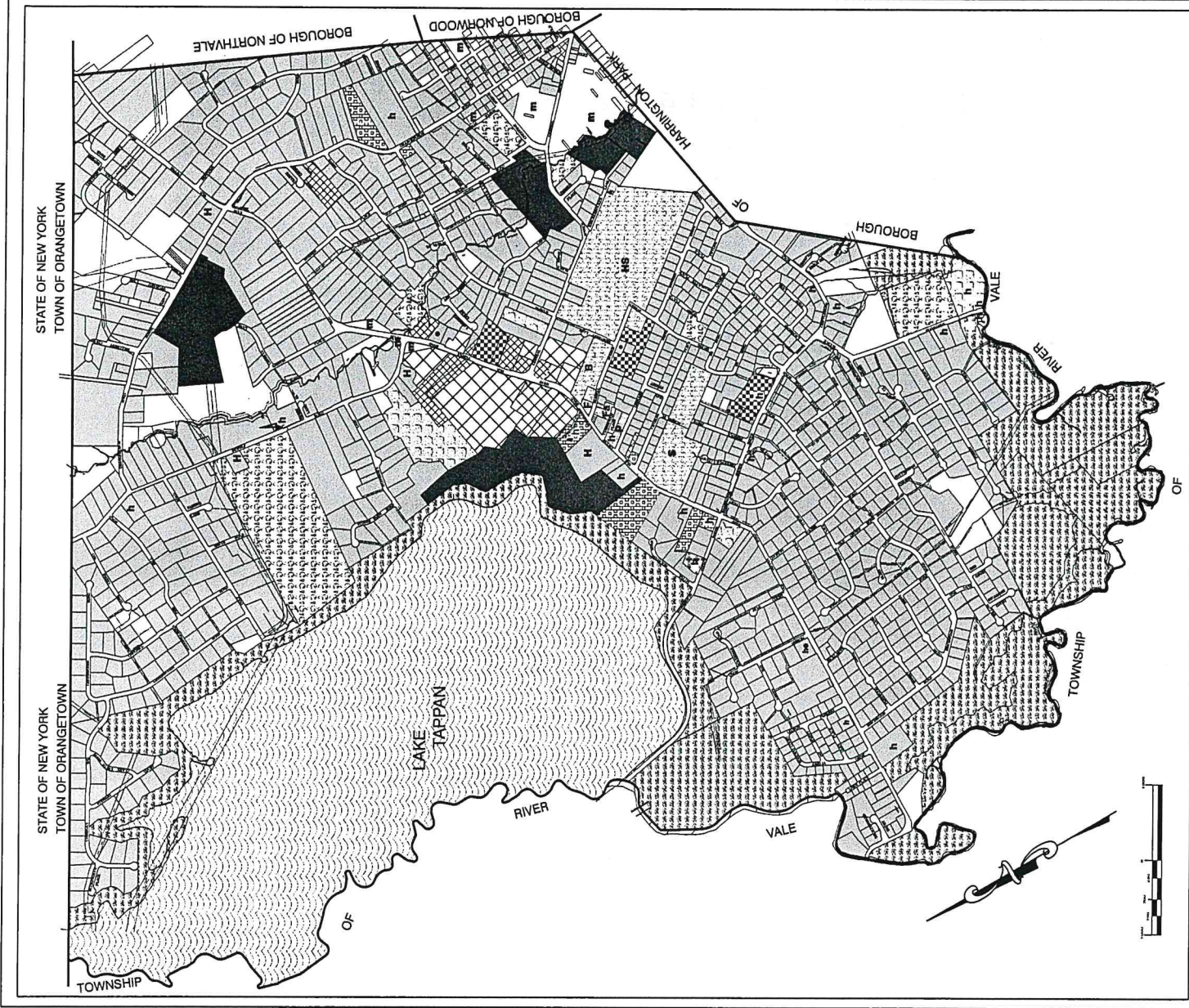
2. GOALS AND OBJECTIVES

The Municipal Land Use Law for the State of New Jersey (MLUL) provides that one of the required components of a municipal Master Plan shall be "A statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based" (hereinafter the "Statement").

Old Tappan's Planning Objectives that were defined in the 1982 Master Plan (and possibly even earlier than that) were based on various background studies and investigations relating to the physical, social and economic characteristics of the Borough at that time. These included regional development trends, community desires and aspirations, and statutory requirements. Since that time, each of Old Tappan's Master Plan Updates (1989, 1992 and 1994) have reiterated the same goals and objectives without modification. Based on the

cost of servicing development and encourage the efficient expenditure of public funds.

11. To Encourage Quality of Design in the Landscape, to protect established neighborhoods, instill quality into new land uses, encourage the establishment and continuation of a recognizable Borough design vernacular, and pleasantly and invitingly announce prominent “gateways” into the municipality.
12. To Encourage Public Utilities, providing for their efficient utilization, and expanding the provision of public utilities into all areas not currently serviced, including sanitary sewerage.
13. To Promote the Continued Maintenance and Rehabilitation of the Borough’s housing stock, support facilities and utilities. This includes the Borough’s desire to place limits on the ever-increasing size of structures on lots, both in new development and re-development.
14. To Recognize and Protect the Watershed Lands, and the drainage basins of the reservoir lands within the Borough. In cooperation with neighboring towns, recognize (a) their status as the region’s primary source of potable water, and (b) their strategic regional location within one of the last remaining contiguous blocks of open space, providing locally rare high quality wildlife habitat.
15. To Promote Ease and Convenience of Non-Motorized Transportation, including the expanded provisions of sidewalks, walking paths, bicycle paths, lanes and routes, to meet the needs of Borough residents.
16. To Provide, Monitor and Enforce the Borough’s Land Use Regulations, in order to promote compatibility with and implement Old Tappan’s land use plan element.
17. To Provide Support and Reinforcement for the Central Business District, to encourage its continued viability and full occupancy, to continue to attract high quality retail and office establishments, to promote its patronage by local area shoppers, while at the same time confining its geographic boundaries to their current limits.
18. To Establish a Town Center which contributes to Old Tappan’s sense of place, to be physically defined by design features so that it is apparent to the general public, which incorporates public municipal facilities such as Borough Hall, public facility buildings (e.g. police, fire, ambulance, library), and a possible new town square plaza and post office, among others. This also includes the development of a uniform signage program for public uses.
19. To Promote Safety within Roadway Rights-of-Way, by identifying deficiencies in the local roadway network, its connections to the regional road and transit systems, and by controlling vehicular speeds and movements through the implementation of contemporary traffic calming techniques.
20. To Encourage the Sharing of Services, promoting the regionalization of services with other towns when they provide benefits to Old Tappan.
21. To Maintain the Borough’s Infrastructure so it continues to provide the services and capabilities intended for each of them including the facilities and structures, roadways, parks, recreation facilities, sewer system, sidewalks, walkways and paths, and bridges.
22. To Encourage the Implementation and Use of a Central Electronic Database for the Borough’s files and records using Geographic Information Systems (GIS) where



LEGEND

	Single-Family Residential		Religious
	Two-Family Residential		Cemetery
	Townhouse, Multi-Family Residential		Utility
	Senior Residential		Park, Recreation, Open Space
	Office		Borough Land/Building
	Community Shopping		Borough Hall
	General Commercial		Fire Department
	Reservoir, Rivers, Streams		First Aid Squad
	Watershed Protection		Police Department
	Agricultural		Municipal Vacant Land
	Vacant		Public School
			High School
			Sites of Historic Significance
			National and State Registers of Historic Places

(Note: Several Historic Sites that appeared on the 1984 Land Use Map have been destroyed)

EXHIBIT 1: EXISTING LAND USE

MASTER PLAN FOR THE

BOROUGH OF OLD TAPPAN

41 Valley Associates
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 Landscape Architecture & Professional Planning

Stuart Turner & Associates
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 Planning & Development Consultants

(Original Issue map prepared by Thomas W. Szabo, P.E., Consulting Engineer)

Housing (COAH), and as a result Old Tappan has been granted Substantive Certification status (see “Housing Element” within this document).

Home Businesses (occupations). One significant change that has occurred within Old Tappan, as it has in many other area communities, has been the proliferation of home offices. This phenomenon was precipitated by a number of factors. During the recession that occurred around the turn of the last decade, many white collar office workers lost their jobs with few prospects for new employment opportunities. These skilled individuals soon discovered that small home-based businesses were a viable method of earning an income. The availability and advanced state of personal computers, modems, the internet and fax machines supported such ventures. Neither Old Tappan residents nor its officials have expressed opposition to these businesses, provided that the residential character of the neighborhoods within which they are situated are not altered or adversely impacted. To this end, Old Tappan has recognized and permitted these businesses to exist within residential zones, with controls to ensure compatibility. These controls govern the limiting of employees, lighting, signage, nature of business, deliveries and noise. They also prohibit outdoor storage, exterior display, smoke, dust, odors, heat, and glare. The State of New Jersey has legislation pending addressing home based businesses, and supporting their existence with controls.

3.1.1.2 Senior Citizens Residential and Healthcare – There are three facilities within Old Tappan that fall into this category, and are specifically targeted to address various needs of senior citizens. The oldest is the Ingleside nursing home on Washington Avenue South, which offers full-time nursing care and medical care to the most needy senior citizens. The 1994 Update characterized this facility as a “major health care for elderly persons and recommends its use be continued.” Even though this use is non-conforming within its zoning district, we concur with the 1994 recommendation. The second is the 29 unit senior citizens housing complex on Russell Avenue, constructed in conjunction with the Lakeview at Old Tappan development and with assistance from the Bergen County Housing Authority. This facility offers independent living in an age-restricted environment. The most recent development is the newly constructed Sunrise Assisted Living Center on Old Tappan Road East, just east of Central Avenue. This Center offers a level of care in between the other two. The addition of this facility provides local senior citizens with three different level-of-care options for their residential needs.

3.1.1.3 Commercial (Retail) - Commercial retail development is located primarily in the central area of the Borough, principally within the B-1 Business building zone. The principal retail “community” shopping location is Bi-State Plaza. Additional “general” retail uses exist intermittently along Old Tappan Road between Dorotockey’s Run and Charles Place (e.g. gas station, restaurants, cycle shop, nursery school, banks). One isolated retail use exists along the west side of Orangeburgh Road South (catering hall), and one at the intersection of Central Avenue and Orangeburgh Road South (gas station). The Bi-State Plaza has recently been expanded and upgraded, and now supports some upscale retail establishments. As a result of this high quality commercial development, and other upgrading and commercial redevelopment that extends along Old Tappan Road, Old

below the reservoir. The aerial extent of the reservoir within the Borough is approximately 527 acres or 21 percent of Old Tappan's land area, making it the single largest land use within the Borough. The watershed lands amount to another 312 acres, so that between them they comprise almost 34 percent of Old Tappan's land area. The watershed drainage basin for the Lake Tappan Reservoir (the land area that ultimately drains into Lake Tappan) encompasses approximately 67 square miles. The 1994 Master Plan adopted a three zone buffer system proposed by the NJDEP in their 1989 study entitled "Evaluation and Recommendations Concerning Buffer Zones Around Public Water Supply Reservoirs". That Master Plan recommendation spurred the Mayor and Council to enact a new land use zone known as the Environmentally Sensitive District in February 1998.

The Lake Tappan Reservoir is a part of a larger water supply system associated with the Hackensack River. All of the following reservoirs are wholly owned by United Water Resources (UWR) of Harrington Park, a company that is in the process of being purchased by a French water company. The reservoirs within this system include:

- The Oradell Reservoir (the terminal reservoir of the system)
- Lake Tappan
- The Woodcliff Lake Reservoir, and
- Lake Deforest

The Oradell Reservoir (into which Lake Tappan drains) has a watershed drainage basin that encompasses approximately 113 square miles, and extends as far south as the headwaters of the Tenakill Brook in Tenafly, as far north as the headwaters of the Hackensack River in Haverstraw, as far east as the Palisades ridge from Alpine to Upper Nyack, and as far west as a ridge which runs from Paramus to Pomona and Mt. Ivy. The water from this system serves 60 communities in most of Bergen County and parts of Hudson County, New Jersey. The population of this service area is approximately 750,000 people. Another 250,000 people are served within Rockland County, New York. In addition to these resident customers, business and industry also depend on a clean and stable supply of potable water. The average demand is in excess of 100 million gallons per day, with the peak daily demand exceeding 160 million gallons.

For more detailed information on this topic, see the June 1995 "Natural Resource Inventory", Borough of Old Tappan, Chapter C. Reservoir and Tributaries.

3.1.1.9 Public Facilities – Public facilities (including parks, the golf course, Borough facilities and schools) comprise approximately 137 acres or 5.5 percent of the land area within Old Tappan. The parks and golf course are discussed in the Recreation Element of this Master Plan Update, and Borough facilities and schools are discussed in the Community Facilities Element.

3.1.1.10 Utility Properties – Lands dedicated strictly for utility purposes (Gas and Electric Companies, and sanitary sewerage facilities) amount to only 1.5 acres. Other lands support regional utility facilities however (e.g. Tenneco Gas Transmission sites). These have not

- c. North of Old Tappan Road East and west of DeWolf Road. This parcel is approximately three acres in size, and will be the site of an office building.
- d. East of Westwood Avenue and north of Stone Point Park. This parcel is approximately 7.6 acres in size, and will be the site of a single family residential subdivision, and open space dedicated to Stone Point Park.
- e. Southeast corner of Old Tappan Road East and Moeser Place. This parcel currently supports one single family home, and will soon support three single family homes.

3. Borough or Utility Co. owned vacant lands with no known plans for development (total approximately 52.5 acres):

- a. North of Continental Drive and east of Orangeburgh Road North. This parcel is approximately 26 acres in size, and supports several utility corridors.
- b. South of Chestnut Avenue and east of Central Avenue. This parcel is approximately 6.5 acres in size, and currently is used by the Borough to store wood chips.
- c. West of Central Avenue on the Harrington Park border. This parcel is approximately 19 acres in size, and currently is used by the Borough to compost leaves.
- d. East end of Grace Avenue on the Norwood border. This parcel is 1.17 acres, is undeveloped, and is replete with natural resources.

3.1.1.13 New Developments Since 1994 – The most significant new developments since the 1994 Master Plan Update include the four multi-family residential developments described above, a new Old Tappan Road West location and facility for St. Pius X Church, the assisted living facility on Old Tappan Road East, the Senior Citizens Residential Development on Russell Avenue, and several new single family residential subdivisions. These latter subdivisions are situated in several different locations: on the site of the former St. Pius X Church on Cripplebush Road, adjacent to the Nursing Home on Washington Avenue South, on a portion of the Tenneco property south of Old Tappan Road East, in formerly oversized lots along the north side of Old Tappan Road West, Old Tappan Road East, and the west side of Orangeburgh Road, on the site of the former swim club east of Orangeburgh Road North, and on a site west of DeWolf Road just south of the New York State border.

3.1.2 Existing Zoning

3.1.2.1 Conflicts with Land Use – Old Tappan is fortunate in that its zoning pattern is relatively uniform with consolidated districts, and there exist few non-conforming uses. Intrusions are infrequent, and district boundaries have been long established, which has led to a scarcity of zoning conflicts. Those that do exist predate Old Tappan's zoning ordinance. To mitigate such conflicts, landscaped buffer strips of at least 20 feet are required on lots within the B-1 or B-2 Zones whenever they abut a residential Zone.

3.1.2.2 **Zoning Districts** - There are thirteen (13) Zoning Districts within Old Tappan, each of which is sizeable enough with enough range of land use activity and planning objectives to be warranted and justifiable. Their permitted uses, and significant dimensional limitations and geographic boundaries, will be discussed in the Proposed Land Use Plan section of this document. The following is a summary of the districts' locations, their basic regulations, and the recommendations from 1994 that have not yet been acted upon:

3.1.2.2.1 RA 40 and RA 40-CC Residential Zones. With a few minor exceptions, these zones encompass the northern half of the Borough, principally north of Old Tappan Road, as well as south of Old Tappan Road East and east of Orangeburgh Road South. A smaller district is situated at Fred Street, and at the ends of Forest Avenue and Edith Street. This is the largest residential zoning category within the Borough. These zones require a minimum residential lot size of 40,000 square feet, unless the "Conditional Cluster" (CC) designation applies. In an irregular corridor surrounding DeWolf Road, residential clustering is permitted at the discretion of the Planning Board, to be used as a means of achieving open space and protection of sensitive environmental areas. Under the cluster provisions, densities are not to exceed those that could be achieved under more conventional zoning, with the resultant open space to be consolidated into common area. The 1994 Master Plan Update recommended deleting these cluster provisions. We do not believe the governing body has acted upon this recommendation. This zoning provision will be revisited during the Master Plan planning process, but it may be moot at this point due to recent land use changes.

One change of significance has occurred in this zone since 1994. At that time, the undeveloped lands that surround the periphery of the Hackensack River and Lake Tappan Reservoir were included within this zone. In February of 1998 the Old Tappan governing body placed these lands within the newly established "Environmentally Sensitive District" (ESD). This action was consistent with the 1994 Master Plan, which had previously recommended that these properties receive a conservation designation in the Master Plan.

3.1.2.2.2 RA 30-LA. This newly formed zone is limited to an area northeast of Orangeburgh Road North. It is a building zone that permits Lot Averaging, which is the averaging of all of the lot sizes to meet the density achievable within a minimum 30,000 square foot residential development. Other significant restrictions include a maximum of 25 total lots, a 12,500 square foot minimum lot size, maximums on building sizes, and a site must be reserved for common open space.

3.1.2.2.3 RA 25 and RA 25-CC Residential Zones. These zones encompass two large blocks of land, and two smaller extensions. The first large block is located south of Old Tappan Road East and the business districts, west of Orangeburgh Road South, and from the High School east, extending south to the border of Harrington Park. The second large block is located south of Old Tappan Road West and west of Washington Avenue South, and extends to the watershed lands

3.1.2.2.8 B-1 Local Business District. Old Tappan's Local Business District encompasses three-quarters of the central business district. On the north side of Old Tappan Road, it includes the Bi-State Plaza. On the south side of Old Tappan Road, it includes the businesses across from Bi-State Plaza, and those extending from Central Avenue east to Dorotockey's Run. Permissible land uses have included the designed shopping center that is the Bi-State Plaza, retail establishments, restaurants, a gas station, an assisted living center, and small professional offices. The minimum lot size permitted within this zone is 30,000 square feet. The 1994 Master Plan recommendations for this zone included limiting uses to those that will be compatible with the adjoining residential properties, exercising care in site design to avoid the establishment of a strip commercial center form of development, and protecting neighboring residents by requiring an intervening buffer.

3.1.2.2.9 B-2 Office District. This zoning district occupies the fourth (northeast) quadrant of the central business district, on the north side of Old Tappan Road East. Its land uses include office buildings and a nursery school. Lots of a minimum size of 40,000 square feet each are permitted within this zone. The only recommendation in 1994 for this zone was to expand it into the southwest central business district quadrant, currently zoned for Local Business use. The Borough has not implemented this recommendation.

3.1.2.2.10 PRD Planned Residential Developments. This was initially an "Overlay" or "Conditional Use" zoning district that was permitted by special permit of the Planning Board in any RA Residential zone. This conditional use permit is the vehicle through which Old Tappan has achieved compliance with the requirements of the N.J. Council on Affordable Housing (COAH). This State agency has since granted the Borough Substantive Certification status (see "Housing Element" within this document). Five Borough sites were originally approved for this designation, as described earlier in this section and again in the Housing Element. When the Borough achieved its COAH certification, it amended the PRD regulations, limiting them to the PRD sites already approved as conditional uses, and eliminated their "Overlay" designation.

3.1.2.2.11 ES Environmentally Sensitive District. In general, this newly formed zone encompasses the Lake Tappan Reservoir and its boundary lands, and the Hackensack River and its boundary lands. It extends northward from the Hackensack River to include Stone Point Park and its surrounding lands; and also includes the wetland-dominated site south of the High School. Through its permitted land uses and dimensional limitations, the Environmentally Sensitive District (ESD) conserves natural resources. The ESD permits one family dwellings, reservoirs, open space and recreation uses, and arboreta. The ESD limits buildings to 10% maximum coverage. It also limits improved lot coverage to 25% of the lot area. Since the time of the 1984 Master Plan, this zone was enacted and

newest revised recommendations contained in the N.J. State Development and Redevelopment Plan (SDRP), there is a local desire to encourage good site, landscape architectural and architectural design in both new developments and redevelopments. It is envisioned that this objective can be achieved by introducing certain Borough-wide unifying elements into site design, in an attempt to establish an Old Tappan design vernacular of the highest quality. At the same time, it is not the desire of the Borough to inhibit individualism or stifle creativity. Rather, the goal of such an effort would be to create a thread of continuity of design elements throughout the Borough.

This Element would form the basis for design standards in municipal land development ordinances, with the objective being to promote a built environment that is both visually pleasant and well planned. Its objectives could include the creation of a sense of place from both functional and visual standpoints, for both private and community facility development. It would emphasize and promote harmony of new design with its surroundings. This Element could also address the design aspects of creating an integrated Town Center, tying community facilities together in a pleasing, convenient and safe manner. Physical items for consideration could include street lighting, signage, sidewalks, public area landscaping, and architectural treatments, among others.

3.2.2.2 With respect to religious land uses, they are currently located within and adjacent to both residential and commercial districts. Due to their generally accepted compatibility with land uses of all types, it is recommended that they continue to be permitted in all districts. As a result, and in contrast to the 1994 Master Plan, no separate land use category has been provided.

3.2.2.3 It is the desire of the Borough to enact a property maintenance code that would require property owners to maintain their properties in accordance with accepted and reasonable community standards. These standards could include items such as landscape maintenance and building façade maintenance, among other items.

3.2.2.4 The following more detailed land use plan discussions refer to the existing zoning district map and its subsequent modifications by governing body resolutions for general geographic locations of each of the proposed land uses. The locations of these zoning districts are more fully described in the Existing Zoning discussion of the Background Section of this Land Use Plan Element. The locations of existing land use patterns are more fully described in the Existing Land Use discussion of the Background Section of this Land Use Plan Element. For more specific geographic delineations of these proposed land uses, refer to the Proposed Land Use Plan included in an envelope at the end of this document.

In several cases, the proposed land use designations do not coincide with their current zoning category, and this was done for one of two reasons. In certain of the cases, the pattern of existing development does not reflect the zoning provisions within the zoning district. In these cases, the recommended change of land use category is intended to minimize the number of non-conforming uses, thereby bringing those districts into land use harmony with the zoning code. Examples of such cases include the central

3.2.3.2 General Comments and Recommendations for all Residential Districts

The Land Use Plan includes a range of residential development types and densities. Each of the residential development types are now included in the Old Tappan Zoning Code. As indicated on the development plan map enclosed at the rear of this report, these include single-family houses on lots ranging from one to three-and-one-half units per acre (10,000 to 40,000 square foot minimum lot sizes), to multifamily housing (townhouses at six units per acre). Within these districts, adequate provisions for affordable housing have been either constructed or committed, and the Borough has received Substantive Certification status from the N.J. Council on Affordable Housing.

- (1) With respect to the recent proliferation of home offices that have been established within residential districts, to the extent that adverse impacts are not being generated and the residential character of the neighborhoods within which they are situated are not being altered or adversely impacted, the Plan believes this use should be recognized and permitted within residential zones, with controls to ensure compatibility (see the "Home Businesses (occupations)" subsection of the "Residential" discussion under "Existing Land Use" within the "Background" section of this Master Plan). Old Tappan's regulations applicable to home occupations should be revisited and updated to ensure limitations are placed on numbers of employees, lighting, signage, nature of business, vehicle parking, deliveries and noise; and prohibitions are placed on outdoor storage of materials, exterior display, smoke, dust, odors, heat, glare, emissions, and the use of hazardous materials.
- (2) Given the shortage of recreation and open space lands within the Borough, the Plan recommends that the residential cluster provisions be retained. Such an approach to single family residential development, even with the small amount of remaining developable land, could result in the establishment of small neighborhood recreation areas, offsetting the demand identified in the Recreation Element of this Master Plan.
- (3) Old Tappan's regulations limiting the quantity-per-lot and size of accessory buildings (including garages) within residential districts should be revisited and updated, to ensure its appropriateness in our contemporary environment.
- (4) Old Tappan's regulations restricting the outdoor storage of commercial vehicles within residential districts should be revisited and updated, to ensure its appropriateness in our contemporary environment.
- (5) The Borough should develop and enact Floor Area Ratio (FAR) ordinance provisions. In conjunction with other dimensional limitations, such provisions would serve to avert the undesirable area-wide phenomenon of houses being constructed that are too large for their lots and out of scale with their neighborhood.
- (6) With the same objective as (5) above, the Borough should develop and enact Improved Lot Coverage limitations into residential zones.

3.2.3.6 Medium Density Single-Family Residential. With a few exceptions, this category applies to the RA-10 Residential Zone only, which requires a minimum lot size of 10,000 square feet. This corresponds to single-family detached dwellings at a density of approximately 3.5 per acre. This district is fully developed, having no vacant land available for future development. Nevertheless, for the benefit of current and future owners of existing lots, one revision to the dimensional limitations of this zone is recommended.

In the unlikely event of large scale redevelopment of blocks within this zone, the Borough should reconsider the restriction of only permitting 100' by 100' lot sizes in the RA-10 zone. If the Borough relaxed the minimum lot width restriction to 80 feet while still maintaining the 10,000 square foot minimum lot area, some flexibility in lot configuration would be permitted. This would promote a desirable diversity in residential development.

3.2.3.7 Townhouse Multi-Family Residential. This category applies to the PRD Residential Zones only, all of which have been either developed or committed. This district was effectively sunsetted when the Borough's COAH obligation was met, and the Borough has no desire to make any further changes with regard to this development type. This district permitted attached and detached residential dwellings at a density not to exceed 6.0 per acre.

3.2.3.8 Senior Citizen Residential. The Plan supports the existing zoning condition that has each of the three facilities that were previously identified as being in this category (Ingleside Nursing Home, Sunrise Assisted Living, and the Russell Avenue Senior Housing) situated within the building zone that surrounds them. That is the reason they do not have a separate land use designation on the Proposed Land Use Plan. The Plan recommends that senior citizen residential land uses of all types and levels of care be added as conditional land uses within their surrounding zoning districts, with specific controls. In this manner, these facilities would be treated as substantial and desirable land uses. Such an approach should be perceived as recognition and acknowledgment that, as our population ages due to the aging of the large "Baby Boom" generation, demand for these facilities will only increase. In the alternative, and if so desired, these facilities could be provided with their own land use and zoning designation.

3.2.4 Commercial Development

3.2.4.1 Office Use. This category applies to facilities that either exist or are being constructed within the B-1 Business and B-2 Office building zones only. The past business area development patterns within Old Tappan have resulted in the intermixing of office uses with other commercial uses, and this has been beneficial to both development types since they are somewhat dependent on one another. There is no apparent benefit to attempt to segregate these facilities from each other.

place almost anywhere in the community. It is therefore recommended that such uses be permitted in all building zones of the Borough. An additional rationale for this recommendation would be any situation wherein a property owner offers to dedicate property to the Borough for park purposes. Under the Borough's current zoning requirements, a change of building zone would be required to legally effectuate such a plan, because (except for properties within the Environmentally Sensitive District zone) other Borough building zones prohibit them from being used for recreation purposes.

All of the existing Borough-owned lands dedicated for this use have been included within this land use category. Also included are several of those privately owned properties that have little likelihood for future development as identified in the "Vacant Lands" discussion of the Existing Land Use section of this Master Plan.

3.2.5.4 Agriculture Use. The three of these properties identified in the Existing Land Use section of this Master Plan are all proposed to continue to carry an agricultural use designation. This recommendation is offered despite the fact that it should not be a surprise if new land use proposals are submitted for these properties. Land values within Old Tappan are generally too high to support agriculture, and owners of these properties are frequently attracted to purchase offers from land developers.

Nevertheless, agricultural land uses are valuable to a community for several reasons, not the least of which are the distinct character they add to the community and the unique sense of place they help to sustain in today's ever homogenizing suburban environment. For these reasons, it is recommended that the Borough pursue some form of protection for these properties in order to continue these agricultural designations. Exhibiting the highest level of the qualities described above, the Stokes Farm along DeWolf Road is an operating farm that sells its produce grown on the premises to the public. It is recommended that an application for a farmland preservation grant be submitted to the appropriate agency (e.g. NJDEP). The farm at the corner of Old Tappan Road and Washington Avenue grows plants for sale elsewhere. The farm at the southern end of Westwood Avenue sells plants primarily grown elsewhere. These latter two properties should ideally be preserved as the farm properties they currently are. Failing that, the farm at the southern end of Westwood Avenue should be preserved as open space or recreation land, since it forms part of a coordinated open space system in a key location for both active and passive recreation and conservation.

3.2.5.5 Municipal Use (Including a Proposed Town Center). This land use designation applies primarily to lands situated within the RB 130 zoning districts.

(1) The most important recommendation for this land use category is to extend it to incorporate the remaining residential properties along Russell Avenue, excluding only the Senior Citizens Residential Complex. Should these residential properties cease to exist, for whatever reason, it is the desire of the Borough to establish a consolidated Town Center along this corridor. Existing public land uses within the corridor include the Government Center (Borough Hall), the First Aid Squad, the Fire Department, the Library, the Senior Citizens Housing Development, and the Department of Public

Borough's share of affordable housing. A further discussion of land used for residential purposes is included in the land use section.

In preparing the housing aspect of the Borough Plan, the 1994 Master Plan chapter on housing was reviewed, as was the 1996 Council on Affordable Housing (COAH) Element and Fair Share Plan prepared by Malcolm Kasler Associates in May 1995. In addition, the amendment to the Fair Share Plan prepared by Hakim Associates/Stuart Turner & Associates in December 1998 was reviewed. As a result of these latter two documents, the Borough has received its Substantive Certification (June 1999) from COAH & has met and exceeded its Fair Housing obligation. These data and the conclusions of these documents are incorporated here by reference.

As noted in these earlier reports, the Borough's housing inventory had grown to 1,353 housing units in 1990. The 2000 census will not be published for some time. Therefore, in order to update this information, the building and occupancy permit records between 1990 – 1999 were reviewed. Approximately 365 residential dwelling units were built during this period, most of which were either single-family (detached) homes, or single family attached townhouses. Therefore, we estimate that the current housing supply is approximately 1,715 dwelling units.

The 1990 mix of nearly 94% owner occupied to 6% renter has changed very little since 1990. The number of rental dwelling units built between 1990 and 1999 is about 10% of the total new housing units. This includes the addition of Russell Avenue Senior Citizen Housing complex (29 units) of assisted living units and approximately 16 rental units in the Mt. Laurel development. Thus, while the proportion of townhouses to total housing units has increased to about 20% of the total, the number of rental units is believed to have increased by the 45 units noted above so that rental units now comprise about 7% of the total, (125± rental units out of 1,715). Once the census data is available, the Borough will have more precise data, but clearly while the mix of detached to attached units has changed significantly, the proportion of rental units is still fairly low.

With very limited land available for development and the development pattern and character of the Borough well established, and with the Borough's COAH obligations satisfied, the housing inventory is not likely to change significantly.

There will be some planning issues to address including re-use of lots with small older homes for larger dwellings, possible consideration of additional senior or age oriented housing as the population ages and the possibility of group homes. It should be noted that in a discussion with the Chairman of the Borough's Senior Citizen Advisory Committee it was pointed out that many occupants of the townhouses being built in response to COAH guidelines are occupied by senior citizens. These issues will be addressed during the plan development.

If any other type of group residence is considered by the Borough to be appropriate, carefully drawn criteria should be considered as part of the site plan review to assure their compatibility with the residential neighborhoods.

5. CONSERVATION PLAN ELEMENT

5.1 Background

Old Tappan's municipal Master Plan efforts since 1978 have espoused the desirability of preserving open space and protecting natural resources within Old Tappan. Specific objectives were adopted at that time, but they lacked references to specific properties or locations. The 1982 Master Plan Update reinforced the earlier recommendations without modification. In the 1988 Update, the municipality again reinforced these earlier objectives, but went one step further by recommending that watershed lands within the Borough be designated as "Environmentally Sensitive" in the newly enacted N.J. State Development and Redevelopment Plan (SDRP). The document correctly stated that this could be accomplished through the Borough's participation in the SDRP Cross Acceptance process.

In 1991 an Update was prepared that mapped some of the Borough's natural resources for the first time. These delineations were taken from more general planning information, and included steep slopes, wetlands, flood hazard areas, and surface water quality. They did not include sensitive soils or vegetation, nor did they address locations that exhibit the most severe examples of each resource. On a site specific basis, therefore, they were rather inaccurate. More importantly though, they served to illustrate the complexity of Old Tappan's natural resource regimes, and demonstrated their general locations and interrelationships. This document also urged the municipality to establish "proactive planning techniques" to supplement regulatory controls, and opined that these would be necessary to be successful in this endeavor. The Goals and Objectives of the 1992 Update listed "To Preserve the Environment..." as the number one municipal goal, and listed two or three other related goals. It went on further to describe and support a multi-layered buffer zone for reservoirs being contemplated by NJDEP, and recommended a conservation designation for these properties in the Master Plan. This Update also recommended the establishment of stream buffers for the first time.

The most recent Master Plan Update was prepared in 1994. This document repeated much of the environmental information contained in earlier Updates, including preservation recommendations and goals and objectives. It did not include the more accurate wetlands mapping from NJDEP to replace the earlier National Wetland Inventory maps that had been roughly prepared by the U.S. Fish and Wildlife Service, Department of the Interior.

The need to preserve open space within Old Tappan was recognized by the Bergen County Department of Planning and Economic Development in 1991. In November of 1991 the "Borough of Old Tappan Open Space Program" was published by the Bergen County Municipal Technical Assistance Program. This document described open space values in

5. Then, on February 22, 1999 the Borough's governing body passed a resolution supporting the President's Lands Legacy Initiative within the Land and Water Conservation Fund, whose purpose is to protect and acquire land.

In a few development application instances, the Planning Board moved to further these same objectives by working with Applicants to dedicate a portion of their development sites to the Borough as permanent open space. The Borough also applied for and received almost a half million dollars from NJ Green Acres for the purchase of a 7.5 acre parcel along Westwood Avenue. When this site became one of the parcels proposed for development with an open space dedication, NJ Green Acres allowed the funding to be transferred to another potential development parcel along Washington Avenue, adjacent to the Lake Tappan Reservoir.

In the elections of November 1999, the voters of Old Tappan imposed an Open Space Preservation tax upon themselves, for the purpose of acquiring some of the remaining undeveloped lands within the Borough. This tax will begin to be collected in the second half of the year 2000. It will be collected at the rate of one cent per \$100 of assessed value per year for a period not to exceed five years. This tax is expected to generate approximately \$70,000 per year for open space acquisition. The tax can be extended beyond the five years by referendum. The Mayor and Council recently established a seven member citizens Open Space Advisory Committee, charged with the responsibility of advising the Borough as to how this money should be spent.

A review of the environmental conditions and natural features of Old Tappan reveals several significant elements which should have profound effects on the potential for development of many of the remaining and available undeveloped open spaces within the Borough. These natural elements include relatively steep slopes, the documented presence in some locations and likely presence in others of NJDEP regulated freshwater wetlands, the documented presence of a one hundred year flood plain and associated flood hazard area, sensitive soils with shallow depths to seasonally high water tables, proximity to surface waters, and proximity to the Lake Tappan public water supply Reservoir. The scarcity and dwindling amount of publicly accessible open space is also of concern, and this item will be addressed within the Recreation Element of this Update.

5.2 Proposed Conservation Plan

Collectively, the quantity and quality of natural resources within Old Tappan are being stressed and challenged, and steps for their protection, preservation and enhancement are warranted. As of late, some such steps are on-going, since several official bodies within the community have taken action within their own arenas towards both protecting the quality of natural resources and increasing the quantity and quality of open space. Old Tappan currently owns only about eight acres of undisturbed open space within the entire Borough. The natural resources that remain within Old Tappan are situated on these lands, as well as on other publicly and privately owned properties. Natural resources play an important role in defining the character of a community, and an overly stressed natural environment can be indicative of a lower quality of life within the community.

provides successful applicants with the ability to partially fund the purchase of any of the properties included within their approved Plan from the same funding source, without the need to return to the Green Acres Administration on a site by site basis. The latter had been the traditional and painstaking method of seeking State open space acquisition funding. The program also permits a municipality to legitimately and fairly negotiate with potential land sellers in an open market environment.

5.2.4 With professional assistance as necessary, the Environmental Commission and Planning Board should jointly prepare a revised Stream Corridor protection ordinance that carefully avoids the pitfalls of the previous ordinance which had to be repealed. This ordinance should then be passed along to the Mayor and Council for enactment.

5.2.5 Continue to enforce the regulations of the Tree Preservation and Removal ordinance (TPR), and make use of the newly enacted Tree Bank to the greatest advantage of the Borough.

This ordinance should be examined to determine whether ordinance revisions might yield beneficial improvements. For example, the benefits and detriments of extending the TPR ordinance to include individual lots should be addressed. Furthermore, its prime objective should be to prevent the indiscriminate removal of trees, as opposed to requiring the massive replanting of development sites. To accomplish this objective, the ordinance permits the reviewing body to reward sincere efforts to preserve existing trees by granting waivers, with low replacement requirements, while conversely permitting the reviewing body to require set replacements in cases where applications disregard this prime objective. The TPR does not prohibit tree removal. Rather, it requires that a permit be obtained after review whose purpose is clearly to preserve large quantities of trees where possible.

There are different methods of accomplishing these objectives, however, and it might be desirable to incorporate some of these methods. For example, many municipalities have adopted ordinances with a sliding scale for replacement that is inversely proportional to the overall percentage of existing trees to be removed from the site. This provision strongly emphasizes the reward/penalization aspect described above. Other ordinances include the provision of a "tree bank" for those situations where on-site replacement is not advisable, and Old Tappan has recently enacted one. Each approach has advantages and disadvantages. Due to the nature of tree preservation as a subject matter, under any approach there must necessarily be qualitative review by the reviewing body in accordance with established ordinance criteria. Because of the subject matter and the unique characteristics of each tract of land that may be the subject of an application, flexibility in the application of the ordinance is necessary.

5.2.6 Continue to enforce regulations within the Environmentally Sensitive District (ESD), and resist attempts to rezone lands within its current boundaries. Permitted land uses within the ESD should be periodically revisited. The prime objective of

this ordinance should always be to promote the most environmentally sensitive land uses by the most contemporary standards, without unduly minimizing individual private property rights. For land uses that permit some form of construction, tight controls should be maintained. For example, the Borough should consider enacting a limitation on disturbed area for lots within the ESD, even though no such limitations exist within any other Borough building zones. Such limitations are warranted within the ESD, given the sensitivity of its environment. Since formal lawns and ornamental landscaping contribute little to environmental quality, and in many cases are detrimental and inconsistent with the District's objectives, limitations on building coverage and improved lot coverage are not enough to ensure the preservation of enough natural lands within the zone.

5.2.7 The check list for attachment to land development applications should be updated to require more detailed natural resources and environmental impact information, to provide for full disclosure of potential impacts from development proposals, and to identify reasonable alternatives to the proposal which might serve to lessen adverse impacts.

5.2.8 Consider establishing a soil disturbance ordinance that gives the Planning Board jurisdiction over this activity.

6. UTILITY SERVICES PLAN

6.1 Background

Land use within a community is directly affected by the extent, nature and efficiency of its utility services. The quality of life and natural environment is also directly affected by utility services, and for these reasons it is important to report on the status and upgrade of the Borough's utilities. Although this distinction has recently become cloudier, utilities can be either public or private. Traditionally, public utilities have included water supply, sanitary sewerage, natural gas, electric service, and storm drainage facilities. Private utilities include landline telephone service, cellular telephone service, and cable television.

In Old Tappan, electric service is provided by both the Rockland Electric Company (REC) and the Public Service Electric and Gas Company (PSE&G). Natural gas service is provided by PSE&G. Verizon provides landline telephone service throughout the Borough. Cable television service is provided by Cablevision. This Master Plan Update will not focus on these utilities. The remaining utilities, however, have aspects that deserve attention within the context of land use.

6.1.1 Water Supply - Public water supply within the Borough is provided by United Water Resources (UWR) of Harrington Park. Surface water is collected in Lake Tappan Reservoir (among others) and flows into the terminal Oradell Reservoir. From here it is treated in UWR's Haworth Treatment Plant and pumped back to Old Tappan, where it is distributed through a series of public water mains to residences and businesses. UWR

The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps indicate that 100-year flood plains within Old Tappan exist around the Lake Tappan Reservoir, and along the Hackensack River and Dorotockey's Run. They also illustrate such flood plains in very limited areas at the western end of Old Tappan Road West, and behind Stone Point Park. A vehicular culvert bridge along Orangeburgh Road North was severely damaged during a storm in the fall of 1999, as was a pedestrian/bicycle culvert bridge connecting Haring Drive East and West. The former is currently slated for repair before any traffic can once again pass. The latter has been repaired. These flood plains and the drainage patterns described above are clearly illustrated in the Borough's June 1995 Natural Resource Inventory (NRI). The NRI should be adopted as part of this document as though a part hereof. The large scale exhibits can be viewed in the Borough Council chambers.

6.1.4 Cellular Telephone Service – The provision of radio/wireless communications has been determined to be "inherently beneficial" as an essential service by the New Jersey Courts. The doctrine of "inherently beneficial" dates back to the mid-1960's where it applied to schools and hospitals. This favored status is granted only to facilities that benefit society as a whole, promoting the general welfare. In general, this determination serves to satisfy the positive criteria required for a variance, under New Jersey MLUL. Cellular technology today requires the construction of antenna towers to send, receive and/or boost and re-transmit signals. Towers in this area of Bergen County generally need to be in the range of 100 feet tall, but due to their line-of-sight technology may need to be as tall as 300 feet in some locations.

A January 1998 decision by the New Jersey Supreme Court reaffirmed that municipalities cannot prevent companies from building wireless communications towers within their borders, with certain provisions. The provisions include that the sites must be reasonably selected. The burden of proof is on the Applicant to show that a specific site is particularly suitable, and that usually requires an alternative sites analysis. One important aspect of this ruling is that the N.J. Supreme Court stopped short of endorsing the lower courts' numerous "inherently beneficial" determinations.

Due to the heights required for these facilities, and the nature of the land use itself, the permissibility of such towers has been restricted by the Borough to certain specific Borough owned sites within the RB 130 District. The RB 130 District lists among other uses "Public utilities as essential services" as a permitted land use. Based on recent court decisions, it appears as though cellular towers would meet this definition, despite their being privately owned. More specifically, Section 14-9A of the Borough Zoning Code identifies Mobile Cellular Communication Towers as a permitted land use only on specific sites within the zone. The maximum permitted height was amended by Local Ordinance No. 673-99 from 120 feet to 150 feet. The RB 130 District regulations were also recently amended to restrict towers to the municipal leaf mulching site. An application was recently approved that permits the construction of a 150 foot high tower capable of supporting five antennas within the municipal leaf mulching site. Therefore, the Borough has provided sites of opportunity to meet their municipal obligation.

Background section of this Element, Old Tappan has taken the appropriate steps. Should the referenced application not work out, however, the Borough should be aware of the following requirements. The federal Telecommunications Reform Act of 1996 acknowledges the right of local governments to determine the criteria for siting cellular facilities, provided such regulations are not based upon the environmental or health effects of radio frequency emissions and as long as such facilities comply with FCC regulations. Municipalities can do this by several means:

1. Limit their possible locations to sites that would cause minimal adverse impacts;
2. Permit these towers only as conditional uses, which provides for a greater level of control over their design. Such control can include allowable heights, setbacks, landscaping, and finishing, and if necessary can provide for their removal;
3. Require that sharing of tower facilities through rental agreements precede the construction of any new towers;
4. Encourage creativity in design, including such ideas as incorporating them into new or existing steeples and towers, and camouflaging their appearance by means of having such towers adopt the physical form of a tree, and painting them a neutral sky color, among others; and
5. Offset their adverse visual impact with the beneficial fiscal impact of siting them on public lands, thereby providing the municipality with the lease income.

7. ECONOMIC PLAN ELEMENT

7.1 Population and Demographics

It is hard to say what 2000 census data will reveal about changes in Old Tappan's income characteristics over the last ten years. While Old Tappan continues as a considerably affluent municipality, the addition of COAH approved housing may have lowered the median and mean incomes.

7.1.1 Population

For the Borough of Old Tappan, the most reliable data, based on counts and not projections, is now over ten years old stemming mostly from the decennial census of 1990. Year 2000 decennial census data will not be available for a short time. When discussing population, or economic trends, the most reliable data available is necessary to forecast the needs of the community. For this study, however, the 1990 decennial census information, although outdated, is still often the most reliable source of information. County and state projections are also usually relatively accurate, but they need to be verified against known trends. These projections are no substitute for the hard numbers that will be issued from the 2000 decennial census.

Natural population increase, fueled by an increase in births in relation to deaths, has never presented a major force of growth in Old Tappan. Growth in Old Tappan is more often related to construction of new housing. In 1990 there were 1355 dwelling units housing a population of 4254 people, presenting an average of 3.139 persons per dwelling unit. Since 1990, the number of building permits issued indicates an increase of 393 housing units. If one applies the 1990 ratio to the increased number of housing units a, 2000 population of 5488 can be inferred. Much of the housing built since 1990 is affordable housing, senior housing, and market rate townhouses. These types of housing typically accommodate fewer residents than single family detached housing which was the prevalent housing type of the 1990 census count. It can be further inferred that the Borough will actually have a population considerably less than the 1990 trend would indicate and much less than the county estimates indicate. Regardless, the 2000 population should indicate a greater percent increase than Northern Valley or Bergen County where the total increase is forecasted to be roughly five percent.

7.1.2 Population Characteristics

The age characteristics of a municipality's population provide insight to the future needs of the community. A young population would usually indicate a need for expansion of school facilities, while an aging population usually indicates a need for senior housing and recreational facilities. Table 7-2 and the accompanying chart show age characteristics by sex for Old Tappan.

Table 7-2:
Sex by Age: 1990

	male	female	total
Under 5	108	111	219
5 to 10	152	153	305
10 to 14	134	135	269
14 to 18	141	129	270
18 to 25	206	204	410
25 to 30	99	101	200
30 to 35	101	140	241
35 to 40	131	155	286
40 to 45	185	204	389
45 to 50	162	194	356
50 to 55	176	163	339
55 to 60	152	147	299
60 to 65	130	116	246
65 to 70	76	70	146
70 to 75	43	53	96
75 to 80	35	44	79
80 to 85	18	37	55
over 85	10	39	49
Total	2059	2195	4254

Source: 1990 US Census

Table 7-3

Household Income by Age of Householder: 1990

	15 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	Over 75	Total
Under \$5k	0	0	6	0	0	0	8	14
\$5k to \$10k	0	0	5	0	0	9	9	23
\$10k to \$15k	0	0	0	7	15	15	0	37
\$15k to \$25k	0	7	5	0	16	13	8	49
\$25k to \$35k	7	4	5	0	24	18	0	58
\$35k to \$50k	0	36	48	5	18	15	0	122
\$50k to \$75k	0	18	114	66	74	52	8	332
\$75k to \$100k	0	0	53	94	75	26	5	253
Over \$100k	0	24	107	151	100	5	6	393
Total	7	89	343	323	322	153	44	

Source: 1990 US Census

Old Tappan is a relatively affluent community in comparison to the remainder of Bergen County. The median income in Old Tappan in 1989 was \$75,372 compared to \$49,249 for the County. It should be noted that the northern portion of Bergen County, as a sub-region, is affluent in comparison to the rest of Bergen County and the majority of the State of New Jersey. Many other Northern Bergen County's communities present comparable or greater median incomes than Old Tappan.

It is hard to say what 2000 census data will reveal about changes in Old Tappan's income characteristics over the last ten years. While Old Tappan continues as a considerably affluent municipality, the addition of COAH approved housing may have lowered the median and mean incomes.

7.2.2 Unemployment

Employment data indicates a steady decrease in unemployment in Old Tappan since 1993. The most recently published unemployment data reveals an unemployment rate of 1.6% in 1998, down almost a full percent from 1992.

addition of senior and affordable housing to Old Tappan's current housing stock. The median income is also expected to decline or remain the same, also because of the introduction of COAH housing, which may cancel out inflationary effects on census data. While the majority of Old Tappan remains or increases in affluence, new housing presents opportunities for less affluent persons to enjoy the benefits of living in Old Tappan.

Unemployment is expected to continue decreasing, a trend that can be observed on a nationwide basis. The relative strength of the national and regional economy may possibly be the catalyst for the decrease. The number of Old Tappan jobs has been anything but stable over the last ten years. The net gain or loss of jobs, however, seems to be negligible. The instability of private employment, related to the small employment base, can be expected to continue unless the employment base is expanded. The non-relation between private sector employment in Old Tappan and the unemployment rate of Old Tappan residents indicates that the majority of Old Tappan residents work outside of the Borough.

8. CIRCULATION PLAN ELEMENT

8.1 Background

8.1.1 Street System

The street system in the Borough of Old Tappan consists of six major roads, five of which are county roads, supplemented by local residential streets. There are no State highways within the Borough. All roads provide one moving lane in each direction, with additional turning lanes at some intersections. The six major roads of Old Tappan are shown in Exhibit 4, and detailed below.

8.1.1.1 Old Tappan Road is the major arterial through the Borough, running generally east-west from the New York State line to the Township of River Vale at the Hackensack River. Old Tappan Road is designated as County Route 110 from the State line to Washington Avenue, and County Route 116 from Washington Avenue to River Vale. The intersections with Central Avenue and Washington Avenue are signalized, with additional turning lanes. The posted speed limit is 40 miles per hour, with 25 MPH posted near schools. The speed limit on Old Tappan Road was recently reduced to 35 MPH from the Town of Orangetown border southwest to Country Squire Road. It was the responsibility of Bergen County to change the signs along Old Tappan Road to reflect the reduction, and this change was recently completed.

Automatic Traffic Recorder (machine) counts made on August 12-13, 1996, by the Bergen County Traffic Department, showed the two-way traffic volumes on Old Tappan Road in Table 8-1.

Table 8-1

	At Hackensack River Bridge	At Dorotockey's Run Bridge
24-hour	6,366	6,028
8:00-9:00 A.M.	474	462
5:00-6:00 P.M.	563	528

These volumes are well below the capacity of the road.

8.1.1.2 **Central Avenue**, County Route 106, extends south and east from Old Tappan Road to the Borough of Norwood. The posted speed limit is 35 MPH. A continuous sidewalk is provided on the south and west side from Old Tappan Road to Knickerbocker Lane, and a low quality asphalt sidewalk continues on the other side of the road to Chestnut Avenue.

The intersection of Central Avenue with Old Tappan Road is signalized. A driveway serving the Bi State shopping center forms the fourth leg of the intersection. All approaches have exclusive left turn lanes, and right turn lanes also are provided on the Old Tappan Road approaches. The left turn lanes on Old Tappan Road are vehicle-actuated.

A driveway providing entry to an office complex is located on the northeast corner of the intersection. It is one-way in only, vehicles do not exit into the intersection. It is not well signed, and drivers, especially those coming from the east, can experience some confusion between this driveway and the driveway into the shopping center.

8.1.1.3 **Washington Avenue**, designated as County Route 110 south of Old Tappan Road (Washington Avenue South), extends south and east from River Vale at the south end of Lake Tappan to River Vale and Harrington Park. The posted speed limit is 40 MPH on Washington Avenue South and 35 MPH on Washington Avenue North. A continuous sidewalk extends on the west side of Washington Avenue South from Old Tappan Road to Lachmund Court, with a sidewalk continuing further to the south on the east side. There are no sidewalks on Washington Avenue North.

The intersection of Washington Avenue with Old Tappan Road is signalized. All approaches have exclusive left turn lanes, and there is a delayed signal operation on the eastbound and northbound approaches to provide advanced unopposed left turn movements from the westbound and southbound approaches. The signal provides a pedestrian signal for crossing Old Tappan Road.

8.1.1.4 **Orangeburgh Road**, designated as County Road 106, extends east and south from De Wolf Road near the New York State line to Central Avenue near the Norwood Borough line. The posted speed limit is 40 MPH. Orangeburgh Road South intersects Central Avenue at a sharp angle, and the left turn from eastbound Central Avenue to northbound Orangeburgh Road South and the right turn from southbound Orangeburgh Road South into westbound Central Avenue are difficult to accomplish. A local street, Newark Street, provides a better route for these movements.

8.1.2 Planned Improvements

Nancy Vargis and Robert Mulder of the Bergen County Department of Public Works answered questions regarding planned traffic improvements to roads in the Borough of Old Tappan. Currently there is only one planned improvement, at the intersection of Old Tappan Road and Orangeburgh Road. The intersection is currently signalized with a flashing traffic light. The reduction of traffic accidents after installation in 1998 can clearly be seen in Table X. The County plans further improvements to this intersection through the installation of a fully signalized traffic light. Bergen County will pay for the installation of the traffic signal, but the Borough is responsible for condemnation and acquisition of the surrounding land needed for the planned improvements and for designing the intersection improvements.

Chief Van Der Beek of the Old Tappan Police Department has also indicated the need for improvements at the corner of Orangeburgh and Old Tappan Roads. Chief Van Der Beek credits the existing flashing signal with reducing the number of accidents at the intersection. He has suggested that because of the cost to implement the proposed improvements, the full signalization of the intersection at Orangeburgh Rd. and Old Tappan Rd. is probably not feasible. He suggests flattening the grade of Old Tappan Road west of Orangeburgh road to improve the sight distance. This could be done as a condition of approval for development of vacant parcels along Old Tappan Road near the intersection. Chief Van Der Beek also believes that the installation of a sign stating "traffic signal ahead" placed in view of east bound traffic on Old Tappan approaching the intersection would further decrease the number of accidents.

8.1.3 Accident Summaries

The Old Tappan Police Department provided the following information regarding accidents at signalized intersections within the Borough. Chief Van Der Beek indicated that the three signalized intersections represent the areas with the greatest number of vehicular accidents.

Table 8-3

Intersection of Old Tappan Rd. with Orangeburgh Rd. (flashing light)

Year	Number of Accidents			Total Accidents	Total Injuries	Total Injury Accidents
	1 Vehicle	1 Vehicle and Bicycle	2 Vehicles	3 Vehicles		
1995	0	0	5	0	5	0
1996	0	0	3	1	4	3
1997	0	0	8	1	9	6
1998	1	0	6	0	7	4
1999	0	0	1	0	1	0

Old Tappan provides a van service to its senior and special needs residents. The van service is available to qualifying residents three days a week by scheduled service, and is used for activities such as shopping, recreation, and medical visits.

8.1.5 Bicycle Routes

Bicycles are becoming an increasingly popular mode of travel in the New York City Metropolitan Area for both recreation and commuting. The Bicycle Touring Club of North Jersey, a not-for-profit organization that arranges cycling trips in Bergen County and the surrounding region, currently has over 1500 members, and is the largest touring club in New Jersey. Bicycle commuting, a small but increasingly popular method of travelling to work is also growing in popularity in the New York Metropolitan Area. Bicycle transportation has many advantages to motor vehicle transportation. Bicycling provides exercise and increases health; does not produce air or noise pollution; is accessible to a wider age group; and is safer and more compatible with the pedestrian environment.

There are no existing "official" bike paths in the Borough of Old Tappan. The Planning Board's Master Plan Committee has recommended that bicycle lanes be established within the Borough.

8.1.6 Pedestrian Circulation: Sidewalks

A pedestrian friendly environment is invaluable to the viability of Old Tappan's downtown commercial area. In addition walking, bicycling, skating, or skateboarding to downtown destinations decreases traffic, and therefore also decreases noise and air pollution, making the community more livable. Walking as exercise is overwhelmingly beneficial to public health. In order to encourage walking, pedestrians must be presented an environment that is friendly to their scale. Such an environment should be safe from crime, aesthetically pleasing, visually interesting, terminate at and contain along its course points of interest, and provide access to necessary services.

Such a downtown pedestrian environment should be within walking distance of the majority of the Borough. According to surveys conducted by A. Nelessen Associates, Inc., the average distance a person is willing to walk, in order to reach their downtown is approximately 1500 feet, or a five-minute walk. After having arrived at their downtown, the average person is willing to walk an optimum distance of 1000 feet, if the downtown area is interesting and continuous. Lastly, the pedestrian will travel an additional 1500 feet if presented with a secure and comfortable pedestrian realm. If a resident is not within the 1500-foot radius of downtown, they will most likely drive their cars to the downtown area. Once the car has arrived, the resident, on average, will be willing to walk only 750 feet to an entrance of their respective destination¹.

In Old Tappan, the 1500-foot radius from the Central Business District includes all Old Tappan Schools, the offices east of the Bi-State Plaza, the newly constructed townhomes

¹ Nelessen, Anton Clarence, Visions for a New American Dream, APA, 1994.

Regional High School at Old Tappan to the Downtown Central Business District. A sidewalk is also provided along the northeast side of Central Avenue from Old Tappan Rd. accessing the two non-residential uses and ending after two parcels. Another, low-quality sidewalk along the Northeast side of the road exists further along Central Avenue, starting across from the intersection of Central Avenue and Knickerbocker Lane and extending to Chestnut Avenue. Lastly, the non-residential use on the corner of Central Avenue and Orangeburgh Road and Central Avenue provides a sidewalk on the north side of Central Avenue.

8.1.6.3 Washington Avenue

A continuous sidewalk extends on the west side of Washington Avenue South from Old Tappan Road to Lachmund Court, where the sidewalk turns into a low-quality asphalt path that continues south onto the west side of Westwood Avenue. A sidewalk is provided on the east side of Washington Avenue on the three lots north of Lachmund, and along some of the lots near Davenport Court and Herrick Drive. There are no sidewalks on Washington Avenue north of Old Tappan Road.

8.1.6.4 Orangeburgh Road

Sidewalks are present adjacent to a few scattered lots on the west side of Orangeburgh Road South, north and south of Dearborn Drive and south of Haring Drive East. The only sidewalk along Orangeburgh Road North exists along its west side, from Lone Cedar Way to a point just south of Pine Hill Road. No significant length of sidewalks exists, however.

8.1.6.5 Westwood Avenue

A low-quality intermittent asphalt sidewalk exists on the west side of Westwood Avenue. The sidewalk could provide a continuous path from many points in Old Tappan to the Stone Point Park, except for a few residential lots that seem to have removed the asphalt path.

8.1.6.6 Dewolf Road

No sidewalks exist at any point along Dewolf Road.

8.1.7 Pedestrian Circulation: Off-Road

The existing off-road pedestrian connections discussed below are shown on Exhibit 4.

The longest existing pedestrian path in Old Tappan is the footpath that follows the periphery of Lake Tappan. This path is accessed via an access road off Washington Ave. North just north of Little Mountain Road. There are no sidewalks along Washington Ave. North, and pedestrians must drive to reach the walking path. Parking near the gate is limited.

A pedestrian footpath is offered at Stone Point Park as part of its passive recreation attractions. The path loops around the park, and is mostly used for exercise. Many of the sidewalks along Westwood Avenue seem to have been removed or are in disrepair, and pedestrian access to the park from other points in town is therefore limited. There will be ample parking at Stone Point Park once the current improvements have been completed.

bird watching only require the provision of reasonable access to participate. Sometimes, passive recreation requires small parking facilities, paved pathways, benches and similar benign construction. But elaborate storm drainage facilities, ornamental horticulture, and the other facilities associated with active recreation are rarely required.

The visual environment also becomes enhanced by the provision of greenways along riverfronts, roadways, highways, and railroads. Furthermore, greenways offer a vast opportunity to enhance recreational opportunities, by linking larger recreational facilities, and accommodating the more mobile and traveling aspects of recreation popular today. Greenways can include passive waterfront parks, and can feature hard and soft surface trails for strolling, hiking, bicycling, jogging, roller skating and cross-country skiing. In most cases, greenways serve to enhance conservation values, the visual environment, and recreational opportunities at the same time. Within Old Tappan, all of these benefits are attainable³.

The Report stated the benefits of linking proposed greenways to existing active recreation, and the benefits it would provide the Borough's residents.

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One of the proposed greenways, along the Hackensack River is a countywide undertaking. The Bergen County Department of Planning and Economic Development is sponsoring a greenway along the Hackensack River from Old Tappan to its terminus at the Hackensack Meadowlands. Information in more detail regarding these proposed greenways could be found in the Open Space Preservation Strategies Report of 1995, or in the Conservation Plan Element of this Master Plan.

The proposed greenway paths, along with the existing and proposed sidewalk system would provide a safe and efficient way for people to access many destinations in Old Tappan without using automobiles. Pedestrian circulation promotes public health through increased exercise activity among residents, and decreased automobile trips, which alleviates air pollution. It also provides recreation, and access for those who are too young, old, or otherwise unable to operate a motor vehicle.

This form of open space planning [greenways] benefits people by providing links between open spaces and along linear natural resources, as well as benefiting wildlife by providing hospitable natural corridors through which they may travel. They offer an opportunity to reclaim abandoned or forgotten waterfronts. Greenways also offer ecological benefits by providing visual and noise buffers between developed areas and waterways, preserving wildlife habitat, protecting environmentally sensitive lands, opening up scenic vistas, and filtering particulate matter from the air and contaminants from the soil and water.

³ Ibid.

⁴ Ibid.

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8.2 Proposed Circulation Plan

8.2.1 Streets

No significant changes are proposed to the Borough's vehicular circulation system. The Borough is virtually built out so that new roads or major realignments are neither possible nor desirable. While specific points of congestion do exist, these can be addressed by intersection improvements or other minor roadway adjustments. More specifically:

1. Improve signing at the intersection of Central Avenue and Old Tappan Road, to reduce confusion related to existing entry drives into adjoining land uses.
2. An analysis of how to improve the turning movements at the intersection of Orangeburgh Road and Central Avenue should be pursued.
3. Improvements at the intersection of Old Tappan Road and Orangeburgh Road should be pursued for safety reasons. Sight distance can be improved by lowering the grade of Old Tappan Road to the west of Orangeburgh Road. This intersection should be carefully monitored and the possibility of a full traffic signal and/or turning lanes should be explored to improve its safety.

8.2.2 Bicycle Routes

Few bicycle routes exist within the Borough at present. It is the Borough's desire to remedy this omission by introducing such routes in a coordinated and interconnected manner:

1. The Master Plan proposes that a detailed inventory of bicycle routes be prepared and a plan for connecting the various routes developed. The objective of this plan would be to designate bicycle routes to be used for pleasure as well as to connect residential areas to commercial and employment destinations, and to recreation areas.
2. A mapping of bicycle routes in neighboring municipalities should also be obtained, to ascertain the feasibility of making these connections as well.

8.2.3 Pedestrian Circulation

The plan proposes to encourage the development of an interconnected on and off road pedestrian circulation system. To this end, the plan encourages the development of

The Old Tappan School District is completing improvements to the Demarest and DeWolf schools funded by an 11.4 million dollar bond issue. The T. Baldwin Demarest School accommodates students in kindergarten through grade four. The Charles DeWolf Middle School accommodates students in grades five through eight. The improvements include an addition of 47,000 sq.ft. between the two buildings and comprise additional classrooms, a gymnasium in each school, a science room, a technology room, computer labs, and renovation of both libraries. The improvements will satisfy the estimated enrollment needs of the 838 students projected for the year 2008. Enrollment as of May 30, 2000 was 747 students. The adjoining sites for the two Old Tappan Schools totals approximately 18 acres. The site also contains the School District and Board of Education offices, a soccer field, baseball fields, a basketball area, and a playground⁹.

At this time, it appears that the school district can accommodate at least 90 additional students in grades K-8; however, no specific capacity has been established for the new facilities. The Old Tappan School District is currently revising its five-year Long Range Facility Plan, which the District expects to complete before October of 2000. The revised plan should contain facility capacities¹⁰.

Secondary school children (grades 9-12) attend Northern Valley Regional High School located on Central Avenue. In addition to Old Tappan, this school serves students from Harrington Park, Norwood, and Northvale. Currently, the Northern Valley Regional High School at Old Tappan (NVRHS-Old Tappan) campus facilities can accommodate 1,677 students under current Comprehensive Education Improvement Financing Act (CEIFA) standards. These standards are based on how many bodies can fit, sitting at a desk, in all the homerooms in the facility. This standard is general, and acts as a basis for forecasting facility needs in the Long Range Facility Plan. The enrollment as of April 28, 2000 is 1,094 students. The Long Range Facility Plan will expire as of June 2000, and a revision will be prepared this summer by the Northern Valley School District¹¹.

The high school is located on a parcel of approximately 48 acres. In addition to the school building, the site also contains numerous amenities including, baseball fields, softball fields, soccer/multi-purpose fields, football field, tennis courts, track, and outdoor basketball courts.

The Board of Education is currently considering a 15 to 20 million-dollar expansion for both high schools in the NVRHS school district. The proposed expansion is warranted by the need for additional functional education capacity in the form of specialized classrooms such as science labs, computer labs, home economic labs, etc. These labs will be converted from older classrooms, with the addition providing replacement multi-use classrooms. A gymnasium expansion, including a necessary expansion of boys and girls locker facilities, is also planned. The addition will also include a student lounge to accommodate students

⁹ Terry Guastello, Business Administrator - Old Tappan Board of Education, phone interview, June 2000.

¹⁰ Ibid.

¹¹ Richard Dorow, Assistant Superintendent for School Business - Northern Valley School District, phone interview, June 2000.

The Old Tappan Public Library provides regularly scheduled programs as well as special presentations. Some regularly scheduled programs are Mommy and Me, a program for mothers with children between 18 and 36 months old, and Story Hour for 3- and 4-year old children. Some special presentations recently held at the library include cooking demonstrations and special guest speakers. The library and a group known as Friends of the Old Tappan Public Library sponsor these programs.

The library building also houses a community room for the meeting of many community groups including the local Boy Scout and Girl Scout troops. An addition to the library is currently under consideration by the Borough.

The library employs one professional librarian, six assistant librarians, and three library pages. Susan Meeske, head librarian, believes that the level of staffing is currently adequate to serve the over 3,000 cardholders. She does believe, however, that an addition to the library would benefit the Borough. The current site has adequate room to support an addition of around 3500 sq.ft. Ms. Meeske believes that an addition of 2500 to 3500 sq.ft. would be appropriate, but 3500 is the minimum addition for which state funding can be procured. Preferably, the addition would house the children's room with areas for children's and young adult books, as well as program areas. The current children's area would be converted for adult use. This addition would not require additional land acquisition.

Standards for municipal libraries are available from the American Library Association. Though these standards are from 1962, the New Jersey State Library Laws still use them as a guide for new municipal libraries. When the standards are applied to the Old Tappan Public Library, it seems at first that the Old Tappan Library requires an addition of only 32 square feet. However, the Borough of Old Tappan seems to have an extremely high circulation.

Total circulation from the Old Tappan Public Library is more comparable to other Bergen County communities with populations of 13,000 to 18,000; communities three to four times the size of Old Tappan. Juvenile circulation, which accounts for the majority of Old Tappan's borrowing, is also more comparable to Bergen County Communities of 13,000 to 18,000. The libraries of Northvale and Norwood which have a population and demographics very similar to Old Tappan's and which share a High School with Old Tappan, by comparison have circulation rates about half of Old Tappan's. The extremely high circulation of Old Tappan may justify additional library space, especially if it increases children's reading areas, areas which tend to remain busy all day.

Despite technological advances with the Internet and the wide availability of data and information available via the Internet, Old Tappan's borrowing rates have increased yearly. Old Tappan Public Library provides four computers for Internet access and one computer for word processing. Despite these resources, circulation increased by 14% in 1998 and 8% in 1999.

The current site on Russell Avenue is suitable for expansions in the near future.

officers to bring prisoners directly into the jail areas of the department. Currently, police officers must bring prisoners from the parking lot in back, along the side of the building and into the front entrance, after which the prisoners are brought downstairs to the detention area.

The location and size of the facility is adequate at this time. There is no foreseen future need for additional sites. However, additions to the building, within the current publicly owned lot, would facilitate police protection of the Borough.

9.1.5 Fire Protection

The Borough of Old Tappan's Fire Department currently has one firehouse located adjacent to the Borough Hall at the corner of Old Tappan Road and Russell Ave. The Old Tappan Fire Dept. currently maintains a roster of 46 volunteers, 35 of whom are active. The volunteers responded to an average of 10 to 12 calls a month in 1999. Chief Wolf believes that currently the department has adequate number to satisfy the needs of the Borough. However, he foresees problems with staffing in the future because many of the 46 volunteers are aging, and it is difficult to get new members.

The Old Tappan's firehouse was constructed in 1932, but many additions were added over the years, most recently over 25 years ago. The firehouse encompasses bays for the parking and storage of equipment, office space, recreation space, and a community room used by community organizations. The average response time to any point in the Borough, from the time the engine leaves the fire station, is usually less than four minutes. The responses to high value properties, mostly located in the Central Business District, are usually less than two minutes.

Chief Brendan Wolf has stated that there is currently need for additional space. Plans are being developed for the addition of second story office space to help facilitate additional paperwork requirements that have been issued by the Public Occupational Safety and Health Administration (OSHA), the National Fire Protection Agency (NFPA), and the Office of Emergency Management (OEM) for which the firehouse serves as a secondary command post. As a secondary command post for the Office of Emergency Management, improvements may need to be made to the structure to accommodate facilities mandated by OEM. Recent mandates issued by OSHA require the installation of additional facilities such as emergency showers for decontamination, and exhaust blowers for the engine bays. Chief Wolf believes that at this time, the department possesses adequate equipment for protection of the Borough for the next six years. He has indicated that some of the equipment is aging and will need to be replaced over the next few years. Plans are being developed for the replacement of a 22-year old 500-gallon pumper. A 16-year old aerial ladder truck will also need to be replaced in the not-to-distant future. In addition to the 500-gallon pumper and the aerial ladder truck, the department also maintains another 500-gallon pumper, one rescue truck, one fireboat, one chief's car, and one emergency generator. Such equipment should be maintained and replaced when needed. The current facility should be of adequate size to accommodate the replacement pieces for the near future.

Currently, the Stone Point Park on the southern end of town, east of Westwood Avenue is undergoing improvements to accommodate senior recreation. The improvements will include a roofed pavilion, benches and tables, walking paths, and possibly bocce and horseshoe courts. This park is accessible to pedestrians in the neighborhood, as well as to all residents by bicycle, van, car, etc. Improvements are also about to commence in Stanaland Park, situated on the eastern edge of the Central Business District. The improvements at Stanaland Park will make it more attractive to seniors.

William H. Rowe, Chairperson of the Senior Citizen's Advisory Committee indicated that an additional park on the unused portion of the Borough Hall's lot would benefit a great portion of the senior residents in the Borough. A park behind Borough Hall, would be central to the Borough, and within walking distance from the Sunrise Facility, the County owned senior housing, and the recently built townhomes behind the Bi-State Plaza, which Mr. Rowe indicated houses a number of seniors.

Mr. Rowe also believes that an exercise walk at one or both parks would be a nice addition to current facilities available to Old Tappan seniors. Such a walking path with exercise stations, often consisting of certain bar and wood arrangements, would help to promote better health and longevity to Old Tappan's aging population. Old Tappan may wish to consider installation of such exercise walks at one or more of its park sites.

As the baby-boom generation continues to enter retirement age, there will be an increased population of seniors in Old Tappan and an increased demand on Senior Citizen facilities. It may be prudent to reserve a site near the central business district, possibly within the envisioned Town Center, for a Senior Citizen Center.

9.1.8 Post Office

Currently, the Borough of Old Tappan does not have its own Post Office. Instead, there is a Mailboxes, Etc. located in the Old Tappan Plaza near the CVS/Pharmacy. Mailboxes, Etc. provides all the services of a post office except for local delivery. Services include Post Office Box rental, money order purchasing, sale of postal service supplies, and acceptance of outgoing mail.

Delivery to Old Tappan is handled by the United States Postal Service facility in Westwood. The facility in Westwood also expedites delivery to Westwood, Washington Township, River Vale, and Woodcliff Lake.

At this time, there is no proposal for a Post Office facility exclusively for Old Tappan. However, future needs of the Borough may warrant a Post Office, and a municipally owned lot close to the Central Business District could be considered. It should be stressed that a new post office would only be provided if the US Postal Service believes one to be necessary. A lot within the envisioned Town Center, or elsewhere within the business district, would be most appropriate for a post office use.

Table 10-1
Historic Sites in the Borough of Old Tappan

Historic Name	Date of Construction	Street Address	Other Agencies Acknowledging Historic Significance
Frederick Haring House	1753	11 DeWolf Road	NRHP; NJRHP; BCSHS; HABS
Haring-DeWolf House	1704-1705	95 DeWolf Road	NRHP; NJRHP; BCSHS; HABS
Gerrit Haring House	1751	244 Old Tappan Road East	NRHP; NJRHP; BCSHS; HABS
Barn at Gerrit Haring House			None
Theunis-Haring House	c. 1810	70 Old Tappan Road	NRHP; NJRHP; BCSHS; HABS
Jacobus Eckerson House	c. 1830	280 Old Tappan Road East	None
John Haring Jr. House	c. 1825	392 Old Tappan Road West	None
Blauvelt House	c. 1810	321 Orangeburgh Road North	None
P. T. Haring House	c. 1830	86 Orangeburgh Road South	None
Albert Todd House	c. 1895	1016 Washington Avenue South	None
Eckerson-Todd House	Early 1800s	1025 Washington Avenue South	None
Grist/Saw Mill and Chair Factory		West and east sides of Westwood Avenue	None
Claudius O. Cullignon House	Early 1800s	1019 Westwood Avenue	None
G.A. Eckerson House and Barn	Pre-1861	48 Cripplebush Road	None
David Blauvelt House and Barn	Pre-1840	35 Cripplebush Road	None
DeWolf Farm Cemetery	Pre-1900	East side of DeWolf Road	None
Phelps House	Late 1800s	236 Old Tappan Road East n	None
Schoolhouse (Police Department)	1925	247 Old Tappan Road East	None
G. Schaus House	c. 1911	256 Old Tappan Road East	None

The other losses include 236 Old Tappan Road East and 460 Old Tappan Road West, the David R. Haring House. 236 Old Tappan Road East was a late nineteenth century vernacular home, which local tradition suggests was a former slave house or was located on the site of former slave houses. The David R. Haring House was an example of a modest farmhouse probably built before 1840, during the earlier phase of Old Tappan's agricultural history. Unfortunately, the house was significantly altered at the time it was placed on the 1981 – 1982 survey and has since been demolished.

Additional sites included in the 2000 Bergen County survey update are the Gerrit Haring House Barn and the John J Blauvelt or John Mence House Barn/Garage. Both outbuildings are associated with houses that were included in the 1981 – 1982 survey. The Gerrit Haring House is an eighteenth century stone house, which is on both the State and National Register and is included in the Bergen County Stone House Survey. The associated barn is one of the last standing structures on Old Tappan Road that illustrates the agricultural past of the borough. The Blauvelt or Mence House Barn/Garage is a significant twentieth century outbuilding that probably served as a carriage house to the Blauvelt/Mence House.

Other than through persuasion, the Borough does not now have the means to protect these sites from either demolition or non-sympathetic alteration if they are privately owned. The incorporation of sites and structures on Historic Register lists provides very little actual protection, though such listing does help to generate resources for preserving and enhancing such sites.

In order to preserve the vestiges of the Borough's past and to integrate important historic and architecturally significant sites into the overall fabric of Borough development, the Master Plan includes the following recommendations:

1. Adopt a Historic Preservation Ordinance and Create a Historic Preservation Commission for the Borough that will address the issues and procedures for the designation of historic landmarks*, demolition and demolition by neglect, alteration, and design review by the Commission. The ordinance should also address how the Commission will interface with other municipal agencies.
2. Publish a brochure including the current County Historic Sites list and the criteria for nomination of future sites as local landmarks.
3. Establish a program and process for designating the Borough's 24 sites included in the County's Historic Sites Survey as local designated landmarks, including the stone homes that are listed on the State and National Register of Historic Places. The County Survey could be adopted by reference.
4. Establish a schedule and process for soliciting nominations for additional sites.

* Under State Law the term "Landmark" may substitute for historic, historic site, or historical preservation.

11. RECREATION PLAN ELEMENT

11.1 Existing Conditions

According to the most recent municipal Master Plan, Old Tappan has a total of 73.0 acres of municipal parklands, and a population of 4,254 persons (1990 census), for a ratio of 0.0172 Ac./person. There are no County, State, regional or Federal open spaces within Old Tappan. Looking at the gross numbers, Old Tappan's ratio would appear to compare favorably with the State's desired ratio for Bergen County of 0.0158 Ac./person. Unfortunately, this is an extremely deceiving comparison. Of the Borough's 73.0 acres, 48.9 acres support a nine-hole municipal golf course, and this facility appeals to only a limited sector of the general population. Of Old Tappan's population, including all age and user categories, there are only 337 golf course users. This represents less than eight percent of the residents. If this facility were to be excluded from the calculation, due to its lack of widespread appeal, the remaining 24.1 acres of active and passive parkland would yield an acreage per person ratio of only 0.0057. This is only about one-third of the desirable County ratio of 0.0158. These 24.1 acres are comprised of the Old Tappan Little League Memorial field on Irving Street, the Chestnut Street Park, the 13.3 acre Stone Point Park on Westwood Avenue, and the 3.0 acre Lewe B. Stanaland Memorial Park along Old Tappan Road.

A closer examination of the undeveloped open space that is currently available for passive recreation only is even more revealing. The only lands in this category are 5.1 acres of Stone Point Park, and the 3.0 acre Lewe B. Stanaland Memorial Park, yielding a ratio of only 8.1 : 4,254 or 0.0019 Ac./person. This ratio amounts to only 12% of the desirable County ratio for all categories of open space. A recent addition to passive recreation availability is a walking trail that has been opened by United Water Resources along the southeastern portion of the Lake Tappan Reservoir. A small annual fee is required for access.

The 1994 Municipal Master Plan contains recommendations for open space preservation and dedication for recreation purposes. These recommendations are based on the recognition of both the overwhelming deficit within Old Tappan and the high ecological quality of the remaining open space. This Plan calculates that only 73.0 of Old Tappan's 2,496 acres (2.9%) are parks or golf course. Included among the Master Plan's Goals and Objectives are "To Promote the Quantity, Quality and Availability of Parks and Open Space including active and passive recreational facilities, neighborhood parks and open space for environmentally sensitive areas." The Plan specifically recommends the preservation of a privately owned 9.62 acre site south of the High School and east of Pearl Court as open space, due to its unusual size and environmental sensitivity. The Plan also recommends the classification of the Borough owned 1.17 acre parcel between Grace and Clark Avenues and Perry Street as a proposed park facility.

Similar observations to those of the Master Plan were made in the "Borough of Old Tappan Open Space Program", Bergen County Municipal Technical Assistance Program (Siemon, Larsen & Marsh, 1991). This document was prepared under the direction of the Bergen County Department of Planning and Economic Development. Among its proposed goals

Most recently, an agreement has been reached with the owner of a 7.5 acre parcel of land along Westwood Avenue on the north side of Stone Point Park. This agreement will result in approximately 3.0 acres of undeveloped open space being added to Stone Point Park for passive recreational use. Additionally, the Borough has recently purchased a 7.6 acre parcel on the southwest banks of the Lake Tappan Reservoir, along Washington Avenue North. Both the N.J. Green Acres Program and the Bergen County Open Space Trust Fund awarded partial funding to the municipality for this purchase.

11.2 Proposed Recreation Plan

In consideration of the Borough's recreational shortfalls, the following proposals are included as part of the Borough Plan:

11.2.1 Improve Existing Facilities

1. Continue to make improvements to existing parks, incorporating contemporary recreation facilities where appropriate. More specifically:
2. Continue to implement the Stone Point Park Master Plan, since this is the Borough's primary recreation facility.
3. Continue to implement the Lewes B. Stanaland Park Master Plan. Pursue a new playground, paths, pedestrian bridge, and other planned improvements. Appeal to NJDEP to permit the Borough to restore the skating pond that silted in over time and inadvertently reverted into a small freshwater wetland.
4. Continue improvements to Chestnut Street Park, including reinforcing pedestrian connections to the surrounding residential neighborhoods. Consider the western extremity of the park as a potential site for a skateboard facility.
5. Continue improvements to Irving Street Park, including providing the buffers necessary to protect surrounding neighbors.
6. Initiate programs at the golf course that invite new Borough participants. Typical programs could include novice days, youth days, senior citizen days, women's days, Borough Open tournaments in various categories, affordable lessons, off-price greens fee times for those who find the cost of golf prohibitive, etc.

11.2.2 Add New Facilities

1. Review the existing inventory of Borough-owned undeveloped land for suitability as recreational facilities. Convert unutilized Borough lands into recreational use, both active and passive. Specific reference is made to the 1.17 acre parcel between Grace and Clark Avenues and Perry Street for use as a neighborhood park.
2. Attempt to provide facilities that have been identified in the Background section of this Element, such as a skateboard park, ice skating and bicycle lanes, routes and paths. Bicycle routes should be well-signed, and interconnected with other recreation and greenway facilities.

a three-year cycle. On June 12, 1992, the New Jersey State Planning Commission and the New Jersey State Legislature approved the original SDRP. On June 25, 1997, the State Planning Commission approved the 1997 Reexamination Report and Preliminary State Plan, intended to be cross-accepted and readopted, in satisfaction of the provisions of the Act. The Reexamination Report and Preliminary State Plan was expected to be adopted sometime in 1999. However, the impact analysis of the plan has caused delays and it is expected to be adopted in 2000.

In general, the revisions to the SDRP that pertain to Old Tappan include modifications to Policy Objectives acknowledging the significance of planning on a regional scale, the significance of agriculture in all planning areas, the significance of promoting greenways under the open space policy, the importance of designating cores and nodes in Planning Area 1, and the introduction of a new section on the importance of high quality site design within public rights-of-ways.

A significant amount of work from a broad-based coalition of public and private interests went into the original SDRP. A Cross-Acceptance process was established at the onset of the SDRP update. It served to allow, provide and encourage input, critique and refinement from bottom up as well as from top down. The active participants include representatives from such divergent interests as the State Planning Commission, other related State agencies, Bergen County Department of Planning and Economic Development, local Planning Commissions and Agencies, environmental advocacy groups, builders institutes, the New Jersey Alliance for Action, local planning boards and environmental commissions, and interested citizens. Former Administrator/Clerk Marie Koehler was designated as the Cross-Acceptance representative for the Borough of Old Tappan. According to the Borough Administrator, she has not been replaced.

The general objectives of the SDRP are to delineate where future development within the State should take place; and conversely, where future development should be discouraged due to environmental, agricultural and/or other significant sensitive conditions. The Plan divides the State into "Planning Areas", each of which exhibits enough common characteristics to receive uniform treatment by the SDRP. This treatment ranges from strong discouragement of development for the higher Planning Area numbers, to overt encouragement of development to the extent that the State would be willing to commit funds and technical assistance to development proposals for areas falling within the lower Planning Area numbers.

Since the SDRP is a Master Plan, it is a guide and is not intended or empowered to usurp local zoning powers. Implementation of the SDRP occurs by prioritizing State funding and assistance in the form of State grants towards those locales falling within the lower numbered Planning Areas. More specifically, the Act which authorized the preparation of the SDRP mandates that local plans be "... consistent with State plans and programs" (N.J.S.A.52:18A-196(f)). It has also become apparent that, in order to encourage local participation, State funding in the form of financial grants for local improvements are being targeted towards those communities who participate in the process and seek compliance for their communities.

Old Tappan promotes economic development along the northern extremity of Central Ave. and the central area of Old Tappan Road, in business zones which comprise Old Tappan's central business district.

***Transportation** - Encourage public transit systems, walking and alternative modes of transportation to reduce auto dependency, and encourage mass-transit-friendly nodal redevelopment;*

Old Tappan is served by Red and Tan Lines bus service to New York City. New Jersey Transit provides bus service from the nearby community of Harrington Park. New Jersey Transit-MTA-Metro North Railroad provides train service along the Pascack Valley line. The nearest rail stations are in Westwood, Hillsdale, and Woodcliff Lake. A senior van service is provided by Old Tappan to its senior residents.

***Natural Resource Conservation** - Reclaim environmentally damaged sites and mitigate future negative impacts, particularly to waterfronts, scenic vistas, wildlife habitats, and to Critical Environmental/Historic Sites generally. Give special emphasis to air quality concerns. Use open space to reinforce neighborhood and community identity, and protect natural linear systems, including regional systems that link into other planning areas.*

The watershed lands of the Oradell Reservoir and Hackensack River including Lake Tappan provide scenic vistas and wildlife habitats. One wetland along Dorotockey's Run was designated a Critical Environmental Site. The SDRP credits the state's arboreal resources as important filtering agents for air and water. The watershed lands in their natural state contain a vast wealth of arboreal, grass, and brush vegetation. The scenic vistas available around Lake Tappan provide residents with an identifiable landmark contributing to their sense of community. The watershed lands, especially those of the Hackensack River form a long linear open space originating in High Tor State Park 11 miles to the north in Haverstraw, New York and continuing 23 miles south through the Meadowlands Estuary to the Newark Bay.

***Agriculture** - Use appropriate and economically feasible opportunities to promote agriculturally oriented land uses (primarily support services), also including farmers markets, greenhouses and community gardens;*

The SDRP identifies preservation of agriculture as a priority in every planning area including PA 1. The SDRP directs all levels of government to promote agriculture, locate new development away from agriculture, and preserve agriculture through such tools as equity insurance and density transfers, purchase or donation of development rights, and the provision of self-contained community wastewater treatment systems that maintain the viability of agricultural lands. The SDRP considers a policy to preserve agriculture through the expenditure of public funds as an investment in a public capital asset (i.e. farmland as infrastructure). There are few remaining agricultural operations currently existing in Old Tappan. Preservation of these few remaining sites, especially the Binaghi farm site of over 11 acres, would be beneficial to the Borough. The Binaghi farm site is a priority not only for its inherent benefit to the community, but also for its location adjacent to Lake Tappan. The Borough may want to initiate a study in order to establish methods, and discover sources of funding for acquisition of some or all of Old Tappan's remaining agricultural lands.

Management Plan is being prepared as a guide plan. Completion of the plan has not been projected at this time.

The final revision of the State Plan is expected to include a provision that gives funding priority to actions recommended by regional plans prepared in the interests of and endorsed by multiple municipalities and/or government agencies. By considering area-wide coordination of transportation, land use, recycling, and water and sewer systems, the Borough's ongoing planning is consistent with the spirit of regional planning.

The final revision is also expected to include provisions for endorsed plans. The state will ask municipalities to submit their master plans so that the state may holistically examine the planning facilities of each municipality, and endorse the plan if such facilities are in harmony with the goals, policies, and methods of the final version of the SDRP.

12.1.3 Planning Area 5 - The SDRP targets environmental resources as worthy of protection, regardless of which Planning Area they are located within. On a broad basis, this is done by designating them as Planning Area (PA 5): Environmentally Sensitive.

PA 5 areas were designated to correspond with Dorotockey's Run and several tributaries to the Oradell Reservoir system, as well as the Hackensack River and its own tributaries. In response to PA 5 designation the Borough has prepared two natural resource inventories, one for the Borough, and one for watershed lands located in the Borough. The elements of the NRIs have been incorporated into the previous Master Plan as well as this document. A local stream corridor protection ordinance was adopted to protect potable water sources from point and non-point pollution, although this legislation was later rescinded. Old Tappan has acquired parcels of undeveloped watershed land utilizing Green Acres funding. It is the stated goal of the Borough of Old Tappan to acquire and preserve watershed land in order to protect the potable water supply of the region, and provide a passive recreation area in the form of bikeways, greenways, and hiking trails.

Old Tappan is currently installing a sanitary sewer system that would provide sewers to all sections of the Borough not currently served by the sanitary sewers of neighboring communities. The installation of sewer systems and the elimination of private individual septic systems will reduce the risk of contamination of potable groundwater from non-point sources, consistent with the policies of the PA 5 district of the SDRP.

The SDRP expounds the benefits of linear tracts of open space including regional ones that travel through different Planning Areas. The Hackensack Watershed is a significant regional greenway/blueway. Upstream from Old Tappan, the watershed lands are protected through a variety of methods. Initially the source of the Hackensack River is protected in High Tor State Park from which it flows into the Town of Clarkstown, New York. Clarkstown recently upzoned parcels contiguous to the river to conservation density residential, allowing only single-family homes on 160,000 sq. ft. lots to be developed near the river and its watershed. In addition, Clarkstown is currently undergoing an Open Space Initiative which, if successful, will result in a bond issuance to secure funds for the town to acquire watershed lands for perpetual conservation and open space uses. The Town of Orangetown, into which the Hackensack River flows from Clarkstown, also recently

The Bergen County Master Plan now in effect is dated 1966, and is acknowledged as obsolete by County Planners. As it regards Old Tappan, it makes such recommendations as the conservation of the Lake Tappan Reservoir, and the watershed lands surrounding the reservoir and downstream Hackensack River. In 1978, Bergen County prepared Existing Land Use Plans for the entire county. Almost the entire Borough of Old Tappan was included in the low density residential category.

The latest Bergen County Master Planning effort is now ongoing, and is known as the Bergen County Growth Management Plan. It is the intent of this plan to replace the current 1966 Plan. The County does not currently have an expected date for adoption of this master plan. The five major components of this Growth Management Plan will include: (1) Transportation and Land Use Model; (2) Fusing Land and Transportation Planning; (3) Influencing the Planning and Spending of Others: The Transportation Executive Council; (4) Open Space; and (5) Municipal Assistance Program: A Key Growth Management Initiative. The early drafts of what will be included reveal general recommendations that will affect and apply to all County municipalities; and other more specific recommendations targeted to individual municipalities, none of which currently include Old Tappan. Parts of this initiative can be read in Bergen County's NJSDRP Cross Acceptance response to the N.J. State Planning Commission.

Transportation Planning has been a major thrust of the County's efforts, however it has not focused on the Old Tappan area. Economic efficiency through regionalization of community services has been another thrust. As it regards Old Tappan in general (without specific reference), County Planning has encouraged such regionalization as a viable method of reducing municipal costs. Open Space preservation has also been a major thrust of the County, with major purchases having taken place over the past six years in Mahwah, Alpine, Rockleigh, Norwood and Hackensack. United Water Resources donated additional open space in Oradell and New Milford, at the site of the long abandoned water filtration and pump facility, to the County. Other open spaces will be preserved by the County as a result of its newly enacted Open Space Fund.

Many of the above efforts have been addressed in more than one forum. All of them have been promoted by Bergen County Government (Board of Chosen Freeholders) as projects of their own. Others have been addressed through an organization known as Bergen 2000. This is a coalition of government, business, education, and other segments of county life whose mission it is to improve the quality of life for Bergen County residents and to maintain the county's economic prosperity. In addition, the Bergen County Department of Planning and Economic Development commissioned a project known as the Bergen County Municipal Technical Assistance Program: An Open Space Handbook. This document characterizes open space in general and within Bergen County, offers techniques for the acquisition of open space, identifies regulatory approaches to the development, preservation, acquisition, and maintenance of open space, suggests essential steps for establishing a local open space program, identifies sources of information and technical assistance, provides a bibliography of literature on open space development, preservation and maintenance, and offers model ordinances. One such effort was completed for the Borough of Old Tappan.

surrounding municipalities before suggesting land use policies for the Old Tappan Master Plan. Five municipalities adjoin the Borough of Old Tappan. In New Jersey, they include the Borough of Northvale, the Borough of Norwood, the Borough of Harrington Park, and the Township of River Vale. The Town of Orangetown in New York State also borders the Borough of Old Tappan.

12.4.1 Northvale

The Borough of Northvale shares the northern part of Old Tappan's eastern boundary. The Borough of Northvale's Planning Board adopted the latest Master Plan in May of 1999. The plan proposes single-family housing on 12,500 sq. ft. lots along Northvale's western border. This is consistent with Old Tappan's current land use, which also favors low-density single-family housing near the Northvale border. The Borough of Northvale adopted a COAH Fair Share Plan in 1991. Northvale's Fair Share plan does not provide for affordable housing specifically adjoining Old Tappan.

12.4.2 Norwood

The Borough of Norwood shares the southern part of Old Tappan's eastern boundary. The Borough of Norwood adopted its most recent Master Plan in June of 1988 and a reexamination report was adopted in January of 1995. Initially, the 1988 plan proposed office and research uses along the boundary with Old Tappan but the 1995 update changed its proposal to senior citizen and affordable housing uses surrounded and separated from Old Tappan by an expansive area of open space conservation land. These uses are compatible with the medium-density housing that is present near the boundary in Old Tappan. The Borough of Norwood adopted its COAH Fair Share Plan in 1993. This plan called for the location of the senior and affordable uses discussed above.

12.4.3 Harrington Park

The Borough of Harrington Park shares Old Tappan's southeastern boundary. The Borough of Harrington Park adopted its Master Plan in June of 1975, and has updated and/or reexamined it in 1978, 1982, 1988, 1992, and most recently in 1997. The 1997 plan does not call for any changes in the land use patterns that coincide with the Old Tappan municipal boundary. Medium-density housing currently exists at the northeastern end of its shared boundary. In the central area of the shared boundary, Harrington Park's plan recommends no change in the low-density residential uses. At the southwestern limit of the mutual boundary, Harrington Park's Master Plan recommends watershed lands. Citing trends in other Bergen County communities, Harrington Park's Master Plan forecasted that United Water Resources may want to sell some of its watershed protection lands. In order to maintain protection of its potable water source, Harrington Park's Master Plan calls for protective measures that would insure that the watershed lands remain undeveloped. Harrington Park's proposed land use mirrors Old Tappan's existing land use along the shared boundary. Harrington Park last adopted its Fair Share Plan and Housing Element in 1993. The Fair Share plan proposes some affordable/senior housing in the vicinity of Old Tappan and Norwood. The 1997 Master Plan calls for a new COAH housing plan in order to address the reduction of Harrington Parks obligation as well as new regulatory provisions.

Appropriate locations for redevelopment most often are served by public transportation as well, furthering the public benefits.

2. Redevelopment improves the fiscal health of municipalities by providing viable taxable uses where none existed previously, and where they are most needed.
3. Redevelopment improves neighborhoods aesthetically by eliminating dilapidated structures that often are contagious to their surroundings. This has an added safety benefit, by removing abandoned structures that become attractive nuisances.
4. Redevelopment locates new uses in locations that have adequate existing infrastructure thereby eliminating the need for the public expenditure of funds. An added benefit of this factor is the elimination of the growth inducing pressure of expanded infrastructure.

On August 5, 1992 the General Assembly of the State of New Jersey approved the Local Redevelopment and Housing Law, in order to establish a legal mechanism through which municipalities could take advantage of the benefits of local redevelopment. The law cited, "the existence of deteriorated housing, commercial and industrial installations, and public service facilities, or the lack of proper development, that without action by the responsible public bodies would not be corrected,"¹⁴ as a reason for enactment of the law.

The law allows municipalities to redevelop land, only after an investigation has been performed and a Redevelopment Plan has been enacted. Such an investigation must be initiated by the local governing body after due public process and review by the Planning Board. It is unlikely that Old Tappan would need to avail itself of this planning implementation tool, but the Master Plan incorporates this discussion for information purposes, because there may come a time when the Borough may wish to avail itself of such a law.

If a redevelopment area is in fact delineated, and a Redevelopment Plan enacted, then the municipality is given certain rights with respect to the redevelopment parcel(s). Rights include issuance of bonds for public improvements, condemnation, demolition, contracting of professional services, contracting of construction services, and relocation of residents, commerce or industry.¹⁵

According to the State Redevelopment and Housing Law, an investigation of possible blighted areas would seek the presence of one or more of the following conditions in determining if an area qualifies as a redevelopment area:

1. *[Generally,] buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.*
2. *The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to [present an inability to find tenants].*

¹⁴ State of New Jersey, P.L. 1992, Chapter 79. Enacted August 5, 1992.

¹⁵ *Ibid.*

In summary the revisions to the 1994 Master Plan, and recommendations for revisions to the current zoning, are as follows:

1. Retain the Borough's residential cluster provisions.
2. Establish limitations on quantity-per-lot of accessory buildings (including garages) within residential districts.
3. Limit the outdoor storage of commercial vehicles within residential districts.
4. Enact Floor Area Ratio (FAR) ordinance provisions.
5. Enact Improved Lot Coverage limitations into residential zones.
6. Clarify building height limitations and eliminate conflicting provisions.
7. Rezone the four-acre former greenhouse property on Central Avenue near the central business district as described in the Land Use Plan Element.
8. Within the RA-10 building zone, relax the minimum lot width restriction to 80 feet while still maintaining the 10,000 square foot minimum lot area.
9. Senior citizen residential land uses of all types and levels of care should be added as conditional land uses with design controls within their surrounding zoning districts.
10. Reserve a strip of land along Old Tappan Road in the fronts of business properties and establishments for a future designed "streetscape".
11. Re-include the rear portion of the parcel on the east side of Westwood Avenue north of Stone Point Park, and the recently acquired 7.6 acre open space parcel along Washington Avenue North, within the ESD as originally intended.
12. Add parks, recreation areas and open space as permitted uses within all building zones of the Borough.
13. Pursue some form of protection for the Borough's remaining farm properties in order to continue these valued agricultural land uses.
14. Extend the municipal use land use category to incorporate the remaining residential properties along Russell Avenue.
15. Examine and explore desirable land uses for the Borough-owned 6.78 acre site across from Chestnut Field in more detail.
16. Develop zoning ordinance provisions to assure that the scale and size of homes built in established residential neighborhoods are consistent with other development within the neighborhood.
17. Review the Borough's residential land use regulations for conformity with the New Jersey Residential Site Improvement Standards, and enact the necessary revisions.
18. Prepare zoning controls that would permit (with restrictions) and acknowledge the legitimacy of home businesses that cause no perceivable adverse impacts.
19. To the extent permissible by law, enact regulations to control design elements of group homes.
20. Enact zoning provisions that serve to limit the scale and size of houses in residential districts.
21. Adopt the Environmental Commission's full Natural Resource Inventory (NRI) by reference.
22. Adopt the Borough's Open Space Preservation Strategies report as a general framework of approaches and policies for open space preservation.
23. Pursue a "Planning Incentive Grant" from the N.J. Green Acres Administration's Green Trust Program.

Lastly, the Borough should pursue one significant topic for further review:

In an effort to keep Old Tappan's downtown public infrastructure from deteriorating, the Borough should consider undertaking its upgrade to insure that it keeps pace with the private improvements that have been made. It is recommended, therefore, that the Borough prepare a Community Design Element as a supplement to this Master Plan, to initiate this process and to provide the necessary support and documentation for the commitment of public funds for this effort.

This Element could include a recommendation to undertake a central business district revitalization program, with schematic prototypical details. Such a program could include new sidewalks, curbs, lighting, benches, street trees, crosswalks, etc. where they haven't already been upgraded. To a somewhat lesser degree, these themes could be extended to the other major non-residential collector roads throughout the Borough. The Community Design Element could also include recommendations and schematics for the development of a Borough Center, Village Green or Town Square, to be situated on Russell Avenue properties, including a proposed land use plan. Similar programs have been undertaken in other communities throughout the metropolitan area, and those that have been successful have had the ancillary benefit of encouraging continued private investment into their business districts.

Once completed and adopted as a new Master Plan Element, funding could be sought to support the necessary design services, possible relocation expenses, and construction costs that would follow in order to succeed with its implementation.

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