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1994
**BOROUGH OF OLD TAPPAN MASTER PLAN
and Periodic Re-Examination Report**

PREPARED FOR :

OLD TAPPAN PLANNING BOARD

July, 1994

BOROUGH OF OLD TAPPAN
MASTER PLAN
BERGEN COUNTY, NEW JERSEY

The original document was appropriately signed and sealed on July 6, 1994 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

Malcolm Kasler, AICP, P.P.
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TABLE 1
EXISTING LAND USE
BOROUGH OF OLD TAPPAN
1991

<u>LAND USE</u>	<u>AREA (IN ACRES)</u>		<u>PERCENT OF TOTAL</u>
<u>DEVELOPED LAND USES</u>			
RESIDENTIAL		906.0	36.30
Single-Family	888.3		
Two-Family	2.6		
Townhouse, Multi-Family	12.0		
Nursing Home	3.1		
COMMERCIAL		51.6	2.07
Community Shopping	5.1		
General	17.0		
Office	29.5		
PUBLIC		136.6	5.47
Parks, Golf Course	73.0		
Borough Facilities	7.1		
Schools	56.5		
SEMI-PUBLIC		15.0	0.60
Religious	12.4		
Cemetery	1.1		
Utility	1.5		
HACKENSACK WATER COMPANY		839.2	33.6
Reservoir Lake Tappan	527.3		
Watershed Lands	311.9		
STREETS AND ROADS		<u>161.3</u>	<u>6.46</u>
SUB-TOTAL		2,109.7	84.52
SWIM AND TENNIS CLUB		38.2	1.53
AGRICULTURE		46.1	1.85
VACANT, BOROUGH		31.6	1.27
VACANT, OTHER		<u>191.0</u>	<u>10.83</u>
SUB-TOTAL		<u>386.3</u>	<u>15.48</u>
TOTAL		2,496.0	100.00

SOURCE : Field Survey, Kasler Associates
 Old Tappan Tax Maps and Records
 Report on Watershed Management, Hackensack Water Company,
 prepared by Havens and Emerson

ENVIRONMENTAL FEATURES

Protection of natural resources requires more than just regulatory controls. It is necessary to establish proactive planning techniques to be implemented at all levels of government not only to address existing harmful threats but also to guide future development activities to be compatible with the protection of these resources.

Among the environmental features to be examined are steep slope areas, wetlands, flood hazard areas and surface water quality. To better coordinate the planning of these areas, natural features are identified and delineated on the Environmentally Critical Area Map.

The Old Tappan Environmental Commission recently completed a Natural Resource Inventory Study of the watershed lands within the Borough. The Old Tappan Master Plan adopts this study as part of the Plan program.

OLD TAPPAN'S GOALS AND OBJECTIVES

The goals and objectives serving the Old Tappan Master Plan are indicated as follows:

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 which 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.
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.
15. To provide and continually monitor the Borough's land use regulations in order to be compatible with and implement Old Tappan's land use plan element.

LAND USE PLAN ELEMENT

The Old Tappan Planning Board last adopted its master plan in 1982. The 1994 Master Plan, in updating the earlier master plan, has reached the following conclusions :

This Master Plan for the Borough of Old Tappan is a statement of the objectives, policies and specific recommendations of the Old Tappan Planning Board, which has been prepared in accordance with the provisions and requirements of the New Jersey Municipal Land Use Law, NJSA 40:55D-1 et seq.

It is the intent of the Master Plan to guide the future use of land in the Borough in manner which will best protect the public health and safety and promote the general welfare. The Plan provides specific recommendations to guide future public and private development, to provide necessary and feasible public facilities to properly serve this development and to provide a system of streets and roads needed for circulation within the Borough.

The Borough of Old Tappan is a residential community with limited business and office development. Past development has occurred in a manner which has conserved the natural land form and wooded areas of the Borough.

The goal of this master plan is directed to maintain the low density residential atmosphere in Old Tappan and to best promote the quality of life of all its citizens. The detailed studies preparatory to the Master Plan have shown the benefits of these policies and the desirability of continuing this philosophy in the Borough. Application of these principles in the past have created an attractive and desirable community. The 1994 Plan for the Borough finds this overview of the Borough to be basically consistent today and adopts these principals as part of the current master plan.

The following sections of the Master Plan will provide an analysis of each of the land use categories and recommendations proposed in the 1994 Master Plan.

RESIDENTIAL LAND USE

The Old Tappan Master Plan recommends seven categories of residential land use in the Borough. These categories of uses are based upon housing densities, historic development patterns, neighborhood characteristics, housing opportunities and affordability which are further described in the following sections of the Master Plan.

LOW DENSITY RESIDENTIAL LAND USE

Low density residential land use corresponds to single-family detached dwellings with a minimum density of almost 1 dwelling unit per acre (1.089 units per acre).

With certain exceptions, a total of six areas of the community are recommended for low density residential use as follows:

1. The area bounded by Orangeburgh Road South (north of White Avenue), Old Tappan Road East and the Old Tappan-Northvale municipal boundary line.
2. The area bounded by the north side of Old Tappan Road East, De Wolf Road and the Old Tappan-Orangetown municipal boundary line.
3. The area bounded by De Wolf Road, the office zone, Lake Tappan and the Hackensack Water Company watershed lands and the Old Tappan-Orangetown municipal boundary line.
4. The area bounded by the north side of Old Tappan Road West (opposite Charles Place) to Leoson Parkway extending to the Hackensack Water Company watershed lands.
5. The westerly portion of Old Tappan Road West in selected locations near the Hackensack River and Hackensack Water Company watershed lands.
6. The Fred Street, westerly Forest Avenue and area west of Edith Street, as well as the easterly side of Westwood Avenue and the southerly side of Cripplebush Road to the Hampton Ridge Court area. Tappan municipal boundary line.

The proposed low density residential areas are generally consistent with current zoning patterns in the community.

LOW MODERATE RESIDENTIAL DENSITY

Low moderate residential land use corresponds to single-family detached residential dwellings with a density of approximately 1.74 dwelling units per acre (equivalent to a minimum lot size of 25,000 square feet) .

Two general areas are recommended for low-moderate density residential uses as follows :

1. The area bounded by Old Tappan Road West, Washington Avenue South, Westwood Avenue and the Forest Avenue, Willow Drive and Birchwood Road area. The area also includes a small group of homes along the north side of Old Tappan Road West generally west of Lindy Place.
2. The second area of recommended low-moderate residential use is bounded by Central Avenue on the west and south, including Parker Place, and lands west of Orangeburgh Road South and lands along the west side of Old Tappan Road East to the commercial zone area.

With a minor exception, no changes are proposed for low-moderate density residential use.

MODERATE DENSITY RESIDENTIAL USE

Moderate density use corresponds to single family detached residential dwellings with a density of 2.9 dwelling units per acre (equivalent to a minimum lot size of 15,000 square feet) .

The area proposed for moderate density residential use is bounded by Old Tappan Road West, the Northern Valley High School and Borough Hall complex on the east, Cripplebush Road on the south and Washington Avenue South on the west.

No changes are proposed for the moderate density residential area.

MEDIUM DENSITY RESIDENTIAL USE

Medium density residential use is equivalent to a density of 4.4 dwelling units per acre of single family detached residential uses (a minimum lot size of 10,000 square feet).

Two areas are designated for such use. The first area is located in the southeastern portion of the Borough along both sides of Orangeburgh Road South extending from Lincoln to White Avenues.

The second area is located north of Old Tappan Road West and includes Leason Parkway, Amelia Drive, Roseway Court, Jay Street and Glen Place.

AFFORDABLE HOUSING SITES

The Old Tappan Planning Board has approved five affordable housing developments in the community. These developments consist of townhouse dwelling units developed at a maximum density of six dwelling units per acre. Under the provisions of the Old Tappan zoning ordinance, 20 percent of the housing units must be designed and sold to persons of low and moderate income.

These developments are identified as follows:

1. Knickerbocker Village
2. Linn Associates
3. Dorotockey's Run
4. Lakeview At Old Tappan
5. Wood's Edge

The developments known as Linn Associates and Dorotockey's Run have not been constructed to date. The fifth site, known as Wood's Edge, has recently been approved by the Planning Board.

Collectively, the approved sites will provide a total of 107 low and moderate income housing units inclusive of certain credits permitted by the Council on Affordable housing.

SENIOR CITIZEN HOUSING

The Borough of Old Tappan, in conjunction with the development of Lakeview At Old Tappan and the Bergen County Housing Authority, has completed 29 units of senior citizen housing, for persons of low and moderate income. The one-story building complex is developed upon Borough-owned lands located on the westerly side of Russell Avenue, just north of the Borough Library.

The development of this tract of land is tied together with the development known as Lakeview At Old Tappan which is currently under construction.

POTENTIAL AFFORDABLE HOUSING SITES

With the approval of the Wood's Edge development, the Borough of Old Tappan will have authorized 107 low and moderate income housing units. Consistent with COAH's new estimates of housing need for 1993-1999, no additional housing sites for low and moderate income housing are deemed necessary. (See page 95 for additional details)

COMMUNITY SHOPPING AREA, WEST

The Bi-State Plaza shopping center has recently been expanded. This development serves the shopping needs of Old Tappan's residents on a day-to-day basis. The Old Tappan master plan recommends that the site be considered the hub of the retail needs of the community. More extensive commercial development is available in nearby Closter, Northvale and Orangetown and therefore, additional community shopping center areas are not proposed for Old Tappan.

COMMUNITY SHOPPING AREA, EAST

The south side of Old Tappan Road East, extending from Central Avenue to Dorotockey's Run, is designed as the community shopping area, east. This portion of the Borough includes lots 1-5 and 19 in block 1101 and lots 1-4 in block 1102. Unlike the community shopping area, west, this area consists of a more diverse ownership and a number of properties that abut single family residences along Lawrence Court and Central Avenue.

Due to the shallow depths of a number of these properties and the close proximity of adjoining residential uses, the Master Plan recommends that commercial and retail uses be limited to those uses that will be compatible with adjoining residential properties.

Types of uses that might be considered for the community shopping area, east would include neighborhood retail and service type uses including banks and other financial institutions, restaurants, drug stores, barbershops and beauty parlors, florists, art galleries, hardware stores, offices for real estate, professional offices and other similar type uses. Uses such as automobile repair establishments, gas stations, car washes and other similar uses should not be permitted.

The development of this area should be carefully monitored to prevent a strip commercial center form of development. A minimum area of 25 to 30 feet of depth along Old Tappan Road East should be maintained as a landscaped area where all buildings and parking are to be prohibited.

In order to insure a compatible relationship between the community shopping area, east and the adjacent residences, a buffer area is proposed along the commercial - residential property lines. Due to the fact that the commercial properties vary in width, a minimum buffer, equal to 7 1/2 percent of the depth of the commercial property abutting the residential use, with a maximum buffer depth of 25 feet is recommended. Details of the buffer will be developed as part of the zoning ordinance.

OFFICE PARK USES

Old Tappan has developed a park like setting for office uses along both sides of Old Tappan Road East. Office use is recommended for the area north of Old Tappan Road East to De Wolf Road. Additional office park uses are recommended along the southerly side of Old Tappan Road West, west of Central Avenue to the Borough Hall.

NURSING HOME

The Ingleside Nursing Home is located along the easterly side of Washington Avenue South. The nursing home is a non-conforming use. The Handbook and Directory of Nursing Homes reports a total of 42 nursing home beds in the facility.

The Master Plan identifies the facility as a major health care for elderly persons and recommends its use be continued.

CHURCHES AND CEMETERIES

At the present time there are a total of 16.15 acres devoted to church and cemetery uses in Old Tappan.

The four religious facilities in the Borough include the Trinity Reformed Church, located along Old Tappan Road West and North Washington Avenue, the Prince of Peace Lutheran Church, located along Orangeburgh Road and the St. Pius X Roman Catholic Church, located along Cripplebush Road and Phyllis Drive and the Presbyterian Church of the Palisades located on Old Tappan Road East.

Church and cemetery uses are specifically identified on the land use plan map.

Cemetery uses occupy 1.08 acres of land and include two very small areas east of De Wolf Road and a one acre cemetery along North Washington Avenue.

HISTORIC SITES

The survey of historic sites in Old Tappan revealed more than two dozen buildings and sites of historic significance. Of these facilities, the Frederick Haring House located at 11 DeWolf Road, the Haring-De Wolf House, located at 95 DeWolf Road, the Theunis Haring House, located at 70 Old Tappan Road and the Gerritt Haring House, located at 244 Old Tappan Road, have been designated on both the New Jersey and Federal registries of Historic places.

Old Tappan has an excellent opportunity to retain some of its finest historic buildings and facilities. In addition to the landmark status of four homes previously enumerated, several Bergen County sources have recognized other building and facilities in the Borough as well.

The Old Tappan land use plan designates sites and potential historic properties in accordance with the Municipal Land Use Law, under Section NJS 40:55D-28 b(10) which permits:

- (10) An historic preservation plan element (a) indicating the location, significance, proposed utilization and means for preservation of historic sites and historic districts, and (b) identifying the standards used to assess worthiness for historic sites or districts designation;...

The Old Tappan Master Plan proposes to protect and preserve these historic facilities as an overlay zone for zoning map purposes. A listing of all designated historic sites by the Bergen County Historic Sites Survey is listed in the appendix of this report.

LAKE TAPPAN RESERVOIR AND WATERSHED LANDS

In accordance with the recent study prepared by the New Jersey Department of Environmental Protection entitled "Evaluation and Recommendations Concerning Buffer Zones Around Public Water Supply Reservoirs", dated December, 1989, the Old Tappan Master Plan adopts the State's proposed recommendations for a three zone buffer system as follows:

- It minimally establishes a 300 foot wide vegetative buffer zone which would consist of an undisturbed, vegetated "band" of land surrounding the reservoir. This vegetative zone would constitute

a "protective zone" providing both the pollution control and activity displacement functions served by the vegetative buffer.

- A second "special management" buffer would be created from the edge of the "protective buffer" upland as would be necessary to achieve its intended function of providing regulation of land use activities occurring up slope to implement special regulation of activities that would produce nonpoint source pollution which could be carried through the protective zone and into the water supply reservoir via overland, channelized or piped flow.
- The third portion of the three-zoned buffer would consist of the watershed outside the first and second zones which would consist of the "best management practice (BMP)" zone where standard nonpoint source pollution control measures would be implemented.

The Department of Environmental Protection Report summarized its position concerning public protection through multiple-zone buffers. It states :

... the level of protection that multi-zone buffers would provide to water supply reservoirs or tributaries depends upon the width, character and management practices associated with each buffer zone and the type and density of development practices associated with each buffer zone and the type and density of development disturbances already existing within the watershed.

The Department also recommends that the Legislature promulgate enabling legislation that would require the adoption of regulations establishing appropriate and effective buffer zones for all watersheds associated with water supply reservoirs, tributaries, and intakes. The Department also recommends that the overriding goal of this regulatory program be to ensure that existing water quality in water supply reservoirs, tributaries, and intake waters is maintained or enhanced. This goal is critical to the long-term protection of surface waters.

Further, the Department strongly recommends that until such time that a multi-zone buffer regulatory program is in effect for watersheds associated with water supply reservoirs, tributaries, and intakes, that no lands currently held for the protection of these water supplies be conveyed unless it can be demonstrated that the intended use of the property would not result in measurable, calculable or predictable degradation of the existing water quality of the water supply reservoir, tributary, or intake waters."

The report further identifies the need for additional protection to the water of surface reservoirs as follows:

Additional Considerations

In determining that buffer zones around water supply reservoirs are effective in providing a measure of protection for water supply reservoirs, the Department has found that even the multi-zone buffer approach may be of limited effectiveness in protecting surface water supplies if applied around reservoirs alone. As discussed earlier, a vegetated "protective" zone can provide significant protection against sediments and pollutants introduced to the reservoir through overland flow. An additional zone or zones requiring nonpoint source BMPs will increase the effectiveness of the protective zones and are critical to the long-term protection of the surface water supplies.

However, these buffer zones will provide little protection against pollutants being carried directly into the reservoir through feeder streams and tributaries. Most water supply reservoirs receive runoff from tributaries. As stated previously, the same pollutants entering water supply reservoirs through overland flow (i.e.: sediments and dissolved pollutants) also enter streams and tributaries that feed into the reservoir, carrying with them a load of sediments and pollutants. However, tributaries exhibit significantly less ability than vegetative buffers in removing these contaminants through infiltration, settling out, etc. Since tributaries that supply reservoirs with water extend through the water supply watersheds, the area draining into these tributaries is substantially greater than the area immediately draining into the reservoirs themselves. Thus, the total amount of nonpoint source pollutants entering these tributaries (through both overland flow and stormwater discharges) has the potential to greatly exceed the amount of nonpoint source pollutants entering the reservoirs directly. In order to provide an additional measure of protection of the existing water quality in water supply reservoirs, it may be necessary to extend protective zones upstream of reservoirs and around feeder streams and tributaries.

In considering the application of buffer zones around feeder streams and tributaries, special consideration must be given to streams containing water supply intakes. Just as nonpoint source pollutants may be carried into reservoirs by feeder streams, so may those pollutants be transferred to the water supply through the intakes located on such streams. Water supply intakes are particularly sensitive to land use activities that may generate nonpoint source pollution, and when such activities occur within close proximity to these intakes, contamination can quickly pass from the raw water into potable water supplied. Thus, it may be necessary to apply the multi-zone buffer concept to watersheds associated with water supply intakes.

Another advantage of applying the multi-zone buffer concept around and upstream of the reservoirs is the secondary benefit of additional protection that would be provided to the natural and recreational resources located within the water supply watersheds. Many of these lands and waters provide valuable (and often time unique) flora, fauna, and fish habitat. These lands and waters are also used extensively for a variety of recreation purposes including hiking, fishing, and boating. Conservation of these open spaces will help to preserve drinking water quality, protect wildlife habitat, and may provide opportunity for satisfying some of the recreation needs of New Jersey's citizens."

The Old Tappan Master Plan recognizes the significance of the Lake Tappan Reservoir as an important source of potable water for the North Jersey area. It recommends their continued use as reservoir and watershed lands that currently exist unless and until definitive standards are promulgated by the Department of Environmental Protection as recommended in their report.

The Plan therefore recommends the use of Hackensack Water Company lands as watershed lands and proposes a conservation designation in the Master Plan.

PUBLIC LAND USE

The Master Plan identifies the Northern Valley Regional High School, located along Central Road and the two elementary schools, the Charles De Wolf and the T. Baldwin Demarest Schools as public educational facilities.

The Master Plan also identifies the new Borough Hall, the Police Station, Fire Station, First Aid building, the Borough Library and the Department of Public Works buildings as public facilities.

The Plan anticipates these facilities remaining in their present locations. No new lands or expansion of facilities are anticipated.

Other publicly owned lands designated along Central Avenue, are also noted. These lands are not expected to be developed due to certain wetland conditions.

PARKS AND OPEN SPACE

Old Tappan maintains a total of 73 acres of parks and municipal golf course lands. These five sites include the 48.9 acre Old Tappan nine hole golf course, the Old Tappan Little League Memorial Field, the Chestnut Street ballfield and the

Westwood Avenue ballfield. The Lewe B. Stanaland Memorial Park located on Old Tappan Road is also a part of the open space system.

There is an area south of the high school and east of Pearl Court which contains 9.62 acres of land. A portion of this site is believed to contain wetland areas. Due to the unusual size of this property and this potential to remain as a natural reserve for open space and wildlife protection, the master plan recommends its continued utilization as an open space area.

The Borough also maintains a 1.17 acre tract of land between Grace and Clark Avenues and Perry Street. The Master Plan recommends that this site also be classified as a proposed park facility.

STREAM BUFFERS

The State Development and Redevelopment Plan prepared by the New Jersey State Planning Commission identified the need to maintain and upgrade the stream corridors in New Jersey. The document stated:

Stream Corridors are rivers, streams, ponds, lakes, and wetlands, together with their adjacent upland areas, that support protective bands of vegetation that line the water's edge. Under natural conditions, stream corridors maintain and enhance sediments and associated non-point pollutants from adjacent land uses. They store water and thereby stabilize dry weather stream flows, ground water levels and flood hazards. Streams Corridors also serve important functions as fish and wildlife habitats, frequently offering essential scenic and recreational opportunities. Development that disturbs these corridors is likely to upset the sensitive ecological balance and destabilize streambanks and shorelines. The results may be measured in the degradation of water quality, the destruction of aquatic life, and the loss of valuable commercial, cultural, and recreational resources.

To protect water resources for water supply, recreation, and other uses, it is necessary to protect Stream Corridors. Stream Corridors are a vital natural resource under extreme development pressure. The current regulatory system extends protection to a significant portion of these Stream Corridors. However, despite recent legislation, regulation remains less than comprehensive and somewhat fragmented.

A more comprehensive, proactive statewide approach is necessary to supplement existing law...

In support of this concept, the Old Tappan Master Plan recommends the establishment of a stream buffer or corridor along Dorotockey's Run and the stream paralleling Westwood Avenue.

BUFFER AREAS

Development has taken place adjacent to the business and office zones. The adjacent residential uses are particularly vulnerable to noise, lights and other factors associated with this non-residential development.

The affordable housing zones in the Borough recognize the need to establish effective natural screening or buffer areas between townhouses and single family uses.

The Master Plan now recommends that similar type buffers be established between non-residential and residential uses as well. These buffer areas could include undisturbed natural treed areas including evergreens, planted berm areas and attractive walls that are combined with landscaping. The Plan recommends that the buffer area be calculated to be 7 1/2 percent of the depth of the commercial property with a maximum depth of 25 feet. Details for the buffer area should be specified in the Borough's zoning ordinance.

RESIDENTIAL CLUSTER DEVELOPMENT

Old Tappan's land use regulations provide a procedure permitting cluster residential developments in certain portions of the RA-40 and RA-25 single-family residential zones. During the more than fifteen year period that these standards have been utilized in the Borough, no residential cluster development has ever been approved.

Given the adoption of wetland regulations by the Federal and State governments and other land use regulations affecting environmentally sensitive lands, the provision of residential cluster development is no longer considered appropriate for the Borough and the master plan therefore recommends its deletion from present ordinance regulations.

**Table 23 Inclusionary Housing Sites
Approved and Potential Sites
Borough of Old Tappan**

Number	Area	Minimum 10 Acre Lot Area	Sanitary Sewers (1)	Public Water Available	Frontage on Principal Roadway	Environmental Factors	Buffer (2)	Single Family (3)	Two Other Building Configurations (4)
1	Knickerbocker Village	11.89 Acres	Connecting to Harrington Park	Yes	Central Avenue	Small area in east portion in 100 yr. flood plain. Westerly and easterly areas contain wetlands.	Project Complies	Project Complies	Project Complies
2	Dorotocky's Run	28.7 Acres	Sewers to be extended	Yes	DeWolf Rd.	100 yr. flood hazard area in westerly section. Contains substantial wetlands.	Project Complies	Project Complies	Project Complies
3	Linn Associates	11.03 Acres	Sewers have been extended	Yes	Central Ave.	Limited wetlands. Limited flood hazard.	Project Complies	Project Complies	Project Complies
4	Lakeview at Old Tappan	26.91 Acres	Sewers have been extended	Yes	Old Tappan Road West	Small area of wetlands	Project Complies	Project Complies	Project Complies
4	Senior Citizens Sites	4 Acres	Sewers have been extended	Yes	N/A	No environmental factors.	Project complies	N/A	N/A
5	Block 902 Lot 11	14.44 Acres		Yes	Old Tappan Road East	Extensive amounts of wetlands			
6	Block 301 Lot 6,8	18.34 Acres		Yes	Orangeburg Road	Flood hazard confined in westerly portion. Wetlands in westerly portion.			
7	Wood's Edge	26.69 Acres	Sewers to be extended	Yes	Orangeburg Road	Contains limited wetlands.	Project Complies	Project Complies	Project Complies
8	Block 103 Lot 10	14.3 Acres		Yes	Orangeburg Road	Small area of wetlands in northwest corner. No flood hazard.			
9	Block 502 Lot 1	10.41 Acres		Yes	DeWolf Avenue	Wetlands in northwest corner. No flood hazard.			
10	Block 701 Lot 11	14.86 Acres		Yes	DeWolf Avenue	Small Area of wetlands in north west corner. No flood hazard.			

Total 177.57

NOTES

- (1) Applicant required to provide sanitary sewer through extension from other municipalities or extension of sewers in Old Tappan.
(2) Ordinance requires a 50 foot buffer along all property lines. This requirement is of a site specific nature and is part of the site plan review process.
(3) Ordinance requires that 5 percent of housing units consist of single family detached dwellings.
(4) This is an architectural requirement included as part of the zoning ordinance.

N/A - Not Applicable

1987-1999 HOUSING NEED FOR THE BOROUGH OF OLD TAPPAN

The Council on Affordable Housing has recently approved its estimate of housing needs for low and moderate income housing for the State of New Jersey and all 567 municipalities.

As noted in Table 24, Old Tappan's estimated total housing need is 98 housing units. Since Old Tappan received certification for 144 housing units in 1991, COAH's rules allow a deduction to no more than 98 units since this is the maximum permitted by regulation. The regulation states "Any unexpended reduction is carried over to the next cycle."

Therefore, it would appear that Old Tappan's maximum exposure to develop low and moderate income housing for the period of 1987 through and including 1999 is a total of 98 housing units.

The housing plan therefore for the Borough of Old Tappan recommends a limit of the five previously identified sites totalling a maximum of 107 housing units including credit for 29 rental housing units in accordance with the Sunshine provisions of the Old Tappan Ordinance.

PERIODIC REEXAMINATION

The New Jersey Municipal Land Use Law requires municipalities to periodically reexamine their master plan and development regulations. The Statute requires that this reexamination take place by August 1, 1982, and thereafter at least once every six years from the previous reexamination.

The Planning Board is charged with the responsibility of preparing a report on the findings of the reexamination. N.J.S. 40:55D-89 states that periodic reexaminations must include the following elements:

- 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 the redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law" P.L.1992, c.79 (C.40A:12A-1 et seq.) 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 Municipal Land Use Law, under N.J.S. 40:55D-89.1 states :

"The absence of the adoption by the planning board of a reexamination report pursuant to section 76 of P.L. 1975, c. 291 (C. 40:55D-89) shall constitute a rebuttable presumption that the municipal development regulations are no longer reasonable."

The adoption of this document by the Old Tappan Planning Board and subsequent filing with the Bergen County Planning Board is essential in ensuring that municipal development regulations are reasonable and consonant with the Borough's land use plan.

On January 18, 1989, the Borough of Old Tappan Board adopted a report entitled "1988 Borough of Old Tappan Periodic Re-examination Report, Evaluation of Adjacent Municipalities, County Master Plan, State Development and Redevelopment Plan and District Solid Waste Management Plan" dated January, 1989, prepared by Malcolm Kasler and Associates, P.A.

The 1988 periodic reexamination report updated the 1982 Master Plan Update and Periodic Reexamination Report also prepared by Malcolm Kasler and Associates, P.A.

The Major Problems and Objectives To Land Development In The Community At The Time of The Preparation Of The Borough's Last Master Plan

The 1982 Master Plan Update and Periodic Reexamination report presented a summary of objectives and concerns. These objectives were noted as follows:

1. To promote and protect environmentally sensitive lands, streams and reservoirs.
2. To encourage a desirable visual environment.
3. To ensure the compatible development of different land uses with a view of lessening the cost of development and encouraging the efficient expenditure of public funds.
4. To encourage the best possible design for new developments in the Borough and established sections of the community.
5. To promote the continued maintenance and rehabilitation of the Borough's housing stock and supporting facilities and utilities.

6. To assure and protect the watershed lands in the Borough as an important regional source of potable water.
7. To recognize and protect the stability and vitality of residential neighborhoods.
8. To encourage the development of new recreation facilities in appropriate locations serving the different neighborhoods in the community.
9. To promote the recognition and preservation of historic sites and uses.
10. To promote the improvement of existing circulation routes and the construction of new roads in a safe and efficient manner.
11. To promote the efficient expansion of governmental, recreational, educational and other community facilities in appropriate locations.
12. To provide and continually monitor the Borough's land use regulations which serve to implement Old Tappan's land use plan element.

The 1988 Reexamination report recognized the role of the State Planning Commission in the preparation of the State Development and Redevelopment Plan. The 1980 State Development Guide Plan designated all of the reservoir and uplands owned by the Hackensack Water Company as part of a "growth area". In July of 1991, the State Planning Commission released the Interim State Development and Redevelopment Plan. Mapping corresponding with the Interim Plan was released by the County Planning Board in February of 1992. Through negotiation with the County Planning Board, reservoirs, watershed lands, and lands adjoining Dorotockey's Run have been designated as environmentally critical areas.

The 1988 Reexamination also identified the need to incorporate State requirements regarding wetlands, wetland buffers, historic sites and related environmental factors into the master plan process. The present 1994 master plan program remains sensitive of the need to protect environmentally sensitive and historically significant lands and properties in the community.

A centralized sanitary sewer system was identified as a concern in the 1982 Reexamination report. The 1988 Reexamination Report noted that sewerage was not contemplated at the time of the previous report. Since that time, several areas of the community have been connected to centralized sanitary sewer systems. These areas are identified in subsequent sections of this report.

Extent To Which Problems And Objectives Have Been Reduced Or Have Increased Subsequent To The Last Master Plan

The 1982 reexamination report summarized some of the changes that took place since the 1979 Master Plan. The changes proposed in the 1982 Plan basically reflected the recommendations advanced in the previous plan but deviated slightly in concept and format. Three areas were modified in 1982 to contain a low density residential designation. This description comprised a density of approximately 1 dwelling unit per acre. The areas modified in 1982 are as follows:

- The north side of Old Tappan Road west of the proposed commercial area to Washington Avenue north;
- The Westwood Avenue area including Fred Street and the easterly side of Westwood Avenue;
- The Hackensack Water Company Lands totalling 947.6 acres of land including Lake Tappan.

The 1982 Land Use Plan also established a new planning category for professional business and executive office uses. This area was situated on the north side of Old Tappan Road east extending from DeWolf Road on the east to the present commercial area on the west.

Two categories of land use were also established in the 1982 Land Use Plan which were not included in the 1979 Master Plan. These categories included the following :

- Parks and Open Space - existing and proposed parks and open space;
- Public Land Uses - all public lands not included as parks and open space.

In 1982, public sewers in Old Tappan had not been contemplated. Since that time, a number of areas within the Borough have been connected to centralized sanitary sewer lines in adjoining communities. The areas included the following :

- Residences along Heritage Road, Wescott Street, Manor Court and Commodore Court are connected to the

sanitary sewer system located in the Borough of Northvale;

- Portions of White Avenue, Perry Street and Grace Avenue are connected to the sanitary sewer system situated in Northvale;
- The northernmost portions of Greenwoods Road and Churchill Road are connected to the sanitary sewer system Orangeburg, New York;
- Dwellings along Hampton Ridge Court and Burkhart Lane are connected to the sanitary sewer system in the Borough of Harrington Park;
- A sanitary sewer line has been constructed along Central Avenue from southwest of Old Tappan Road to east of Dorotockey's Run. The line also extends along Old Tappan Road from Central Avenue to northeast of Russell Avenue. The existing line also runs along the easterly side of Dorotockey's Run south of Central Avenue to the Old Tappan meter station located in the Borough of Harrington Park.

Sewers have also been installed in Knickerbocker Village, a townhouse development that is partially constructed.

Existing and proposed sewers have been or will be, constructed by private interests to serve existing and proposed residential developments in the Borough.

The Extent to Which There Have Been Significant Changes In the Assumptions, Policies and Objectives Forming The Basis for Such Plans or Regulations With Particular Emphasis on Specific Planning Issues and Governmental Policy

There have been several substantive changes at the local and State level which were not contemplated at the time of the preparation and adoption of the 1988 Periodic Reexamination Report. These changes are identified as follows:

1. State Plan. On June 12, 1992, the New Jersey State Planning Commission adopted a document entitled "Communities of Place - The New Jersey State Development and Redevelopment Plan." The Plan divides the State into five "Planning Areas," ranging from PA-1 to PA-5. Planning Areas must encompass a minimum area of 1 square mile. PA-1 is identified as the Metropolitan Planning Area. PA-2 is the Suburban Planning Area. PA-3 is the

Fringe Planning Area; PA-4 is the Rural Planning Area and PA-5 is the Environmentally Sensitive Planning Area.

Portions of a community containing environmentally sensitive features of at least 1 square mile are designated as PA-5 - Environmentally Sensitive Planning Areas. Areas containing environmentally sensitive features of less than 1 square mile are designated as CES - Critical Environmental Sites. Examples of lands eligible for PA-5 or CES designations include trout production and maintenance waters, potable water supply sources, wetlands, habitats of endangered species, prime forested areas and critical slope areas.

Most of Bergen County, including Old Tappan has been designated as PA-1 - Metropolitan Planning Area. The Plan provides the following description of the PA-1 designation:

This Planning Area includes a variety of communities that range from large urban centers to post-war suburbs. Over the years, both the public and private sectors have made enormous investments in building and maintaining a wide range of facilities and services to support these communities. The massive public investment is reflected in thousands of miles of streets, trade schools and colleges, libraries, theaters, office buildings, parks and plazas, transit terminals and airports. Most of these communities are fully developed, or almost fully developed, with little vacant land available for new development. Much of the new growth, therefore, will take the form of redevelopment.

The communities in this Planning Area form a part of the metropolitan mass where municipal boundaries tend to blur. The nature of this settlement pattern can undermine efforts to address a host of functional problems on a municipal basis. It is increasingly impractical, for instance, to manage traffic congestion, solid waste disposal and air and water pollution locally. These and other concerns spill over from one

municipality to the next, requiring a regional perspective on potential solutions.

These communities have many things in common: mature settlement patterns resulting in a diminished supply of vacant land; infrastructure systems that generally are beyond their reasonable life expectancy; recognition that redevelopment is, or will be in the not-too-distant future, the predominant form of growth; and a growing realization of the need to regionalize an increasing number of services and systems in light of growing fiscal constraints."

The Plan indicates that public and private investment and reinvestment in the PA-1 - Metropolitan Planning Area should be a principal priority of State, regional and local programs. Redevelopment must be sensitive to the need to protect the viability of existing communities, while affording the opportunity for growth. Development and redevelopment in the Metropolitan Planning Area must also respect the environmental sensitivity of certain lands in the community.

Environmentally critical areas in Old Tappan have been designated as PA-5. Lake Tappan, the watershed lands of the reservoir and the Hackensack River corridor lands have been designated as environmentally sensitive lands. The golf club owned by the Borough of Old Tappan, has also been included in this classification, since protection of these lands is necessary to ensure that the water quality of the reservoir is protected.

Dorotockey's Run, which extends southward into the Borough of Harrington Park, has also been designated as a PA-5 category. Waters from both the Hackensack River and Dorotockey's Run flow southward into the Oradell Reservoir, which serves as the major source of potable water for residents of Bergen County.

2. Historic Properties. N.J.S. 40:55D-28b.(10) of the Municipal Land Use Law permits inclusion of a historic preservation plan element as part of the master plan program. The statute indicates the following:

A historic preservation plan element (a) indicating the location, significance, proposed utilization and means for preservation of historic sites and historic districts, and (b) identifying the standards used to assess

worthiness for historic sites or district designation;

The Borough of Old Tappan contains more than two dozen properties of historic significance. Four dwellings have achieved landmark status and are enumerated on the New Jersey and National Registers of Historic Places. Bergen County sources have recognized other properties as having historic significance in the Borough. The Land Use Plan and text of the Master Plan identifies these historical features.

The State Development and Redevelopment Plan recognizes the importance of historic sites and districts by permitting them to be delineated as Critical Environmental Sites (CES) on the State Guide Plan. Sites identified on the New Jersey Register of Historic Places are eligible for CES designation.

3. Fair Housing Act. The Fair Housing Act was adopted in 1986 which also created the Council on Affordable Housing. The Act also mandated that every Planning Board in New Jersey adopt a housing element and fair share housing plan as part of its master Plan program by August 1, 1988. Malcolm Kasler and Associates, P.A., prepared the Borough's Housing Element and Fair Share Housing Plan, which was adopted by the Planning Board on April 15, 1987.

The Old Tappan Housing Element and Fair Share Housing Plan, dated December, 1992 and adopted by the Planning Board in January of 1993, indicates the following :

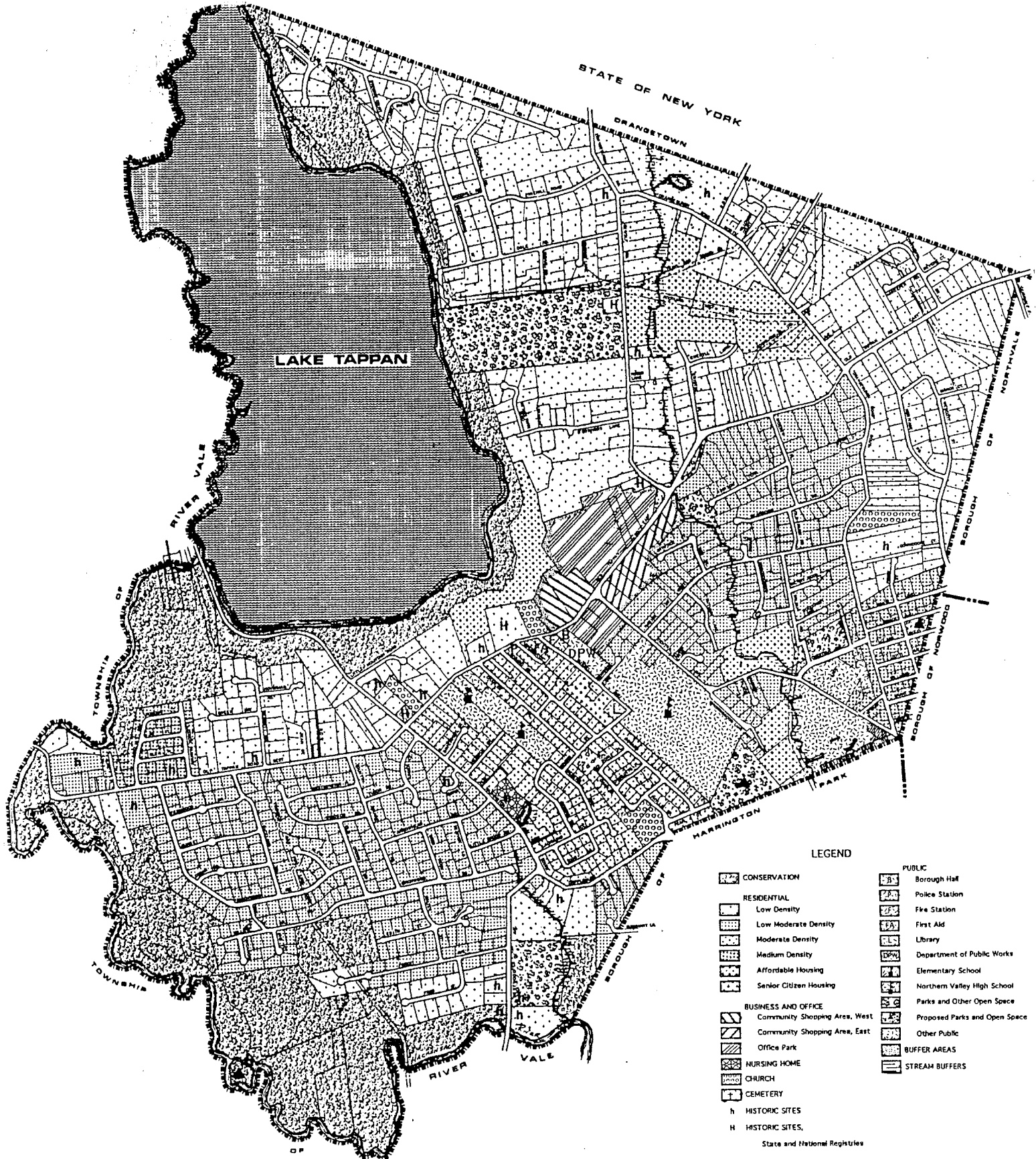
Inclusionary zoning in Old Tappan is established for all RA zoned lands which constitute approximately 95 percent of the total area of the community. Except for RB-13 zoned lands, all areas permit Mt. Laurel housing subject to various site conditions. RB-130 zoned lands are owned by the Borough. Borough-owned lands permit low and moderate income senior citizen housing.

The Borough of Old Tappan remains committed to fulfilling its housing obligations and has adopted zoning regulations to permit builder's setaside housing including the mandatory construction of low and moderate income housing. In January of 1991, the Borough of Old Tappan received certification of its fair share housing plan from the Council on Affordable Housing (COAH) and is in the process of receiving an amended approval by COAH.

4. Watershed Lands. According to data published by the Hackensack Water Company, the Borough of Old Tappan includes 947 acres of land owned or controlled by the Water Company, of which 527 acres are underwater reservoir lands, 88 acres are marshlands and 322 acres are uplands. As previously indicated, these areas are designated as PA-5 Environmentally Sensitive Planning Areas on the State Plan. These lands are recommended for "Conservation" on the Borough's Land Use Plan in this master plan program.

Specific Changes

The Planning Board of the Borough of Old Tappan determined that a new master plan should be prepared and is presently in the process of updating the Plan. This periodic reexamination report is made a part of the master plan program. Specific recommendations concerning land use, environmental protection, recreation and open space are incorporated within the overall master plan. Upon adoption of the master plan by the Planning Board, amendments and modifications to the Borough's zoning ordinance and regulations will be prepared.



LEGEND

- | | |
|--|-------------------------------|
| CONSERVATION | PUBLIC
Borough Hall |
| RESIDENTIAL
Low Density | Police Station |
| Low Moderate Density | Fire Station |
| Moderate Density | First Aid |
| Medium Density | Library |
| Affordable Housing | Department of Public Works |
| Senior Citizen Housing | Elementary School |
| BUSINESS AND OFFICE
Community Shopping Area, West | Northern Valley High School |
| Community Shopping Area, East | Parks and Other Open Space |
| Office Park | Proposed Parks and Open Space |
| NURSING HOME | Other Public |
| CHURCH | BUFFER AREAS |
| CEMETERY | STREAM BUFFERS |
| HISTORIC SITES | |
| HISTORIC SITES | |
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DATE: JULY 1994
MAP PREPARED BY: J.M.

LAND USE PLAN

BOROUGH OF OLD TAPPAN
BERGEN COUNTY, NEW JERSEY

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