



MASTER PLAN REEXAMINATION REPORT

BOROUGH OF WOODCLIFF LAKE

BERGEN COUNTY, NEW JERSEY

Prepared for the Planning Board of the Borough of Woodcliff Lake by
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PROPOSED

Master Plan Reexamination Report
Borough of Woodcliff Lake
Bergen County, New Jersey

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A handwritten signature in black ink that reads "Richard M. Preiss". The signature is written in a cursive style with a horizontal line underneath the name.

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I. INTRODUCTION

Under the Municipal Land Use Law (N.J.S.A. 40:55D-89), a general reexamination of a municipality's master plan and development regulations is required every ten years. The Planning Board is responsible for completing the reexamination, and preparing and adopting by resolution a report on the findings of the reexamination. Specifically, the MLUL mandates that a periodic reexamination report address the following:

- 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.

The Borough of Woodcliff Lake last adopted a full Master Plan on December 9, 2002, which included a land use plan element. The Borough subsequently adopted a reexamination report of the 2002 Master Plan on December 8, 2008. Since the adoption of the 2008 Master Plan Reexamination Report, the Borough has also adopted several master plan amendments. Namely, the Borough completed Phase 1 of the Broadway Corridor Study in 2008 and Phase 2 in 2012, and formally adopted the study as an amendment to the master plan on September 24, 2012. The Broadway Corridor Study sets forth guidelines for design and redevelopment of the Broadway Corridor Area, a key commercial corridor. The Borough has also adopted several updates to its Housing Element and Fair Share Plan, most recently on June 11, 2018. The 2018 Housing Element and Fair Share Plan addressed the Borough's Third Round Prospective and Rehabilitation obligations in accordance with the settlement agreement reached between the Borough and the Fair Share Housing Center.

The foregoing Master Plan Reexamination Report constitutes a reexamination of the 2008 Reexamination Report. The report represents an on-going effort on the part of the Borough of Woodcliff Lake to ensure that its planning policies, goals and objectives, and development regulations remain current and effective in addressing the issues facing the Borough. The following five sections address each of the state-mandated items described above.

II. MAJOR PROBLEMS AND OBJECTIVES OF THE 2008 MASTER PLAN REEXAMINATION REPORT

This section outlines the major problems and objectives relating to land development set forth in the 2008 Master Plan Reexamination Report. Notably, the 2008 Master Plan Reexamination Report reaffirmed all of the goals and objectives of the 2002 Master Plan and established several additional goals to reflect municipal policies on sustainable development. In terms of major problems, the 2008 report indicated that a number of issues from the 2002 Master Plan had been addressed in the intervening years, but others remained relatively static. Many of these problems represent long-range planning concerns that necessitate implementation through phases and periodic review by the Borough.

A. Objectives

The land use goals of the previous master plan for the Borough of Woodcliff Lake were as follows:

1. To reaffirm and enhance the existing residential character of the municipality which consists primarily of detached single family residential development.
2. To limit multi-family development to only those sites serving as part of the Borough's Housing Plan.
3. To ensure that development within the Borough preserves the natural features of the land to the greatest extent possible.
4. To preserve mature vegetation and wooded areas in Woodcliff Lake, which is an integral part of the aesthetic character of the community.
5. To encourage uniform landscaping in new subdivisions where the rear yard of a lot has frontage on an existing roadway.
6. To encourage improvements to the Broadway business district and strengthen its linkage to the Woodcliff Lake Train station.
7. To improve the appearance of the causeway across the Woodcliff Lake reservoir and acknowledge its unique feature as the east-west link to public rail transportation and the Broadway business corridor.
8. To encourage improvements to New Jersey Transit's Woodcliff Lake train station.
9. To evaluate whether there are appropriate sites for age restricted housing in the Borough.
10. To continue the process for recreation planning in the Borough and develop an action plan to prioritize the recreation and open space needs of Woodcliff Lake's residents.
11. To encourage the preservation of the Woodcliff Lake reservoir as a desirable physical and visual amenity for Borough residents.

12. To update the Borough's land use ordinances so that they are consistent and current.
13. To adequately address stormwater runoff impacts from development.
14. To encourage a thorough roadway design in new residential developments to ascertain the most appropriate design given the unique features of sites within the community.
15. To encourage the construction of sidewalks along appropriate roads within the Borough of Woodcliff Lake where a compelling safety issue exists, and examine those roads where a reduction in speed limits could improve safety for pedestrians.
16. To promote the protection of water quality and address water capacity issues.
17. To support the overall philosophy of the State Development and Redevelopment Plan (SDRP) to provide growth management on a statewide basis while retaining the principles of home rule.
18. To encourage sustainable building policies.
19. To promote environmental quality through landscaping methods sensitive to the ecosystem.
20. To encourage redevelopment of parcels in the Broadway Business District corridor to be compatible with the principles of LEED ND (Leadership in Energy and Environmental Design for Neighborhood Development) although LEED certification is not mandatory.
21. To discourage development intruding into steep slope areas.

B. Major Problems

The 2008 Master Plan Reexamination Report identified the following major problems that remained from the 2002 Master Plan or were ongoing planning issues:

1. Creation of an Age Restricted Housing Overlay zone on the east side of Chestnut Ridge Road to enable redevelopment with age-restricted multi-family housing.
2. Designation of an Affordable Housing Overlay district on the northwest corner of Broadway and Coles Crossing Road in accordance with the Borough's Housing Element and Fair Share Plan to address second round affordable housing obligations.
3. Creation of a Retail Center District to encompass the Tice's Corner Shopping Center.
4. Rezoning of residential properties adjoining Ingersoll Rand from R-30 Residential to Executive Office.
5. Broadway Business District Enhancement.
6. Circulation and parking improvements at the Woodcliff Lake Train Station.

7. Reservoir Causeway Improvements.
8. Installation of sidewalks on Woodcliff Avenue.
9. Acquisition of Hathaway Site to complete a linkage between existing municipal recreation lands on the west side of Werimus Road and supplement the amount of existing open space.
10. Evaluation of alternative uses for residential properties at the northeast corner of Glen Road and Chestnut Ridge Road.
11. Comprehensive review of land use regulations, including the zoning ordinance and design standards.
12. Traffic and circulation improvements to enhance safety at several intersections: Werimus Road and Saddle River Road; Chestnut Ridge Road/Glen Road/County Road; Chestnut Ridge Road and Saddle River Road; and Saddle River Road and Overlook Road.
13. Incorporation of a new Housing Element and Fair Share Plan addressing Third Round affordable housing obligations.
14. Evaluation of alternative zoning for area zoned R-30 north of County Road and along Pickwick Lane in light of the changed land use character of the area.
15. Differentiation of permitted uses in B-1, B-2 and B-3 Districts.
16. Evaluation of appropriate commercial zones to permit restaurants and establish conditions for such use.
17. Zoning map amendment to designate the BMW North American Headquarters site in the OR Office Research District.
18. Stalled construction of the K. Hovnanian age-restricted housing project.
19. Investigation of source of reservoir debris after storms.
20. Completion of Broadway Corridor Study.
21. Evaluation of railroad commuter parking needs at the Woodcliff Lake train station.
22. Traffic and circulation improvements at the intersection of Broadway/Highview and Causeway.
23. Expansion of recreation opportunities and land acquisition for such purposes.

III. EXTENT TO WHICH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR INCREASED

The problems and objectives identified in the 2008 Master Plan Reexamination Report and subsequent amendments to the Woodcliff Lake Master Plan have been reviewed to determine the extent to which they have been reduced or increased, and whether new objectives are required in light of changing conditions.

A. Objectives

The Borough of Woodcliff Lake has continued to implement land use policies supportive of the goals in the 2002 Master Plan and has additionally adopted new policies to advance the goals for sustainable development identified in the 2008 Master Plan Reexamination.

1. To reaffirm and enhance the existing residential character of the municipality which consists primarily of detached single family residential development.

The residential character of the Borough has remained as predominantly low-density and single-family detached housing. With the exception of the Gables, the only multi-family developments have been developed in the past 10 years are inclusionary housing projects that were developed as part of the Borough's accommodation of its fair share obligations, that is, to meet the needs of low and moderate income households. The only other higher density residential developments are two townhouse developments: the Gables at Woodcliff Lake by Pulte Homes (which is nearing completion) and the planned Rosengren townhouse development at Pascack Road and Old Pascack Road. The Gables is a 40-unit townhouse development, located at Harriet Drive and County Road and is currently under construction. This project was conceived within the context of the changing character of the neighborhood stemming from the slew of new commercial development along Tice Boulevard, including Tice's Corner Shopping Center, the Hilton hotel, and large office complexes. The proposed rezoning of the Rosengren property for a townhouse development was included in the 2018 Housing Element and Fair Share Plan as a result of a settlement with the owner, who was an intervenor in the Borough's affordable housing litigation. Per a settlement agreement (which has yet to be finalized), the Borough will rezone the Rosengren property to allow 15 townhouse units in exchange for a \$600,000 payment in lieu of providing low and moderate income units within the project, to the Borough's Affordable Housing Trust Fund.

The Borough's zoning ordinance currently does not allow multi-family development in any of its zoning districts except where there is an affordable or age-restricted housing overlay. It should be noted that the Borough's Broadway Corridor Study has recommended diversifying uses in the area to add vitality and pedestrian movement. The Study encourages the Borough to consider allowing mixed residential and commercial development in the Broadway corridor, particularly near the train station, to incentivize redevelopment and foster a more traditional downtown environment. However, specific investigation at the parcel level to determine appropriate new land uses has not been conducted. Moreover two efforts over the past three years to introduce rezoning to allow for mixed use development along the Broadway corridor was met with substantial community opposition. As such, the discussion of such an amendment by the Council has been tabled, and will not be considered until a more substantial, comprehensive master plan effort is undertaken. It should be emphasized that any future evaluation of amending the zoning

to allow higher density residential development as a component of mixed uses in the Broadway corridor, or elsewhere, must take into account compatibility with existing neighborhoods and roadway networks to protect and enhance the character of the Borough.

2. To limit multi-family development to only those sites serving as part of the Borough's Housing Plan.

Multi-family residential development in the Borough are primarily found in affordable housing districts designated as part of the Borough's various Housing Element and Fair Share Plans. In addition to the existing inclusionary housing districts, the Borough in September 2018 adopted a new Veterans Affordable Housing Overlay district over a parcel in the R-22.5 to allow an affordable multifamily development reserved for veterans. The most recent 2018 Housing Element and Fair Share Plan also contemplates the creation of one more inclusionary overlay zone over the former Teva office building site to allow a 100-unit age-restricted project with either 15% (if rental) or 20% (if for-sale) of units set-aside as affordable. In addition, the previously created Affordable Housing Overlay zone over the Comfort Auto Rental site will remain as part of the Borough's affordable housing plan and will continue to mandate that 20 percent of the units in any future residential project be restricted to low- and moderate-income households. The Borough is proceeding with the development of at least 16 units of affordable family rental units on 3 lots specifically purchased by the Borough for such purposes, known as the "North Broadway Site". An area in need of redevelopment investigation was conducted and the site has been designated as a Redevelopment Area. The Borough is in the process of selecting a redeveloper through a Request for Expression of Interest which was released in April 2019.

3. To ensure that development within the Borough preserves the natural features of the land to the greatest extent possible.

The Borough land use regulations contain provisions relating to preservation of natural features. The Planning Board is required to carefully review applications, whether subdivisions or site plans, to ensure that the development will not create adverse impacts relating to soil erosion and sedimentation, preservation of trees, stormwater management and drainage, protection of watercourses and water quality, critical slope areas, wetland areas, and other environmental and ecological resources. Moreover, disturbance to any tree, shrub or plant on a public highway or place is explicitly prohibited unless permission from the Shade Tree Committee is granted.

4. To preserve mature vegetation and wooded areas in Woodcliff Lake, which is an integral part of the aesthetic character of the community.

The Borough amended the zoning ordinance in 2003 to include Tree Preservation provisions (amended 2007) with the intent to "preserve as many heritage trees as possible throughout the Borough of Woodcliff Lake through staff review and the development review process." The ordinance provides restrictions against removal and disturbance of heritage trees and sets forth requirements for tree replacement. The Planning Board and the Shade Tree Committee review applications for compliance with the Tree Preservation provisions, and property owners for all new or added construction are required to cooperate with the Shade Tree Committee to provide appropriate plantings.

5. To encourage uniform landscaping in new subdivisions where the rear yard of a lot has frontage on an existing roadway.

The Borough adopted an amendment to subdivision design guidelines in 2005 to regulate the orientation of through-lots. The Planning Board has applied the standards enumerated in this amendment in its review of subdivision applications.

6. To encourage improvements to the Broadway business district and strengthen its linkage to the Woodcliff Lake Train station.

The Borough completed Phase 1 of the Broadway Corridor Study in 2008 and Phase 2 in 2012. Broadway Corridor Study Phase 2 was formally adopted as an amendment to the master plan on September 24, 2012. The Council has also introduced two zoning amendments, one which revises the list of permitted uses in the B-1, B-2 and B-3 districts and the other which requires development in the Broadway Corridor to adhere to a set of design guidelines, including both architectural and site planning design standards.

7. To improve the appearance of the causeway across the Woodcliff Lake reservoir and acknowledge its unique feature as the east-west link to public rail transportation and the Broadway business corridor.

The Borough is seeking a grant or funding from the NJDOT's Municipal Aid grant program in order to improve pedestrian access and circulation on the causeway, including enhancing the existing sidewalk. SUEZ (the water company) will be adding fencing along the walkway. The Borough is also seeking funds to either prune or replace the shade trees located to either side of the road within the causeway.

8. To encourage improvements to New Jersey Transit's Woodcliff Lake Train station.

No improvements have been undertaken. The current DPW storage barn property has been designated as a "Redevelopment Area", but the process of drafting a Redevelopment Plan has not yet commenced.

9. To evaluate whether there are appropriate sites for age restricted housing in the Borough.

K. Hovnanian completed construction of the Four Seasons at Ridgemont age-restricted housing development in 2014. The development is located on land encompassing both Woodcliff Lake and neighboring Montvale. The development offers 108 units for seniors age 55 and over. Additionally, the Bristol, a 187 unit Assisted Living Facility has been constructed on Chestnut Ridge Road.

10. To continue the process for recreation planning in the Borough and develop an action plan to prioritize the recreation and open space needs of Woodcliff Lake's residents.

The Borough has acquired the former Galaxy Gardens landscaping complex with funds from its Open Space Trust Funds and also from the Bergen County Open Space Trust Fund. Site remediation is slated to be undertaken this summer. Further improvements to allow the site to be utilized for active and/or passive recreational improvements are planned thereafter. The Borough has added a fishing dock on the reservoir within Woodcliff Lake, at the Hillside border. Walkways around the reservoir (through the Borough, Park Ridge, and Hillsdale) are planned, as is a walkway along Wermius Road from the Hathaway property to the ball fields at the Old Mills Sports Complex. Other improvements to the Borough's recreational facilities include: adding lighting to fields at the school (to allow nighttime use); adding a new bleacher at the school field; restructuring of and adding fencing to the field itself; and ongoing improvements and maintenance of the Borough pool. The Borough has also applied for a grant for a new pavilion at the pool complex.

11. To encourage the preservation of the Woodcliff Lake reservoir as a desirable physical and visual amenity for Borough residents.

The Borough ensures the owners that all property that front onto the reservoir adhere to applicable environmental regulations and requirements. The Borough is also working cooperatively with SUEZ to construct a walkway around the reservoir and has, along with Hillside and Park Ridge, sought a licensing agreement from SUEZ. The NJDEP has provided a \$24,000 grant towards this effort and the remaining funds will come from the Borough's Open Space Trust Fund.

12. To update the Borough's land use ordinances so that they are consistent and current.

There has not been a comprehensive update to the land use ordinance. However, as indicated above, certain amendments relating to affordable housing obligations have been adopted. In addition, as two ordinances relating to permitted uses and design guidelines for the Broadway corridor have been introduced.

13. To adequately address stormwater runoff impacts from development.

The Borough adopted a Stormwater Control ordinance in 2007 to provide requirements for stormwater management. The Planning Board evaluates development applications and proposed stormwater management systems for compliance with these requirements and ensure that adverse impacts to drainage, groundwater recharge, and water quality are minimized.

The US EPA and the NJDEP now have stricter requirements for compliance with the Municipal Storm Sewer System (MS4 Permit). To ensure the Borough remains in compliance, reviews of development applications with respect to handling storm water runoff are being held to a higher standard. The Borough will be amending current regulations to require such reviews for small projects; applications which add 400 square feet or more of impervious surface will now be reviewed for approval by the Borough Engineer. The Borough is also working to remedy stormwater runoff and flooding problems within single family residential areas, mostly via complaints brought to the Borough's attention by individual property owners. To enhance awareness of the importance of controlling stormwater and flooding, Planning Board members were required to view videos made by NJDEP in regard to stormwater management.

14. To encourage a thorough roadway design in new residential developments to ascertain the most appropriate design given the unique features of sites within the community.

The Borough has detailed provisions governing the design of streets and street improvements as part of subdivision and site plan requirements.

15. To encourage the construction of sidewalks along appropriate roads within the Borough of Woodcliff Lake where a compelling safety issue exists, and examine those roads where a reduction in speed limits could improve safety for pedestrians.

As indicated previously, sidewalks or walkways are to be constructed around the reservoir, to link the Hathaway property to the Old Mill Sports Complex, and to be enhanced along the reservoir causeway. Sidewalks are also being constructed along roads adjacent to the Gables Townhouse project. As Chestnut Ridge Road is improved and is realigned, sidewalks are proposed to be added as well.

16. To promote the protection of water quality and address water capacity issues.

The Borough has adopted ordinances in accordance with State regulations.

In addition to actions being undertaken as described above under objective #13, water quality issues are reviewed for all developments that are adjacent to those streams in Woodcliff Lake that are classified Category 1 streams by the NJDEP. With respect to water capacity issues, applicants who are proposing to modify projects or do new construction that may impact the capacity of a culvert or a stream are required to demonstrate that their projects will handle additional runoff and will not adversely impact adjacent properties or those properties which are located downstream. Particular attention is being paid to impacts from development on two streams which are known to frequently flood, the Musquapsink Brook and Bear Brook. In all such causes, developers must demonstrate compliance with all County, State and Federal regulations related to flooding.

17. To support the overall philosophy of the State Development and Redevelopment Plan (SDRP) to provide growth management on a statewide basis while retaining the principles of home rule.

Woodcliff Lake is designated within the PA-1 Metropolitan Planning Area in the 2001 State Development and Redevelopment Plan (SDRP). PA-1 is characterized by established, mostly built-out communities and is envisioned as areas that will provide for much of the state's future redevelopment. Within PA-1, the SDRP promotes growth in compact forms, redesigning areas of sprawl, and diversification of land uses and housing choice through redevelopment, infill, and efficient use of infrastructure.

18. To encourage sustainable building policies.

The Borough has encouraged sustainable and green building policies in new development. The Hilton Woodcliff Lake hotel received "Best of Buildings – Best New Green Product" award from

the U.S. Green Building Council in 2015. The Borough has appointed an advisory committee known as the “Green Team” whose general mission is to make the Borough more sustainable and adopt policies which lower impacts on the natural environment. Examples of the Green Team’s efforts include: proposing the addition of Electric Vehicle Charging Stations at the Old Mills Sports Complex and at Borough Hall; a prohibition of plastic bag use at all businesses in the Borough; and the possible installation of solar panels at Borough-owned facilities.

19. To promote environmental quality through landscaping methods sensitive to the ecosystem.

As part of site plan review, applicants are required to submit landscaping plans detailing the location and dimension of landscaped and buffer areas, as well as the location, type, and planting details of all trees and vegetation proposed. The Borough Stormwater Control ordinance (adopted 2007) additionally encourages nonstructural stormwater management strategies, which includes the preservation of natural features and the provision of landscaped buffer areas with native vegetation. Site plan approval is granted only if the Planning Board can determine that a development incorporates environmentally sensitive site design that preserves natural features to the greatest extent possible and provides additional landscaping where appropriate.

20. To encourage redevelopment of parcels in the Broadway Business District corridor to be compatible with the principles of LEED ND (Leadership in Energy and Environmental Design for Neighborhood Development) although LEED certification is not mandatory.

Woodcliff Lake gained bronze level Sustainable Jersey certification in 2014 for its green community initiatives. In the Broadway Corridor district, the Borough installed bike racks by the Borough Hall and the train station in 2011. The Borough is aiming to attain a silver level of certification in the future.

21. To discourage development intruding into steep slope areas.

The Borough regulates development within steep slope areas through “Article XV Protection of Critical Slope Areas” within the zoning ordinance (specifically §380-106 to §380-111). Any disturbance of steep slopes in an amount greater than allowed by the steep slope provisions requires a variance. The planning board, during site plan and subdivision review, seeks to preserve critical slope areas in accordance with these provisions and grants variance approval only when the development can satisfy both positive and negative criteria established by the Municipal Land Use Law.

B. Major Problems

A number of the major problems identified in the 2002 Master Plan were fully addressed by the time of the 2008 Master Plan Reexamination Report. The Borough of Woodcliff Lake has also made progress in addressing many of the remaining and new planning issues highlighted in the 2008 Master Plan Reexamination Report. However, planning initiatives to address some long-range planning concerns remain an on-going process.

1. Creation of an Age Restricted Housing Overlay zone on the east side of Chestnut Ridge Road to enable redevelopment with age-restricted multi-family housing.

The Age Restricted Housing Overlay district was adopted in December 2004 to allow for a 108-unit age-restricted development. The Borough of Woodcliff Lake granted site plan approval to the developer, K. Hovnanian, in 2007. Though construction was halted subsequently in 2008 due to decrease in housing demand, the project resumed construction in 2011 and was eventually completed in 2014 as the Four Seasons at Ridgemont.

2. Designation of an Affordable Housing Overlay district on the northwest corner of Broadway and Coles Crossing Road in accordance with the Borough's Housing Element and Fair Share Plan to address second round affordable housing obligations.

The Affordable Housing Overlay district was adopted in 2002 (over the current Comfort Auto Rental Site) to allow a total of 10 affordable housing units. Within the zone, in addition to those uses permitted in the B-1 district, multifamily dwelling units for low- and moderate-income residents in accordance with the regulations set forth by the Council on Affordable Housing (COAH) are permitted.

3. Creation of a Retail Center District to encompass Tice's Corner Shopping Center.

The site remains zoned as B-2. No zoning changes have been implemented since the adoption of the 2002 Master Plan.

4. Rezoning of residential properties adjoining Ingersoll Rand from R-30 Residential to Executive Office.

Ingersoll Rand acquired the adjoining properties subsequent to the adoption of the 2002 Master Plan. In 2004, Ingersoll Rand relocated to Montvale and BMW acquired the entire Ingersoll Rand campus to expand its North American corporate headquarters. The entire BMW campus was rezoned to OR Office Research in 2005.

5. Broadway Business District Enhancement.

No streetscape improvements have been installed since 2008. However new design guidelines have been proposed in the form of zoning amendments for the Broadway Corridor.

6. Circulation and parking improvements at the Woodcliff Lake Train Station.

Through coordination with Bergen County, an additional pedestrian crossing and associated safety improvements will be constructed to provide enhanced safety and convenience for pedestrians accessing the train station from the southerly parking lot. The Borough has also initiated a review by the County of signal timing and phasing for the intersection of Broadway with Woodcliff Avenue/Highview Avenue.

7. Reservoir Causeway Improvements.

See discussion under Objective #7 above.

8. Installation of sidewalks on Woodcliff Avenue.

See discussion under Objective # 15 above.

9. Acquisition of Hathaway Site to complete a linkage between existing municipal recreation lands on the west side of Werimus Road and supplement the amount of existing open space.

The Borough acquired the site in 2010 with the help of a grant from the Bergen County Open Space Trust Fund.

10. Evaluation of alternative uses for residential properties at the northeast corner of Glen Road and Chestnut Ridge Road.

The site was subsequently developed as the Bristol Assisted Living at Woodcliff Lake.

11. Comprehensive review of land use regulations, including the zoning ordinance and design standards.

The 2002 Master Plan made many specific recommendations for amendments to land use regulations of the Borough. The plan raised the need for an index, a detailed administrative section explaining application procedures with a checklist, and a table of uses to simplify the use of the zoning ordinance. The plan also recommended revising definitions, particularly as they relate to various yards, building height, and minor subdivision, to avoid confusion and reflect current planning policies. In terms of specific zoning districts, the plan highlighted the need to distinguish permitted uses for the three business districts and to add floor area ratio regulations for residential districts. The plan additionally encouraged updating the zoning map to include lot lines, to codify ordinance amendments into comprehensive regulations, and to consider more detailed design standards, particularly for the Broadway Commercial area.

A handful of the recommendations have been incorporated: the current zoning map includes lot lines, a definition of "Floor Area Ratio" was added in 2005, and amendments are now codified electronically. However, the regulations still contain outdated or inconsistent definitions that should be reviewed.

12. Traffic and circulation improvements to enhance safety at several intersections: Werimus Road and Saddle River Road; Chestnut Ridge Road/Glen Road/County Road; Chestnut Ridge Road and Saddle River Road; and Saddle River Road and Overlook Road.

Other than the upgrading of intersection curbing (i.e., the addition of ADA ramps), no other safety improvements have been undertaken at these intersections. It should be noted that the Borough has initiated and is coordinating potential improvements to the intersection of Woodcliff Avenue and Werimus Road. Since both of them are county roads, improvements can only be undertaken by and under the jurisdiction of the County. The County has however widened certain parts of

Chestnut Ridge Road, added delineated turn lanes and a traffic signal at Chestnut Ridge Road/Saddle River Road and at Saddle River Road/Overlook.

13. Incorporation of a new Housing Element and Fair Share Plan addressing Third Round affordable housing obligations.

At the time of the 2008 Master Plan Reexamination Report, the Borough had prepared a Housing Element and Fair Share Plan in accordance with revised Third Round rules adopted by the Council on Affordable Housing (COAH). The Borough submitted this plan to COAH on November 6, 2008, but did not receive substantive certification due to inaction by COAH following legal challenges against its Third Round growth share methodology and failure to adopt revised regulations based on methodology utilized in the First and Second rounds.

In March 2015, the New Jersey Supreme Court issued a decision finding that the COAH administrative process had become non-functioning and, as a result, returned primary jurisdiction over affordable housing matters to the trial courts. The decision also allowed “participating municipalities,” such as Woodcliff Lake, that had attempted to address their affordable housing obligations in 2008 by preparing a Housing Element and Fair Share Plan another opportunity to prepare a new plan to address Third Round obligations. Soon after the court decision, the Borough filed a declaratory judgment action for immunity against Builder’s Remedy lawsuits and adopted a preliminary Housing Element and Fair Share Plan.

On November 8, 2017, the Borough adopted a Settlement Agreement with the Fair Share Housing Center (FSHC), a Supreme Court-designated interested party in affordable housing proceedings statewide, to meet its affordable housing obligation through 2025. On June 11, 2018, the Borough adopted its most recent Housing Element and Fair Share Plan detailing realistic mechanisms to meet its Third Round Prospective and Rehabilitation obligations established by the settlement agreement.

In accordance with the 2018 Housing Element and Fair Share Plan, the Borough adopted a Mandatory Affordable Housing Set-Aside Ordinance on November 20, 2018. The ordinance requires that new multifamily development of five or more units developed through planning or zoning board approval or a redevelopment or rehabilitation plan to set-aside at least 15% of all units in rental developments and 20% of all units in for-sale developments as affordable. On June 17th, 2019, the Borough repealed and replaced its general affordable housing regulations to bring them into compliance with case law and the portions of COAH’s Substantive Rules which have not been invalidated. The Borough has also adopted a new Veterans Affordable Housing Overlay (AH-VO) on Block 2502 Lot 1 in the R-22.5 district to allow an affordable veterans multiunit housing development, and an overlay zone over the former Teva site to allow for senior inclusionary development. The Borough is also in the process of selecting a redeveloper to construct 16 affordable rental family units on the North Broadway site. Finally, the Borough also extended the affordability controls on 13 of the 22 affordable units on Centennial Way, ensuring that these units remain affordable for another 30 years.

The Borough of Woodcliff Lake remains committed to meeting its constitutional obligation to provide a realistic opportunity for a fair share of the region's present and prospective needs for housing for low and moderate income households. The Borough will continue its efforts to rehabilitate existing units, establish inclusive zoning regulations, and maintain an Affordable Housing Trust Fund and dedicated Spending plan, in order to implement its 2018 Housing Element and Fair Share Plan.

14. Evaluation of alternative zoning for area zoned R-30 north of County Road and along Pickwick Lane in light of the changed land use character of the area.

This area was rezoned for and developed as the Gables at Woodcliff Lake townhome community.

15. Differentiation of permitted uses in B-1, B-2 and B-3 Districts.

An ordinance has been introduced by the Council which will revise permitted uses in all three business districts.

16. Evaluation of appropriate commercial zones to permit restaurants and establish conditions for such use.

The zoning ordinance has been amended to allow restaurants as a conditional use in B-2, B-3, and EAO Executive and Administrative Office District. A restaurant may only be located in office buildings of at least 50,000 square feet, and the area of the restaurant must not exceed 5% of the gross floor area of the entire building. Additional conditional use standards have also been established to provide specific regulations regarding seating, takeout service, signage, minimum parking spaces, hours of operation, as well as prohibitions against usage of disposable containers and utensils, serving of alcoholic beverages, and dancing and entertainment. Restaurants are also to be permitted uses in the B-1, B-2, and B-3 districts per the ordinance that was recently introduced by the Council.

17. Zoning map amendment to designate the BMW North American Headquarters site in the OR Office Research District.

Zoning map amendment has been made to include the BMW property in the OR zone.

18. Stalled construction of the K. Hovnanian age-restricted housing project.

K. Hovnanian completed construction of the Four Seasons at Ridgemont age-restricted housing development in 2014.

19. Investigation of source of reservoir debris after storms.

The SUEZ water company does regular maintenance of the Reservoir, including collecting debris along the shoreline. Such debris is collected in dumpsters and disposed of. The Borough also

organizes clean-up days, typically one day in April and/or May in which debris is removed both from the shoreline as well as floating debris. The Hackensack Riverkeepers also participate in clean-up efforts in and around the reservoir.

20. Completion of Broadway Corridor Study.

The Borough completed Phase 1 of the Broadway Corridor Study in May 2008 and Phase 2 in August 2012. Per Resolution 2012-02, the Borough formally adopted Broadway Corridor Phase 2 Study as an amendment to the master plan on September 24, 2012. The Broadway Corridor Study provides a detailed analysis of the existing condition and sets forth planning recommendations to guide the design and redevelopment of the Broadway Corridor Area.

21. Evaluation of railroad commuter parking needs at the Woodcliff Lake train station.

No study has been undertaken in this regard since 2008.

22. Traffic and circulation improvements at the intersection of Broadway/Highview and Causeway.

No study has been undertaken in this regard since 2008.

23. Expansion of recreation opportunities and land acquisition for such purposes.

In December 2018, the Borough adopted by referendum the Open Space Trust Fund to finance the acquisition, development, and maintenance of open space for the purposes of both active and passive recreation.

In addition to the Hathaway site, which was acquired in 2010, the Borough has recently acquired the Galaxy Gardens site in June 2018. The 2.25 acre parcel is on the corner of Woodcliff Avenue and Werimus Road and was formerly used as a garden center. Soil remediation at Galaxy Gardens will commence soon and is expected to be completed this summer (2019). Plans for improving Galaxy Gardens as a passive and/or active or recreational complex have not commenced yet.

IV. CHANGES IN ASSUMPTIONS, GOALS AND POLICIES SINCE THE 2008 MASTER PLAN REEXAMINATION REPORT

The 2002 Master Plan and 2008 Master Plan Reexamination Report have served the Borough well in guiding growth in a manner that has helped the Borough to realize its central land use objectives, and to regulate and manage the impacts of such growth in a way that has protected the existing character of neighborhoods, diversified housing choice for residents, preserved natural resources and expanded recreational opportunities, and fostered economic development, particularly along Chestnut Ridge Road. The following section describes the major changes in assumptions, goals, and policies since the 2008 Master Plan Reexamination Report that will provide the framework for a new comprehensive master plan to guide land use policies and development for the next 10 years.

A. Changes at the Local Level

Population and Demographics

In the past decade, the population of Woodcliff Lake has remained stable. From 2009 to 2017, the population of the Borough only increased by 3 persons to a total of 5,868 persons. Compared to the first decade of the 2000s, which exhibited 2.1% population growth, the period between 2009 and 2017 thus only saw a 0.1% increase in population. While the population in Woodcliff Lake remained stagnant, Bergen County as a whole experienced modest growth of 5.6% in the past decade. These recent figures are reflective of the overall trend of population change in the Borough since the 1970s, which has shown very little fluctuation between decades.

Table 1: Population Change in Woodcliff Lake and Bergen County, 2000, 2009 & 2017

	Woodcliff Lake	Bergen County
2000 Population	5,745	884,118
2009 Population	5,865	888,546
2017 Population	5,868	937,920
Change 2000-2009	120	4,428
% Change 2000-2009	2.1%	0.5%
Change 2009-2017	3	49,374
% Change 2009-2017	0.1%	5.6%

Source: U.S. Census Bureau, 2000 Census; American Community Survey 2005-2009 & 2013-2017 Five-year Estimates

Racial composition of the Borough has also remained relatively unchanged, with people who identify as “white alone” consisting of the majority (over 80%) of the Borough population. Between 2009 and 2017, this population exhibited a 6% increase. In contrast, populations who identify as “Black/African American alone” and “some other race alone” decreased significantly during this time period (by 119 persons and 219 persons, respectively). In regards to Hispanic/Latino ethnicity, notably, the population identifying as Hispanic or Latino decreased by 75.4%. In short, the Borough has become somewhat less racially and ethnically diverse (see Table 2).

Table 2: Race & Ethnicity in Woodcliff Lake, 2009 & 2017

Race/Ethnicity	2009		2017		2009-2017 Change	
	Number	Percent	Number	Percent	Number	Percent
White alone	4971	84.8%	5,271	89.8%	300	6.0%
Black/African American alone	275	4.7%	156	2.7%	-119	-43.3%
American Indian/Alaska Native alone	0	0.0%	0	0.0%	0	0.0%
Asian alone	379	6.5%	382	6.5%	3	0.8%
Native Hawaiian and Other Pacific Islander alone	0	0.0%	0	0.0%	0	0.0%
Some other race alone	219	3.7%	0	0.0%	-219	-100.0%
Two or more races	21	0.4%	59	1.0%	38	181.0%
Not Hispanic/Latino	5,491	93.6%	5,776	98.4%	285	5.2%
Hispanic/Latino	374	6.4%	92	1.6%	-282	-75.4%
Total Population	5,865	100.0%	5,868	100.0%	3	0.05%

Source: U.S. Census Bureau, American Community Survey 2005-2009 & 2013-2017 Five-year Estimates

The median age in the Borough increased from 41.7 years in 2009 to 46.7 in 2017 (see Table 3). The aging of the population can be attributed to the significant increase in population 55-74 years old while school age children under 18 years old and the younger workforce population 25-44 years old decreased. Namely, children under 18 years old decreased from 28.8% of the total population in 2009 to 24.4% in 2017; the population 25-44 years old decreased from 20.5% to 14.3%. In contrast, older adults over the age of 55 years comprised 33.4% of the total population in 2017.

Table 3: Age Cohorts and Median Age in Woodcliff Lake, 2009 & 2017

Age Cohort	2009		2017		2009-2017 Change	
	Number	Percent	Number	Percent	Number	Percent
Under 5 years	340	5.8%	228	3.9%	-112	-32.9%
5-17 years	1347	23.0%	1204	20.5%	-143	-10.6%
18-24 years	323	5.5%	474	8.1%	151	46.7%
25-34 years	323	5.5%	232	4.0%	-91	-28.2%
35-44 years	877	15.0%	606	10.3%	-271	-30.9%
45-54 years	1126	19.2%	1166	19.9%	40	3.6%
55-64 years	718	12.2%	986	16.8%	268	37.3%
65-74 years	430	7.3%	575	9.8%	145	33.7%
75-84 years	248	4.2%	282	4.8%	34	13.7%
85 years and over	133	2.3%	115	2.0%	-18	-13.5%
Total Population	5,865	100.0%	5,868	100.0%	3	0.05%
Median Age	41.7		46.7		-	

Source: U.S. Census Bureau, American Community Survey 2005-2009 & 2013-2017 Five-year Estimates

The shifts in age cohorts are also reflected in the change in household structure (see Table 4). Between 2009 and 2017, despite almost no change in total population, the total number of households grew by 196 in the Borough. However, the percentage of households with school age children under 18 years decreased from 44.2% of total households in 2009 to 36.2% in 2017; and the percentage of one-person households increased from 9.2% to 14.8%. These changes indicate a trend towards fewer children and smaller households. In fact, the average household size in the Borough decreased from 3.12 persons in 2009 to 2.81 persons in 2017. At the same time, households with one or more people 60 years and over increased from 36.7% to 39.3% and householders 65 years and older living alone increased from 5.4% to 9.7%, additionally reflecting aging demographics.

Table 4: Selected Household Characteristics in Woodcliff Lake, 2009 & 2017

Type of Household	2009	2017
Households with one or more people under 18 years	44.2%	36.2%
Households with one or more people 60 years and over	36.7%	39.3%
Householder living alone	9.2%	14.8%
65 years and over	5.4%	9.7%
Total Households	1,857	2,053
Average Household Size	3.12	2.81

Source: U.S. Census Bureau, American Community Survey 2005-2009 & 2013-2017 Five-year Estimates

Employment and Financial Characteristics

According to the U.S. Census Bureau's American Community Survey, the labor force participation rate in Woodcliff Lake for the population 16 years and over was 67.1% in 2009 and 63.1% in 2017. Within the labor force, the unemployment rate was 3.4% in 2009 and 2.5% in 2017. As shown in Table 5, over half of workers residing in the Borough are employed in management, business, science, and arts occupations. Of the remaining worker population over 16 years old in the Borough, half are employed in sales and office occupations. Notably, workers in management, business, science, and arts occupations grew from 52.2% of the total worker population in 2009 to 63.0% in 2017 as workers in other occupations decreased.

Broken down by industry as in Table 6, the main industries for employment are finance and insurance, and real estate and rental and leasing; professional, scientific, and management, and administrative and waste management services; and educational services, and health care and social assistance. Combined, these three industries employ over half of the civilian employed population 16 years and over in the Borough. However, between 2009 and 2017, the number of workers in the finance and insurance, and real estate and rental and leasing industry decreased by 175 workers, the most out of all industries. In contrast, the wholesale trade industry experienced significant growth, increasing from 6.0% of the total worker population in 2009 to 9.9% in 2017, almost at the level of the finance and insurance, and real estate and rental and leasing industry (10.1%). In summary, there have been shifts in employment industries in the Borough, but management, professional, educational, and health services sectors remain prominent.

Table 5: Civilian Employed Population 16 Years & Over by Occupation in Woodcliff Lake, 2009 & 2017

Occupation	2009		2017		Change 2009-2017	
	Number	Percent	Number	Percent	Number	Percent
Management, business, science, and arts occupations	1,495	52.2%	1,830	63.0%	335	22.4%
Service occupations	360	12.6%	180	6.2%	-180	-50.0%
Sales and office occupations	812	28.4%	659	22.7%	-153	-18.8%
Natural resources, construction, and maintenance occupations	141	4.9%	141	4.9%	0	0.0%
Production, transportation, and material moving occupations	56	2.0%	97	3.3%	41	73.2%
Employed Civilian Population Age 16+	2,864	100.0%	2,907	100.0%	43	1.5%

Source: U.S. Census Bureau, American Community Survey 2005-2009 & 2013-2017 Five-year Estimate

Table 6: Civilian Employed Population 16 Years & Over by Industry in Woodcliff Lake, 2009 & 2017

Industry	2009		2017		Change 2009-2017	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	10	0.3%	25	0.9%	15	150.0%
Construction	174	6.1%	142	4.9%	-32	-18.4%
Manufacturing	174	6.1%	211	7.3%	37	21.3%
Wholesale trade	173	6.0%	288	9.9%	115	66.5%
Retail trade	276	9.6%	257	8.8%	-19	-6.9%
Transportation and warehousing, and utilities	131	4.6%	119	4.1%	-12	-9.2%
Information	82	2.9%	72	2.5%	-10	-12.2%
Finance and insurance, and real estate and rental and leasing	470	16.4%	295	10.1%	-175	-37.2%
Professional, scientific, and management, and administrative and waste management services	446	15.6%	515	17.7%	69	15.5%
Educational services, and health care and social assistance	546	19.1%	694	23.9%	148	27.1%
Arts, entertainment, and recreation, and accommodation and food services	251	8.8%	160	5.5%	-91	-36.3%
Other services, except public administration	46	1.6%	90	3.1%	44	95.7%
Public administration	85	3.0%	39	1.3%	-46	-54.1%
Employed Civilian Population Age 16+	2,864	100.0%	2,907	100.0%	43	1.5%

Source: U.S. Census Bureau, American Community Survey 2005-2009 & 2013-2017 Five-year Estimate

Corresponding to the predominant sectors of employment and occupation held by Borough workers, median household income in the Borough (\$161,250) is almost two times the median household income in Bergen County as a whole (\$91,572). Notably, over half of households in the Borough have income of \$150,000 or more, compared to just 27.8% of households in the county (see Table 7).

Table 7: Household Income in Woodcliff Lake and Bergen County, 2017

Household Income	Woodcliff Lake		Bergen County	
	Number	Percent	Number	Percent
Less than \$15,000	10	0.5%	24,562	7.3%
\$15,000 to \$24,999	38	1.9%	20,342	6.0%
\$25,000 to \$34,999	79	3.8%	20,039	5.9%
\$35,000 to \$49,999	78	3.8%	28,949	8.6%
\$50,000 to \$74,999	169	8.2%	46,989	13.9%
\$75,000 to \$99,999	165	8.0%	40,739	12.1%
\$100,000 to \$149,999	396	19.3%	62,176	18.4%
\$150,000 or more	1118	54.5%	94,023	27.8%
Total Households	2,053	100.0%	337,819	100.0%
Median Household Income	\$161,250		\$91,572	

Source: U.S. Census Bureau, American Community Survey 2013-2017 Five-year Estimates

In regards to commuting patterns, no significant change has occurred in the past decade in Borough workers' place of work. As shown in Table 8, the percentage of workers who are employed within Bergen County has remained at approximately 64% over the years. The percentage of residents who work outside of Bergen County but within the state of New Jersey is still approximately 12%, and the percentage of workers who commute outside of New Jersey increased slightly by 3.5%.

Table 8: Place of Work for Workers 16 Years & Over in Woodcliff Lake, 2009 & 2017

Place of Work	2009		2017		Change 2009-2017	
	Number	Percent	Number	Percent	Number	Percent
Worked in state of residence						
Worked in county of residence	1,785	63.8%	1,804	63.6%	19	1.1%
Worked outside county of residence	333	11.9%	330	11.6%	-3	-0.9%
Worked outside state of residence	680	24.3%	704	24.8%	24	3.5%
Total Workers 16 Years & Over	2,798	100.0%	2,838	100.0%	40	1.4%

Source: U.S. Census Bureau, American Community Survey 2005-2009 & 2013-2017 Five-year Estimate

As shown in Table 9, over 70% of workers in the Borough drive alone to work. However, in the past decade, there have been increases in workers who carpool, use public transportation, or walk. Additionally, a significantly more number of workers worked from home in 2017 (9.9%) than in 2009 (3.6%). These changes in method of commuting, coupled with the fact that place of work has remained largely unchanged, indicate a slight shift in travel behavior towards shared mobility, transit, and active transportation.

Table 9: Means of Transportation to Work for Workers 16 Years & Over in Woodcliff Lake, 2009 & 2017

Means of Transportation to Work	2009		2017		Change 2009-2017	
	Number	Percent	Number	Percent	Number	Percent
Car, truck, or van – drove alone	2,207	78.9%	2,020	71.2%	-187	-8.5%
Car, truck, or van – carpoled	133	4.8%	177	6.2%	44	33.1%
Public transportation (excluding taxi)	273	9.8%	294	10.4%	21	7.7%
Walked	13	0.5%	29	1.0%	16	123.1%
Other means	71	2.5%	37	1.3%	-34	-47.9%
Worked at home	101	3.6%	281	9.9%	180	178.2%
Total Workers 16 Years & Over	2,798	100.0%	2,838	100.0%	40	1.4%
Mean travel time to work (minutes)	30.6		33.1		-	

Source: U.S. Census Bureau, American Community Survey 2005-2009 & 2013-2017 Five-year Estimate

Housing Stock

The housing stock in Woodcliff Lake remains as predominantly single-family detached housing. In 2017, 1,990 units out of 2,104 total housing units were single-family detached homes, comprising 94.6% of the housing stock (see Table 10). The number of single family detached homes increased by 205 units (11.5%) from 2009 to 2017. During this time period, many single-family attached and 2-4 unit dwellings were demolished and replaced with multifamily dwellings with 5 or more units – housing units in multifamily buildings with 5 or more units increased by 51 units. In 2017, multifamily dwellings with 5 or more units comprised the second largest type of housing units in the Borough.

Table 10: Housing Units by Type of Structure in Woodcliff Lake, 2009 & 2017

	2009		2017		2009-2017 Change	
	Number	Percent	Number	Percent	Number	Percent
Single-family detached	1,785	93.9%	1,990	94.6%	205	11.5%
Single-family attached	31	1.6%	10	0.5%	-21	-67.7%
2-4 Units	73	3.8%	41	1.9%	-32	-43.8%
5 or more Units	12	0.6%	63	2.9%	51	425.0%
Mobile Home	0	0.0%	0	0.0%	0	0.0%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%
Total Housing Units	1,901	100.0%	2,104	100.0%	203	10.7%

Source: U.S. Census Bureau, American Community Survey 2005-2009 & 2013-2017 Five-year Estimates

As shown in Table 11, between 2009 and 2017, renter-occupied housing units increased by 49 units (40.2%) whereas owner-occupied housing units increased by 147 units (8.5%). Though the housing stock in the Borough is still predominantly owner-occupied, the percentage of renter-occupied housing units increased from 6.4% of total housing units in 2009 to 8.1% of total housing units in 2017. This corresponds with the growth in multifamily dwellings with 5 or more units, which are more likely to have rental units compared with other housing types.

Table 11: Housing Tenure and Occupancy in Woodcliff Lake, 2009 & 2017

	2009		2017		2009-2017 Change	
	Number	Percent	Number	Percent	Number	Percent
Owner-occupied	1,735	91.3%	1,882	89.4%	147	8.5%
Renter-occupied	122	6.4%	171	8.1%	49	40.2%
Vacant	44	2.3%	51	2.4%	7	15.9%
Total Housing Units	1,901	100.0%	2,104	100.0%	203	10.7%

Source: U.S. Census Bureau, American Community Survey 2005-2009 & 2013-2017 Five-year Estimates

A greater percentage of the renter-occupied housing stock are new products built in 2000 or later (22.8%) compared to owner-occupied housing stock (6.0%). The remaining rental units were predominantly constructed in the 1960s or earlier (66.0%). Similarly, 56.6% of owner-occupied housing units were constructed in the 1960s or earlier. Whereas only 11.1% of renter-occupied units were built between 1970 and 1999, 37.5% of owner-occupied units were built during that time period.

Table 12: Housing Units by Year Structure Built in Woodcliff Lake, 2017

	Owner-occupied		Renter-occupied		All Units (inc. Vacant)	
	Number	Percent	Number	Percent	Number	Percent
Built 2010 or later	31	1.6%	0	0.0%	53	2.5%
Built 2000 to 2009	82	4.4%	39	22.8%	121	5.8%
Built 1990 to 1999	204	10.8%	11	6.4%	215	10.2%
Built 1980 to 1989	244	13.0%	8	4.7%	252	12.0%
Built 1970 to 1979	257	13.7%	0	0.0%	277	13.2%
Built 1960 to 1969	415	22.1%	37	21.6%	452	21.5%
Built 1950 to 1959	375	19.9%	17	9.9%	401	19.1%
Built 1940 to 1949	90	4.8%	29	17.0%	119	5.7%
Built 1939 or earlier	184	9.8%	30	17.5%	214	10.2%
Total Housing Units	1,882	100.0%	171	100.0%	2,104	100.0%

Source: U.S. Census Bureau, American Community Survey 2013-2017 Five-year Estimates

As Tables 13 and 14 show, housing value in Woodcliff Lake is generally higher than in Bergen County as a whole. The median value of owner-occupied housing units in the Borough is \$769,500 compared to \$451,200 in the county; and the median gross rent of renter-occupied housing units in the Borough is \$1,878 compared to \$1,419 in the county. Notably, the great majority (64.2%) of owner-occupied housing units in the Borough are valued between \$500,000 and \$999,999 and only 4.8% are below \$300,000. Of renter-occupied units, 26.3% have gross rents over \$3,000 compared to just 4.5% in the county. Further, there are no rental units with gross rent below \$800 in the Borough.

Table 13: Value of Owner-occupied Housing Units in Woodcliff Lake and Bergen County, 2017

	Woodcliff Lake		Bergen County	
	Number	Percent	Number	Percent
Less than \$50,000	24	1.3%	4,159	1.9%
\$50,000 to \$99,999	8	0.4%	2,042	0.9%
\$100,000 to \$149,999	0	0.0%	2,863	1.3%
\$150,000 to \$199,999	29	1.5%	5,034	2.3%
\$200,000 to \$299,999	30	1.6%	22,753	10.4%
\$300,000 to \$499,999	222	11.8%	93,062	42.7%
\$500,000 to \$999,999	1,208	64.2%	71,992	33.0%
\$1,000,000 or more	361	19.2%	16,161	7.4%
Total Owner-occupied Units	1,882	100.0%	218,066	100.0%
Median Value	\$769,500		\$451,200	

Source: U.S. Census Bureau, American Community Survey 2013-2017 Five-year Estimates

Table 14: Gross Rent of Renter-occupied Housing Units in Woodcliff Lake and Bergen County, 2017

Cash Rent	Woodcliff Lake		Bergen County	
	Number	Percent	Number	Percent
Less than \$800	0	0.0%	9,656	8.1%
\$800 to \$899	28	16.4%	2,844	2.4%
\$900 to \$999	11	6.4%	5,092	4.3%
\$1,000 to \$1,999	58	33.9%	76,046	63.5%
\$2,000 to \$2,999	29	17.0%	16,489	13.8%
\$3,000 or more	45	26.3%	5,375	4.5%
No cash rent	0	0.0%	4,251	3.5%
Total Renter-occupied Units	171	100.0%	119,753	100.0%
Median Gross Rent	\$1,878		\$1,419	

Source: U.S. Census Bureau, American Community Survey 2013-2017 Five-year Estimates

Development Activity

From 2008 to 2017, a total of 76 housing units were authorized by building permits and a total of 31 units were issued demolition permits (Table 15). Of the building permits, 39 were for one- and two-family units, 33 were for multifamily units, and 4 were for residential units in mixed-use buildings. Notably, both types of permits have been issued for one- and two-family residential dwellings consistently since 2008.

Table 15: Housing Units Authorized by Building vs. Demolition Permits in Woodcliff Lake, 2008-2017

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Total
1&2 family											
Building	5	2	5	4	3	5	5	3	5	2	39
Demolition	1	1	3	5	7	6	1	4	1	2	31
Multifamily											
Building	0	0	0	0	13	0	0	0	8	12	33
Demolition	0	0	0	0	0	0	0	0	0	0	0
Mixed use											
Building	0	0	0	0	0	0	0	0	0	4	4
Demolition	0	0	0	0	0	0	0	0	0	0	0
Total											
Building	5	2	5	4	16	5	5	3	13	18	76
Demolition	1	1	3	5	7	6	1	4	1	2	31

Source: NJ Department of Community Affairs, Building Permits, 2008-2017; Demolition Permits, 2008-2017

From 2008 to 2017, 73 housing units, including 45 one- and two-family units, 25 multifamily units, and 3 units in mixed-use buildings, obtained certificates of occupancy in the Borough (see Table 16).

Table 16: Housing Units Certified in Woodcliff Lake, 2008-2017

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Total
1&2 family	8	5	2	3	5	6	3	3	4	6	45
Multifamily	0	0	0	0	0	0	13	0	0	12	25
Mixed use	0	0	0	0	0	0	0	0	0	3	3
Total	8	5	2	3	5	6	16	3	4	21	73

Source: NJ Department of Community Affairs, Certificates of Occupancy Yearly Summary Data, 2008-2017

On the non-residential side, the Borough experienced modest development activity from 2008 to 2017. A total of 129,135 square feet of office space was certified during this time period.

Table 17: Square Feet of Nonresidential Space* Certified in Woodcliff Lake, 2008-2017

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Total
Office	109,764	0	10,951	0	0	0	0	0	0	8,420	129,135
Retail	0	0	0	0	0	0	0	0	0	0	0
Hotel/Motel	0	0	0	0	0	0	0	0	0	4,397	4,397
Institutional	0	0	0	0	0	132,774	0	0	0	0	132,774
Signs, fences, utility & misc	702	0	234	234	0	0	0	0	0	0	1,170
Other	0	0	0	0	0	0	0	0	0	0	0
Total	110,466	0	11,185	234	0	132,774	0	0	0	12,817	267,476

*Not including Multifamily/Dormitories

Source: NJ Department of Community Affairs, Certificates of Occupancy Yearly Summary Data, 2008-2017

B. Changes at the County Level

Vision Bergen and Bergen County Master Plan

In 2010, the Bergen County Department of Planning embarked on a Visioning Process to inform planning priorities and key objectives for the new county master plan. In June 2011, the county published “Vision Bergen: The Visioning Component of the Bergen County Master Plan” that summarized the findings from the visioning efforts across the county. The document provides visions and ideas for seven different areas: economic vitality; open space, parks and recreation, and natural systems; transportation; land use, housing, and neighborhoods; property taxes and shared services; water, sewer, utilities, energy infrastructure; and arts, culture, and historic resources.

Notably, the vision plan highlights several specific aspects of Woodcliff Lake. For one, the plan identifies Woodcliff Lake Reservoir as a significant regional water feature that should be protected and preserved. The plan also identifies Chestnut Ridge Road and County Road as one of the most congested locations on the regional road network. The plan identifies a range of suggestions to decrease auto dependence and mitigate congestion within the county, including Bus Rapid Transit (BRT) service along major county roads, installing intelligent transportation systems (ITS), and adopting a “complete streets” policy. Additionally, the plan recognizes that Woodcliff Lake has a large “reverse commuter”¹ population and recommends improvements to NJ Transit’s Pascack Valley and Bergen-Main Lines to improve intra-county transit connections and convenience for reverse commuters.

The Bergen County Department of Planning initiated the development of the new County Master Plan in 2018, and is still in the process of creating the plan. The new Woodcliff Lake Master Plan should take into account the broader visions for the county and any specific recommendations pertaining to the Borough enumerated in Vision Bergen and the new county master plan.

Bergen County Parks Master Plan

The Bergen County Parks Department initiated a master plan process for the Bergen County Park system in 2016. Following several rounds of community meetings and public outreach, a draft plan was created in 2017 and is now undergoing revisions. The goal of the new Parks Master Plan is to “identify the characteristics of the Bergen County recreation and open space system, accommodate the needs of current residents, and respond to projected future growth of the County.”

Wood Dale County Park is a 118-acre Bergen County maintained park that is partially located in Woodcliff Lake. The park provides valuable recreational amenities and opportunities for Borough residents, including tennis courts, an off-leash dog park area, pedestrian pathways, playgrounds, and areas for picnicking, fishing, and model boating. The open space element of the future Woodcliff Lake Master Plan should incorporate the findings and recommendations of the Bergen County Parks Master Plan to ensure consistency with regional visions for parks and open spaces.

C. Changes at the State Level

Affordable Housing (COAH)

On May 6, 2008, the Council of Affordable Housing (COAH) adopted the revised Third Round Substantive and Procedural Rules and advised that the new regulations would be published in the June 2, 2008 New Jersey Register, thereby becoming effective. On May 6, 2008, COAH simultaneously proposed amendments to the revised Third Round rules it had just adopted. Those amendments were subsequently adopted and made effective on October 20, 2008 (i.e. N.J.A.C. 5:96 and N.J.A.C. 5:97).

N.J.A.C. 5:96 and 5:97 as adopted in 2008 were challenged in an appeal entitled In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 416 N.J. Super. 462 (App. Div. 2010). In its October 8, 2010 decision, the Appellate Division determined, among other things, that the growth share methodology was invalid and that COAH should adopt regulations utilizing methodologies similar to the ones utilized in the First and Second rounds (i.e. 1987-1999). On September

¹ Defined as commuters who do not go to NYC for work and instead commute within the county or to the county from other parts of New Jersey and New York.

26, 2013, the Supreme Court of New Jersey affirmed the Appellate Division's invalidation of the Third Round regulations, sustained their determination that the growth share methodology was invalid, and directed COAH to adopt new regulations based upon the methodology utilized in the First and Second Rounds. COAH proceeded to propose such regulations in accordance with the schedule and amended schedule established by the New Jersey Supreme Court. However, on October 20, 2014, COAH deadlocked with a 3-3 vote and failed to adopt the revised Third Round regulations.

Due to COAH's failure to adopt the revised regulations and subsequent inaction, Fair Share Housing Center (FSHC), a party in the 2010 and 2013 court cases, filed a motion with the New Jersey Supreme Court to enforce litigant's rights. On March 10, 2015 the New Jersey Supreme Court issued its decision on FSHC's motion, finding that the COAH administrative process had become non-functioning and, as a result, returned primary jurisdiction over affordable housing matters to the trial courts. In doing so, the Supreme Court established a transitional process for municipalities to file a declaratory judgment action with the trial courts seeking to declare their Housing Element and Fair Share Plans as being constitutionally compliant and seeking similar protections to those that the participating municipalities would have received if they had continued to proceed before COAH.

In light of the Court decision, the Borough of Woodcliff Lake filed a Declaratory Judgment action and adopted a Housing Element and Fair Share Plan in 2015. On November 8, 2017, the Borough adopted a Settlement Agreement with the Fair Share Housing Center, the Supreme Court-designated interested party in affordable housing proceedings statewide, to meet its affordable housing obligation through 2025. On June 11, 2018, the Borough adopted its most recent Housing Element and Fair Share Plan detailing realistic mechanisms to meet its Third Round Prospective and Rehabilitation obligations established by the settlement agreement.

State Development and Redevelopment Plan

In 2010, the State released a new draft State Strategic Plan to supersede the 2001 State Development and Redevelopment Plan. Public hearings were held in February, March, and September of 2012. The draft State Strategic Plan has not been adopted by the State Planning Commission at this time and was put on hold following Superstorm Sandy in October 2012.

The draft document contained only four goals, as follows:

1. Targeted Economic Growth: Enhance opportunities for attraction and growth of industries of statewide and regional importance.
2. Effective Planning for Vibrant Regions: Guide and inform regional planning so that each region of the State can experience appropriate growth according to the desires and assets of that region.
3. Preservation and Enhancement of Critical State Resources: Ensure that strategies for growth include preservation of the State's critical natural, agricultural, scenic, recreation, and historic resources, recognizing the roles they play in sustaining and improving the quality of life for New Jersey residents and attracting economic growth.
4. Tactical Alignment of Government: Enable effective resource allocation, coordination, cooperation and communication among those who play a role in meeting the mission of this Plan.

It should be noted that the draft document did not include a map, nor did it include planning area designations as in the case of the 2001 SDRP.

Adoption of Complete Streets Policy by NJDOT (2009)

In late 2009, the New Jersey Department of Transportation (NJDOT) adopted a Complete Streets Policy. Complete Streets is defined by the NJDOT as a means to “provide safe access for all users by designing and operating a comprehensive, integrated, connected multi-modal network of transportation options.” A number of counties and over 100 municipalities have adopted Complete Streets policies. The intent of the policy is to provide streets to meet the needs of all types of users and all modes of transportation – pedestrians, bikes, transit, automobiles, and trucks.

Amendments to the Municipal Land Use Law (MLUL)

1. Green Building and Environmental Sustainability Element (2008)

In August 2008, the MLUL was amended to include the Green Building and Environmental Sustainability Element (GBESE) in the list of permitted Master Plan Elements. It describes the Element as the following:

A green buildings and environmental sustainability plan element, which shall provide for, encourage, and promote the efficient use of natural resources and the installation and usage of renewable energy systems; consider the impact of buildings on the local, regional and global environment; allow ecosystems to function naturally; conserve and reuse water; treat stormwater on-site; and optimize climatic conditions through site orientation and design.

2. Solar and Wind Facilities as Permitted Uses in Industrial Zones (2008) and Definition of Inherently Beneficial Use (2009)

The MLUL was amended in 2008 to provide that solar and wind facilities on parcels of 20 acres or more shall be deemed as permitted uses in industrial zone districts. In addition, in 2009, the definition of “inherently beneficial use” in the MLUL was amended to include a wind, solar, or photovoltaic energy facility or structure.

3. Time of Decision (2010)

On May 5, 2010, Governor Christie signed P.L. 2010 c.9 into law, effectively nullifying the “time of decision” rule, which had previously allowed municipalities the ability to alter zoning requirements even after an application for development had been filed but before a formal decision on the application had been rendered. P.L. 2010 c.9 provides that the development regulations applicable to a property at the time an application for development is filed will govern the review of the application and any decision made pertaining to it. P.L. 2010 c.9 became effective on May 5, 2011.

4. Extension of Time Between Reexamination Reports (2011)

The MLUL was amended in 2011 to extend the maximum time permitted between municipal master plan reexamination reports from six years to ten years.

5. Exemption of Applications for Collocation of Wireless Communications Equipment on a Tower (2012)

The MLUL was amended in 2012 under N.J.S.A. 40:55D-46.2 so as to provide that an “application for development to collocate wireless communications equipment on a wireless communications support structure or in an existing equipment compound not be subject to site plan review” provided the application meets the following requirements: the wireless support structure shall have been previously approved by the appropriate approving authority; the collocation shall not increase the overall height of the support structure by more than 10 percent, nor increase the width of the support structure, nor increase the existing equipment compound to more than 2,500 square feet; and the collocation shall comply with all of the terms and conditions of the original approval and not trigger the need for variance relief.

D. Other Relevant Factors

Changes in Housing Preferences

In recent years, housing preference among two large demographic groups, the Baby Boomers (born between 1946 and 1964) and the Millennial generation (born between 1981 and 1996), has, on a national level, trended away from traditional large lot single-family housing. While the Borough will likely remain a predominantly single-family detached home community, it must still be cognizant of these changing housing preferences and market trends. Many of the inclusionary multi-family housing projects which will ensue from the rezonings or overlay rezonings in Woodcliff Lake as set forth in the Borough’s Housing Element and Fair Share Plan, will help to address the housing needs of such groups.

Impacts of Retail Shifts to E-Commerce

Retail is struggling throughout the State and the country both on Main Streets and in malls. The shift to e-commerce is one of the main drivers of this trend and has given rise to increase in demand for warehouse space and truck and freight traffic. To combat commercial vacancies, many communities have sought to attract “experiential retail” uses, particularly to their downtowns. These types of retail are far-reaching and include:

- Health and fitness facilities
- Indoor recreation areas
- Entertainment venues
- Restaurants, cafes, and bars
- Movie and performance theaters
- Personal services businesses, such as beauty salons and nail salons.

- Stores that offer multiple types of personalized or immersive experience. For example, a furniture store that operates like a café, a grocery store that provides consultation with a nutritionist, or a home décor and kitchenware shop that offers cooking classes.

Additionally, property owners of retail properties have looked to ways to develop more flexible floorplates for uses that need to expand quickly and can be adjusted to any size use. Some new developments have also experimented with flexible ground-floor designs that can be used as residential space and converted to retail use when there is more market demand for retail. These shifts and development trends present challenges for municipalities to update zoning and land use regulations surrounding retail development to accommodate the new types of uses and innovations. The changes to uses permitted in the B-1, B-2 and B-3 district will to a large extent allow such uses to be provided in Woodcliff Lake.

Small Cell Wireless Sites in the Right-of-Way on Top of Utility Poles

In recent years, wireless telephone service providers have begun to install antennas on top of existing utility poles in the public right-of-way (ROW) in order to provide ultra-fast wireless service by increasing coverage and boosting broadband capacity. This new technology represents a much less expensive alternative to digging up streets in order to lay down cabling or string the wires along utility poles. However, these new small cell wireless facilities in the public ROW may impact the streetscape and character of residential neighborhoods.

V. RECOMMENDED CHANGES TO THE MASTER PLAN

Based upon the assumptions, policies and objectives discussed in Section IV, as well as the ongoing planning issues discussed in Section III, a number of changes to the Woodcliff Lake Master Plan and land development regulations are recommended. Many of these will be explored and discussed in greater detail when a new comprehensive Master Plan is prepared within the coming year. In addition, certain amendments to the Borough's land development regulations, stemming from both the master plan itself as well as a comprehensive review and update of these regulations, will be prepared for adoption.

A broad overview of the issues of concern to be dealt with and scope of work to be undertaken in each element of the new Master Plan and revised land development regulations is detailed below.

A. A New Comprehensive Master Plan

It is recommended that a comprehensive new master plan, consisting of 11 chapters and 8 elements, be prepared along the following lines:

1. Introduction

The first chapter will provide an introduction of the master plan in order to explain the purpose and scope, planning process, and relationship to other local, county, and state plans. The "Introduction" chapter will also address the statutory requirements of preparing a master plan and set forth the different elements incorporated in the document.

2. Goals and Objectives

This chapter will provide the vision for Woodcliff Lake and set forth major goals and objectives. The goals and objectives will reflect changes in land use policies and new trends affecting development at the local, county, state, and national level, which have been discussed at some length in the prior chapters of this Reexamination Report. The goals and objectives will also reflect the input from Woodcliff Lake residents gained through community outreach for the master plan.

3. Land Use Element

The Land Use Element will provide an updated map and description of land uses in the Borough, along with an updated and more comprehensive description of natural conditions in the Borough. A new future land use map, indicating the changes in land use designations or zoning districts which have been enacted in the last 10 years since the last Master Plan Reexamination Report, along with any new districts or changes in the boundaries of existing districts that may result from recommendations emanating from this comprehensive review, will be included. In addition, as required, the relationship of the Borough's future land use plan with contiguous municipalities and county and state plans will be detailed.

Amongst the land use policies that will be examined in greater detail will be the extent of future residential development stemming from potential infill development and affordable housing sites. Changes to the Borough's commercial zones, particularly at Tice's Corner and along the

Broadway Corridor, that have been long-standing priorities or new recommendations stemming from the Economic Development Element will be included.

The Borough's adopted 2018 Housing Element and Fair Share Plan will be referenced in the new Master Plan. Rezoning results from the implementation of the Housing Element will be included in the Land Use Element.

4. Circulation Plan Element

A new comprehensive, forward-looking Circulation Plan will be prepared for the entire Borough, based upon a full build-out analysis and consideration of sources of traffic generated both within and outside of the Borough. The Plan will also address gaps and recommendations for alternative modes, including public transportation, walking, bicycling, and other emerging nonmotorized transportation options. Of particular focus are completion of the sidewalk network and circulation and parking improvements along the Broadway Corridor and the train station.

5. Utility Element

This element will analyze the need for and show the future general location of water supply and distribution facilities, drainage and flood control facilities, sewerage and waste treatment, solid waste disposal, and provisions for other related utilities, including stormwater runoff. The Utility Element will also include a section relate to recycling.

6. Community Facilities and School Element

This plan element will address existing and potential future needs for community facilities. It will include a discussion of existing capacity of Borough's administrative offices, public works facilities, emergency service facilities, and schools, among others. In particular, this element will prioritize the need for capital improvements to existing and proposed public infrastructure.

7. Conservation and Open Space Element

This Element will provide an updated inventory of valuable natural resources in the Borough, including water bodies, woodlands, habitats, parks, greenways, and open space. Incorporation of this information, both in mapping and technical form, into the Master Plan, and utilizing this data as one of the bases for decisions relating to the future Land Use Plan and environmentally sound land use and development regulations, will be an important part of this undertaking. Many existing initiatives, such as efforts to improve and protect the reservoir, as well as to acquire, preserve, and remediate large tracts of land for open space should be continued to preserve environmentally sensitive features within the Borough. The new Master Plan should also explore new opportunities for passive recreation for residents while protecting and preserving the environmental resources.

8. Sustainability Element

The sustainability element will comprehensively address future demand for community infrastructure, facilities, energy, and other resources, and provide recommendations for sustainable development to ensure that a high quality of life can be maintained in the long term. As the Borough is mostly built-out with a stable population base, the main challenge facing the Borough is maintaining stable service to serve the demand of residents and providing for improvements and upgrades to existing facilities and utility systems. There may also be innovations in energy efficiency, solid waste reduction, and recycling that can be adopted. In addition, the Master Plan will consider comprehensive green building design, site improvements, and landscaping standards for new development to advance sustainability goals.

9. Economic Development Element

The Economic Development Element will analyze the strengths, weaknesses, opportunities, and threats related to local businesses and commercial zones within the Borough. Recommendations will include both broad-based economic development incentives and specific policies to redevelop vacant or underutilized land, alleviate vacancies, and provide streetscape improvements and beautification efforts. This element will be especially pertinent to the Broadway Corridor and Chestnut Ridge Road Corridor.

10. Historic Element

The Historic Preservation Plan Element will indicate the location and significance of any existing or proposed historic sites and historic districts, and identify the standards used to assess worthiness for historic site or district designation.

11. Implementation

The final chapter of the new Master Plan will summarize the recommendations detailed in each of the elements and identify short and long term actions to implement the recommendations. The chapter will in effect provide a concrete action plan for the next 10 years to help realize the goals and objectives identified in the Master Plan and achieve the overall vision for Woodcliff Lake.

B. Changes in Land Use Regulations

The adoption of the new comprehensive Master Plan is likely to give rise to a number of recommended changes to the Borough's land use regulations. In addition, since the land development regulations have not been comprehensively updated since the 2002 Master Plan was completed, a number of changes are necessary to bring such regulations in line with changes in state law, case law and updated standards in land use planning, environmental protection, engineering, and design. In line with the recommendations made in the last master plan, there may also be sections that need to be reviewed to eliminate inconsistencies and organizational difficulties. All of these considerations will be added to the list of recommendations in the new comprehensive master plan.

VI. RECOMMENDATIONS REGARDING REDEVELOPMENT PLANS

In July 2018, the Borough Council designated 2 Borough-owned properties located near the intersection of Broadway and Woodcliff Avenue/Highview Avenue as a “non-condemnation areas in need of redevelopment”.

The property referred to as the “North Broadway Affordable Housing Site”, comprising of three lots, (Block 2602, Lots 1, 2 and 9), were purchased by the Borough with Affordable Housing Trust Funds, and are to be redeveloped with a minimum of 16 units of affordable family rental housing. The Borough chose to utilize the redevelopment process as a mechanism for facilitating such a development, because the Local Redevelopment and Housing Law provides certain community benefits that are not available via rezoning. The Borough is in the process of selecting a redeveloper with whom a redeveloper’s agreement will be negotiated, and with whom the Borough will work in formulating and adopting a Redevelopment Plan. This Master Plan Reexamination affirms and endorses this path forward.

Within the same study as referenced above, and at the same time as the North Broadway site was designated a Redevelopment Area, Lot 14 of Block 2501, the site of the DPW storage barn and the train station parking at 60 Woodcliff Avenue, was also so designated. While an authorization to proceed with the formulation of a Redevelopment Plan for this site has not been granted yet, the Borough holds out the possibility of redeveloping the site which would better utilize the barn while maintaining and enhancing the train station parking lot.

No other Redevelopment Plans have been adopted or are recommended at this time.