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PERIODIC REEXAMINATION REPORT OF THE MASTER PLAN BOROUGH OF TENAFLY BERGEN COUNTY, NEW JERSEY

PREPARED FOR:

**BOROUGH OF TENAFLY PLANNING BOARD
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The original document was appropriately signed and sealed in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

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INTRODUCTION

The 2005 Borough of Tenafly Master Plan Reexamination Report is part of a continuing comprehensive planning process initiated by the Borough over 70 years ago, when it was the first community in Bergen County to adopt a Master Plan. Since then, the Master Plan has been updated on a regular basis to address significant development activity as well as judicial, legislative and administrative actions affecting the Borough's land use and development decisions. The Planning Board adopted the current Master Plan in 1992. In 1999, the Planning Board adopted a Reexamination Report. Each of these reports was designed to guide the future development of the community.

This Reexamination Report represents a continuing effort to ensure that the Borough's planning policies and land use goals and objectives remain current and up-to-date. This document does not radically depart from the policies and land use goals set forth in the previous studies, although it does update the goals, objectives and policy statements regarding the Borough's future growth and development, and recommends modifications to the Borough land use plan and zoning ordinance where conditions warrant it. It also provides updated demographic and related background information on the Borough. This Reexamination Report recognizes that Tenafly is essentially a developed community, requiring a planning response that focuses on maintaining the established character of the community, and identifying those areas warranting an upgraded planning and zoning approach to development.

The report addresses the community's planning and zoning issues within the framework of the statutory requirements of the New Jersey Municipal Land Use Law (MLUL) and its master plan reexamination provisions. The MLUL requires municipalities to periodically reexamine their master plan and development regulations, and the statute mandates that the report must include, at a minimum, five key elements, which identify:

- 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 use, 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 regulation 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," 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.

Legal Requirements for Planning

Legal requirements and criteria for the preparation of a master plan and reexamination report are outlined in the MLUL. Responsibility for the preparation of the master plan and reexamination report falls under the jurisdiction of the Planning Board. These documents may be adopted and/or amended by the Board, subject to a public hearing. Periodic review of the master plan is required at least once every six years, but may be done sooner should the Planning Board determine a need for such a review.

The MLUL identifies the required contents of a master plan and the reexamination report. The reexamination report provisions are set forth above. One of the required elements of the master plan is a statement of goals, objectives, and policies upon which the proposals for the physical, economic and social development of the municipality are based. A master plan must also include a land use element that takes into account physical features, identifies the existing and proposed location, extent and intensity of development for residential and non-residential purposes, and states the relationship of the plan to any proposed zone plan and zoning ordinance. Municipalities are also required to prepare a housing plan and recycling plan. The MLUL additionally identifies a number of other plan elements such as circulation, recreation, community facilities, historic preservation and similar elements, which may be incorporated into a comprehensive master plan document.

The master plan provides a community with the legal basis to manage development. This is accomplished through the adoption of development ordinances that are designed to implement the plan's recommendations.

Previous Master Plan Efforts Undertaken By the Borough

Tenaflly established its Planning Board in 1931 and was the first Bergen County community to adopt a Master Plan. A new Master Plan was adopted in 1971 and updated in 1978 to meet the requirements of the MLUL adopted by the State in 1975. The Planning Board adopted a Reexamination Report in 1984, as required by the MLUL. Citing significant changes in laws related to planning issues and the desire to maintain the integrity and character of Tenaflly, the Borough decided to undertake a comprehensive review and updating of the Master Plan. The current comprehensive Master Plan was adopted April 17, 1992.

The 1992 Master Plan includes sections addressing existing development, population, housing, traffic and transportation, community facilities, the natural environment, and a regional evaluation. Also included in the Plan are a statement of objectives, principles, assumptions, policies and standards, as well as plan elements for land use, housing, circulation, community facilities, historic preservation and recycling. On September 22, 1999, the Planning Board adopted the most recent Reexamination Report, addressing the statutory criteria outlined in the MLUL.

The Planning Board adopted an amendment to the Land Use Plan on October 27, 2004. This amendment addressed several parcels then designated as M-I, located in an area generally bounded by the Tenaflly / Cresskill municipal boundary to the north, County Road to the east, Prospect Terrace to the south and Piermont Road to the west. This amendment recommended eliminating the M-I zone and creating in its place a Senior Residence / Business District and expanding the Commercial District.

The Borough has also adopted a number of Master Plan amendments. These include:

1. On September 12, 2000, the Planning Board adopted the Magnolia Avenue Historic District. Twenty-one properties were recommended by the Borough Historic Commission to be included as part of this historic district.
2. An update to the Borough's Housing Element and Fair Share Plan was adopted August 12, 2002. Subsequently, the Planning Board approved an amendment to the Housing Element on April 9, 2003. Tenaflly received a judgment of repose on July 2, 2003 regarding its affordable housing obligation.
3. The Tenaflly Environmental Commission prepared an Environmental Resource Inventory (ERI), a report dated June 20, 2002. Over a three-year period, the Environmental Commission provided a report outlining the Borough's environmental features, including physical features such as topography, soils, vegetation and wildlife, among other features. The ERI also discussed public services, historical sites and computer mapping information with the idea of expanding the ERI into a full-blown Geographical Information System (GIS).
4. On June 23, 2004, the Planning Board amended the Historic Preservation Plan to include the Herbert Coppell estate, known as "Cotswold." This designation is based on a report prepared in 2002 by the Tenaflly Historic Preservation Commission describing the history of the property and its significance to the Borough.

MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE MUNICIPALITY AT THE TIME OF THE ADOPTION OF THE LAST REEXAMINATION REPORT

A reexamination report is required by the MLUL to identify the major land use problems and planning objectives that are outlined in the most recently adopted Reexamination Report.

Major Goals and Objectives Relating to Land Development Reaffirmed in the 1999 Reexamination Report

The following are the specific goals and objectives that are set forth in the 1992 Master Plan and reaffirmed in the 1999 Reexamination Report. The Borough's specific goals are as follows:

1. The 1992 Master Plan is based on a relatively stable population and implicit assumption that the situation would remain. Tenaflly is a developed municipality, its basic character is well established and existing densities for the most part should be preserved. An important part of retaining the Borough's character is the preservation of small and large open spaces.
2. The primary goal of Tenaflly's future planning efforts should be directed at maintaining and fostering the quality of the Borough's present development pattern.
3. Primary attention should be given to protection of residential neighborhoods through concentration and refinement of commercial uses in the Central Business District.
4. The Central Business District should be protected from new competitive retail uses located outside the central business area through the continuation of a policy of strict zoning and development regulation. Local convenience shopping should be promoted by encouraging provisions of adequate parking and commuter parking designations and addressing circulation problems in the existing business area of the Borough.
5. Retirement townhouses should be encouraged since they are needed and would not increase the overburdened school system.
6. Efforts to establish a convenient system of truck circulation directing through traffic to specified routes and discouraging both through truck and trailer traffic and internal arterial traffic should be continued.
7. The Borough should continue to improve existing public lands and facilities and encourage the maintenance of quasi-public facilities that are a major part of the desirability and livability of Tenaflly. The Borough should continue efforts to preserve and protect all parkland and develop new open space areas whenever possible.

8. The Borough should continue to promote the most desirable direction for its future development recognizing its established character and protecting the natural environment to the greatest practical degree.
9. The Borough has fostered and should continue to foster the preservation of its historic and cultural heritage by positive action to protect its many structures of historical significance and neighborhoods of unique character.

Major Problems and Objectives Identified in the 1999 Reexamination Report

It is necessary to review previously adopted Master Plan documents to fully understand the nature of the land use issues and problems that affected the community over the last few years. The most significant planning concerns faced by the Borough in 1999 were outlined in the Reexamination Report as follows:

1. Retaining Existing Social and Architectural Character of Tenafly. Since the Borough is fully developed, there has been pressure exerted on residential neighborhoods through the expansion of existing homes or “teardowns” which have led to the construction of new larger homes on existing lots. The supply of new lots that could potentially accommodate these larger dwellings was deemed to be totally out of balance with the demand for such lots that can accommodate new homes. Of great concern is the redevelopment of residential lots for larger homes will affect the visual qualities of Tenafly’s established neighborhoods. The Planning Board recommended addressing these issues using bulk standards such as floor area ratio (FAR), stricter setback requirements, and other planning techniques intended to regulate the size and scale of the newer homes.

The Planning Board also expressed concern that some residential lots are substantially larger than most of the lots in the surrounding neighborhood. Some lots are significantly larger than the minimum lot area required. The Planning Board recommended a review of the current zoning of those lots since their development at much smaller lot sizes would not be in keeping with the character of the surrounding neighborhood.

2. Central Commercial Area. Located in the northerly section of the Borough, the “M-I” area consisted of a number of non-residential and retail zones, but industrial and commercial uses are the dominant features of the area. Starting in 1994, studies of this area were conducted to determine suitable uses that would have no negative impact on the downtown retail core. As of 1999, there was no resolution regarding these issues

3. Increased Development Pressures. Since the mid-1970s, most new residential development has been in the form of reuse of existing residential property, expansion of existing dwellings, or subdivision of larger lots created prior to World War II. Commercial properties experienced a considerable amount of renovations due to a greater level of investment. The Borough expressed concern about the potential rezoning of the Hoke site, an 18-acre parcel in Cresskill located on Tenaflly's border. Primary concerns regard the possible traffic impact of residential development and the impact on setback requirements for the Borough's compost site.
4. Historic Preservation. At the time of the 1999 Reexamination Report, the Historic Preservation Commission was considering additional historic districts within the Borough, such as a portion of Magnolia Avenue. The Reexamination Report recommended that the Historic Commission review sites designated in the 1992 Master Plan. The Historic Preservation Commission was seeking a grant for the preservation of the Theodore Roosevelt Monument, identified as a historic site in the 1992 Plan. When the Borough sold 91 West Clinton Avenue, one of the Borough's historic buildings, it obtained assurances that the building and historic character would be preserved.
5. Changing Demographics of Borough. The Borough projected modest population growth as younger families move to Tenaflly to have access to the Borough's acclaimed public school system. Based on demographic trends in the Borough, the Reexamination Report stated that Tenaflly's population could surpass 15,000 by 2010 provided the Borough takes steps to address senior housing needs and if larger families move in as the existing housing supply turns over. Based on the potential increase in the number of school-age children, the Reexamination Report stated there might be a need for space to accommodate an additional 450 students in grades K through five by 2004. Both the middle and high schools may need additional space starting in 2008.
6. Transportation, Traffic, Circulation and Parking. The potential to develop a light-rail line along the Northern Valley Line of the former Erie Lackawanna Railroad was cited as a primary concern in the 1999 Reexamination Report. At the time, the Bergen County Planning Board outlined a policy that any future rail system would be based on light rail technology with less of a negative impact on adjacent residential uses than diesel trains and would provide the key transfer point between rails and automobiles, which was supported by the Planning Board. There was concern by the Planning Board that the location of a terminus of any light-rail line in Tenaflly would be detrimental to the Borough since a substantial number of parking facilities would be required.

If Tenaflly is to pursue active passenger rail service, a parking facility could be located in the new Senior Residence-Business Zone, which would also serve the new multi-family development and new businesses. Passenger rail service could also offer new possibilities for downtown development off Washington Street, e.g. transit village, and/or as a possible Transfer of Development Rights (TDR) receiving district.

Traffic safety was cited as a primary concern in the Borough. Of particular concern was the circulation pattern of the central business district. A study was conducted to outline circulation issues and included an analysis of existing parking, improved signage and other changes to reduce traffic problems in the central business district. Truck traffic associated with the solid waste transfer station was also cited as a concern, which the Planning Board recommended be reviewed by the Mayor and Council.

7. Community Facilities. The 1999 Reexamination Report cited the expansion of Davis-Johnson Park and improvements to the Nature Center among the additions to the Borough's community facilities. At the time of the Reexamination Report, the municipal complex was undergoing renovations. The Planning Board recommended the railroad station be put to a use that has the greatest community purpose and benefit.
8. Sanitary Sewer System. There was concern in the 1999 Reexamination Report that as the Borough's existing collection system ages and treatment standards continue to rise, the amount of infiltration and inflow will continue to increase. It was recommended that any new development, including that which may occur in what was then designated as the M-I Zone, would have to consider the limitations of the present system. Given the costs of sending effluent to Bergen County for treatment, the Reexamination Report recommended the Borough increase its level of capital spending for future sewer system improvements.

Major Land Use Issues Currently Facing the Municipality

It is appropriate for the Borough to not only review the major problems that were affecting the municipality at the time of the 1999 Reexamination Report, but to consider current planning issues facing the community today. The following represents a list of the most significant planning concerns that require the Borough's attention. Subsequent sections will offer specific recommendations with respect to the manner in which these issues are addressed.

1. Development Potential of Larger Tracts. Although the Borough is mostly developed, the existing land use regulations permit significant single-family dwelling development potential on several larger tracts. The single-family character of the Borough is defined by "openness," that is development less than the existing maximum coverage and greater than the minimum setback requirements, allowing for greater tree coverage and green space.

There are concerns about the potential impacts of such development on the Borough's community facilities, including schools and recreation areas, traffic, and infrastructure. In addition to reviewing the Zoning Ordinance requirements, the Borough should consider several other options including, but not limited to, overlay zoning to create open space opportunities or transfer of development rights.

2. Character of Residential Development. An ongoing issue is the continuing phenomenon of “teardowns” of older residences to build larger structures that appear to be out of scale with the surrounding neighborhood. The Borough adopted floor area ratio (FAR) regulations for the residential zoning districts, but these regulations have not addressed concerns regarding “teardowns” and the redevelopment of single-family residential dwellings. A review of zoning controls, such as setback and coverage requirements, may assist the Borough in addressing concerns about the scale of single-family neighborhoods.
3. Traffic and Circulation Issues. In the 1999 Reexamination Report, extension of light rail service to Tenaflly is cited as a primary concern. Any future rail system should be designed to utilize existing tracks and minimize impacts on neighboring residential districts.

The Borough still has the ongoing concern of circulation on Borough streets. The impacts of the new parking plan for the Central Business District should be reviewed. There is potential for new traffic circulation issues to result from new development.

A number of traffic signals are not approved by the County or NJDOT. The Borough needs to develop a program to ensure that signals are modified to meet current approved standards.

4. Central Business District Development. The Borough is concerned about the mix of uses in the Central Business District, seeking to encourage locally oriented retail and service uses at the size and scale envisioned for this area. Looking at the long-term development potential of the Central Business District, the Borough may consider how the Zoning Ordinance addresses potential uses.
5. Community Facilities. There have been several improvements made since the last Reexamination Report, but concerns about how community facilities are able to address current needs are an ongoing issue. Given the increased need for parks and open space, reviewing the capacity of existing facilities is crucial. This is also true of the public schools, which are experiencing yearly increases in enrollment.
6. Historic Preservation. The Borough has dedicated significant effort to preserve unique structures and neighborhoods. Through its continuing site inventories and master plan updates, its efforts have resulted in a list of properties with historic significance. Ongoing issues include continuation of preservation efforts by ensuring that historic and architecturally significant sites are not denigrated or destroyed by development that vastly contrasts with these sites.
7. Council on Affordable Housing (COAH). COAH adopted their third round methodology and rules in December 2004. Although the Borough’s substantive certification does not expire until 2009, the Borough will have to undertake a new review of its housing element and fair share plan regarding its third round obligation.

8. Plan Endorsement. The Borough recently participated in the Cross-Acceptance Process with

Bergen County. This is the process in which all levels of government review, examine, and “Cross-Accept” the goals, policies, and objectives of the State Plan. Tenaflly is working with the County to address these issues and any disagreements with the State Plan Goals, Strategies, and Policies. The purpose of the Plan Endorsement process is to reach the goals of the State Plan by increasing the consistency among municipal, county, regional and State agency plans with each other and with the State Plan, and to facilitate the implementation of these plans. Tenaflly will work with the State and County to ensure consistency of its Master Plan and Zoning Ordinance with the State Plan. Receiving Plan Endorsement will be necessary to continue COAH substantive certification and qualify for priority consideration for State grants.

9. Stormwater Management. The Tenakill Brook qualifies as a Category One (C1) waterway, meaning it is subject to additional protection as provided in the NJDEP’s Surface Water Quality Standards (SWQS). A stormwater management plan is being completed by the Borough. The Environmental Commission has also drafted two reports related to Tenakill Brook and recommendations on environmental preservation of this resource.

**EXTENT TO WHICH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED
SUBSEQUENT TO THE LAST REEXAMINATION**

Pursuant to the MLUL, this section of the Reexamination Report examines the extent to which problems and objectives have been addressed. A number of the Borough's goals and objectives as well as the planning problems highlighted in the 1999 Reexamination Report have been addressed while others remain relatively static. The static nature of most of the problems and planning objectives is a function of the type of long-range planning concerns that they represent, the general nature of most of these problems and objectives, and the extent and type of development that Tenafly has experienced over the last several years. For example, the general planning concerns regarding the impact of traffic, land use compatibility and protection of housing supply all represent long-term issues that focus on the inherent character of the community, and consequently necessitate continual assessment and reassessment on the part of the Borough. It is noteworthy that some of these issues have been partially addressed, while others continue to remain a critical concern, as follows:

Extent to Which Problems Have Been Addressed

1. **Retaining Existing Social and Architectural Character of Tenafly.** Despite the limited amount of raw land available for development, Tenafly is continuing to experience significant development and renovation activity. In 2004, the Borough issued over 1,000 residential renovation permits, representing approximately 20 percent of the entire housing inventory. Ninety-two (92) residential building permits were issued in 2004, almost as many as the 99 residential building permits issued in 2002 and 2003 combined. Rising property values and the desire of property owners and developers to update and expand existing residential dwellings has continued the "teardown" phenomenon previously cited in the 1999 Reexamination Report.

Despite the implementation of the floor area ratio (FAR) regulations for residential zoning districts, the size and scale of new development does not appear to have abated. In 2004, the Board of Adjustment heard 24 applications for FAR variances. All but one of these applications involved the expansion of an existing residential structure. Most of these applications, 19 out of 24, were for parcels in the R9 and R10 zoning districts. The FAR ordinance appears to have a greater impact on these zoning districts since the smaller lots have less development potential.

Since 1999, the Borough has adopted ordinances regulating tree removal on private property, establishing regulations for "critical areas" or slopes, and providing for setbacks for driveways and other impervious surfaces. Each of these ordinances is intended to preserve the character of Tenafly's single-family residential neighborhoods. The Planning Board should continue to consider whether the FAR ordinance needs to be adjusted or removed in concert with examining existing setback requirements and other design criteria intended to provide property owners an opportunity to improve their residences while striking a balance of preserving the character of Tenafly's neighborhoods.

2. Central Commercial Area. Since 1994, the Borough has been examining what are the appropriate uses to encourage redevelopment of the “M-I” area, currently dominated by industrial and commercial uses. In November 2004, the Borough adopted an ordinance creating a new mixed-use district known as the SR/B Senior Residence/Business District. Among the uses encouraged include offices; non-retail technology services; self-storage facilities; private and public schools; arts facilities; age-restricted housing; assisted living and congregate care facilities; and automobile repair facilities as a conditional use.

The purpose of the new zoning was to find an appropriate area for many of the aforementioned service facilities while encouraging traditional downtown retail and commercial development at the Borough’s downtown area. These uses also anticipate the Penetone property as a mixed-use development, bringing new residents nearby and providing opportunities for new development in this area. For the Central Commercial Area, the Borough should review the zoning ordinance to permit traditional retail/downtown uses as opposed to service related uses.

3. Increased Development Pressures. In addition to the upgrading of single-family residential properties, there is also an increase in other activity. Several residential developments, such as the Penetone and Grove Street applications will bring more residents to the Borough as well as commercial traffic from the Penetone property. Upgrades in downtown commercial properties and the prospect of new development in the recently created SR/B District create opportunities and concerns for the Borough.

Parking and traffic are the obvious issues of concern related to increased development, but the impact on community facilities such as parks, schools and other services should be considered as the Borough considers future development. The Borough should also look at the development potential of larger tracts that may be candidates for redevelopment, either residential or non-residential uses. The reputation of Tenaflly and its neighborhoods has provided a desirable community, but has also created development pressures that must be addressed to retain its character.

4. Historic Preservation. The Historic Preservation Element has been amended twice since 1999, in December 2000 and May 2004. Additional parcels were added to the Tenaflly Site Survey, a list of historically significant properties in the Borough. Most recently, the Herbert Coppel Estate, known as “Cotswold,” and the “Gates” at Inness Road and Engle Street were added given their historical significance. Two East Hill Court properties were included in the Atwood’s Highwood Park District, after the subdivision was completed but before building permits were issued. The Magnolia Avenue Historic District, designated in December 2000, encompasses both sides of Magnolia Avenue between Hillside Avenue on the south and Highwood Avenue on the north. Magnolia Avenue's homes, built between 1880 and 1930, are made up of Victorian and Period architecture.

In 2002, the Borough adopted a bond ordinance for the restoration of the Theodore Roosevelt Monument. With the efforts of the Historic Preservation Commission, this restoration project also received several grants, most notably from the Bergen County Open Space, Recreation, Farmland and Historic Preservation Trust Fund.

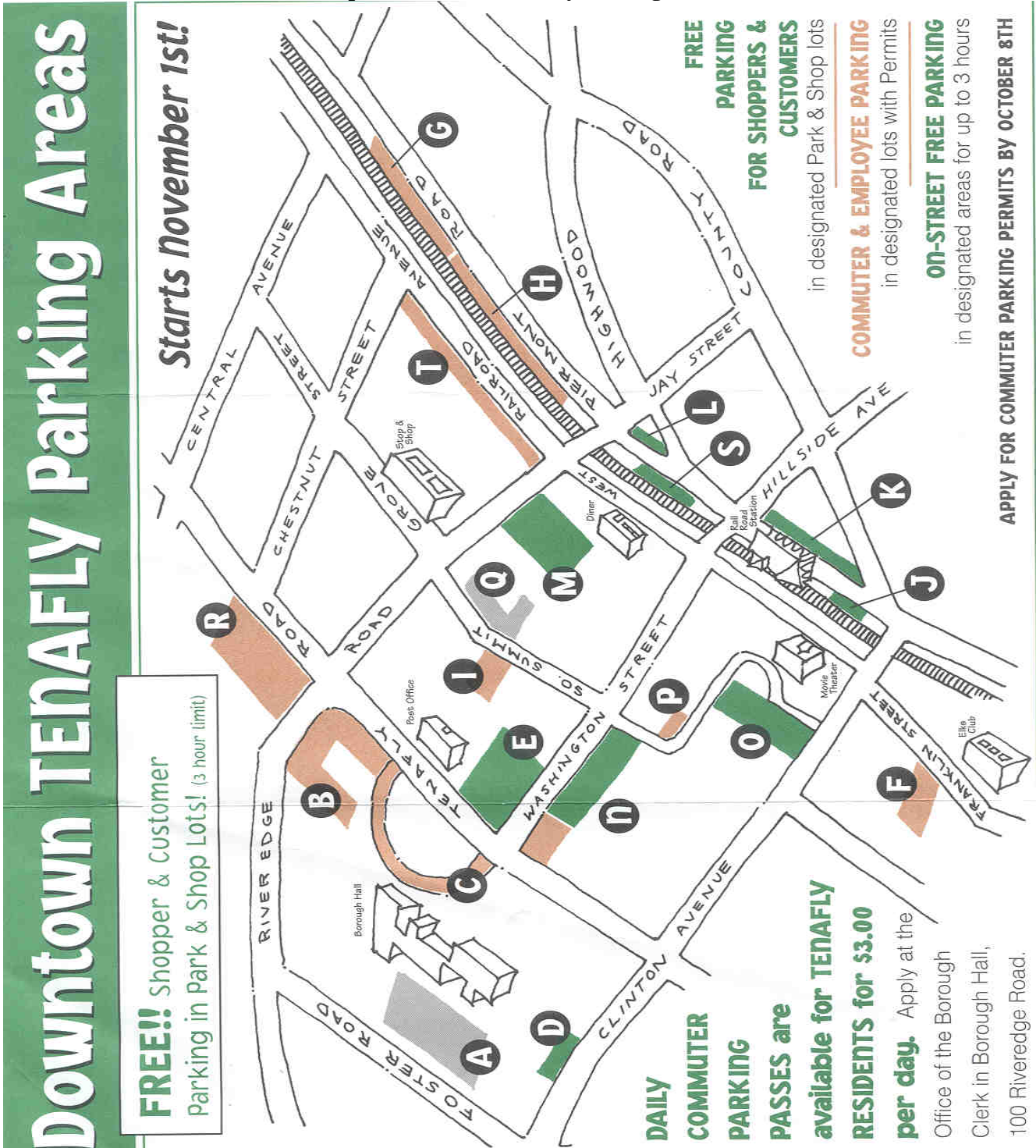
The Historic Train Station was converted to a higher revenue producing asset in 2005. In 2004, the Borough received a grant for substantive restoration of the Historic Train Station.

When the Borough sold 91 West Clinton Avenue, known as the Demarest-Lyle House, it obtained assurances that the building and historic character would be preserved. After extensive renovation, the house became professional office space in 2000. The following year, the New Jersey Historic Preservation Office conferred a Historic Preservation Award for the excellence of its "adaptive reuse" including a new contemporary annex.

5. Changing Demographics of Borough. U.S. Census data illustrates that population growth is relatively modest, projected to have been about two percent since 2000. The Borough's public school population in 2004 is just over 3,000, plus approximately 200 private school students. There is a projected 3.4 percent annual increase in the student population over next five years, faster than the rate of overall population growth. This is expected as younger families move to Tenafly to have access to the Borough's acclaimed public school system. Based on the projected growth of school-age children, the potential need for additional classroom space remains an ongoing concern.
6. Transportation, Traffic, Circulation and Parking. The extension of commuter rail service to Tenafly remains a major issue beyond transportation. With the advent of "Transit Villages" and the associated mixed-use development around transportation centers, extension of rail service into Tenafly will have an impact on the development potential in the downtown. The 1999 Reexamination Report expressed concerns about the need for parking facilities around a potential train station. Although the Borough has developed a downtown parking plan, this concern is still valid given the potential demand of a rail facility.

The Borough has developed a network of parking areas in the downtown. Many are free "park & shop" lots, dedicated to encouraging easy access to downtown businesses. More than 200 parking spaces are available for customer and shopper parking. In addition, several permit parking lots have been created to provide parking opportunities for downtown employees and commuters. Traffic safety was cited as a primary concern in the Borough. A new commuter bus circulation pattern was implemented to keep buses off Washington Street within the downtown area. Map 1 illustrates the parking plan for the downtown area.

Map 1: Downtown Tenafly Parking Areas



Traffic safety and accidents are cited in the 1999 Reexamination Report as a significant concern. From 2002 through 2004, crashes at signalized intersections in Tenaflly have declined according to Police Department data. The totals went from 480 in 2002 to 416 in 2004, a 13 percent decline. Most notable are the improvements at signalized intersections, as follows:

- East Clinton Avenue & Engle Street: 10 accidents in 2002; 1 accident in 2004
- Knickerbocker Road & Riveredge Road: 14 accidents in 2002; 7 accidents in 2004
- County Road & Hillside Avenue: 8 accidents in 2002; 3 accidents in 2004

Several intersections have experienced an increase in the number of accidents despite the overall trend of fewer accidents. Of specific concern are the intersections of Riveredge Road & Tenaflly Road and County Road & Highwood Avenue, both of which experienced increased accidents from 2002 through 2004.

Two new streets were accepted by the Borough between 1999 and 2005: Miller's Crossing and East Hill Court. The following streets were vacated by the Borough between 1999 and 2005: Nelson Place (southerly portion), Dorain Place (southerly portion), and Linden Street (northerly portion).

7. Community Facilities. Several Borough community facilities are experiencing ongoing improvements. In 2004, the Borough installed field turf at the municipal field, permitting extensive use of the field by many sports without the wear and tear that result from use and the elements. Tenaflly has also adopted bond ordinances for the rehabilitation of athletic fields, including artificial turf, and the development of a skate park. The Tenakill Bikeway has been rejected. There is also a new building at Davis Johnson Park used as a community room and for maintenance purposes. These improvements are intended to supplement and enhance existing recreation facilities, addressing the needs of Borough residents.

The Borough has also adopted a bond ordinance for substantial additions to the Municipal Building, including replacement of the roof. The Tenaflly Public Library states its space needs are generally addressed, but there is a need for storage of book and audio-visual processing, as well as upgrading existing ceiling lighting and HVAC system. The Historic Preservation Commission is also seeking improved historical archives.

A report from the Borough Fire Department outlines several issues that need addressing to function effectively over the long-term, including upgrading the communications system to improve day-to-day operations and perform at peak efficiency during emergency conditions. The Police Department has cited the need to improve its headquarters, which is deemed by the department to be inadequate for its operations. All of the options provided by the Police Department regarding potential expansion call for a facility approximately double the size of the existing 7,800 square foot headquarters.

8. Open Space. In December 2004, a report was drafted reviewing potential open space preservation opportunities in the Borough. There was reference to the development potential of several larger properties and what actions could be taken over the long-term to develop policies that would preserve open space.

The Borough is considering the viability of creating scenic corridors. Specific areas of concern include along Route 9W and along Knickerbocker Road, looking at preserving existing tree canopies and how they contribute positively to the vistas. Any corridors under consideration should meet the standards for scenic corridors outlined by the NJDOT.

The November 2005 general election ballot will include a referendum question asking Borough voters to approve an annual levy dedicated to an open space trust fund for the Borough. These funds shall be designated for the acquisition of lands for recreation and conservation purposes and the development of lands acquired for such purposes. If land were not available to purchase for recreation or conservation purposes, then the monies in the fund would be used for recreation, conservation and historic preservation purposes as permitted by law after a public hearing. Depending on the valuation of property in Tenaflly, the total amount the tax would yield each year would be approximately \$287,000.

9. Sanitary Sewer System. Tenaflly is currently looking at options to control inflow and infiltration in the system, including a study of illegal sump pumps that have been installed throughout the Borough.

The Land Development Ordinance adopted in December 1997 is now referred to as Chapter 35 – Land Development Regulations of the Borough of Tenaflly Code, which was adopted on November 30, 2004.

Extent to Which Objectives Have Been Addressed

Several of the specific goals and objectives outlined in the 1999 Reexamination Report have been achieved or have been impacted by amendments to the Land Use and Development Ordinance, as follows:

1. The 1992 Master Plan is based on a relatively stable population and implicit assumption that the situation would remain. Tenaflly is a developed municipality, its basic character is well established and existing densities for the most part should be preserved. An important part of retaining the Borough's character is the preservation of small and large open spaces.
 - Although the Borough's population has not increased greatly since the 1992 Master Plan, increases in the type and number of developments, including affordable housing development, have changed the development pattern in some sections of the Borough. Most of the Borough remains single-family residential and the goal of preserving that character is still valid.

2. The primary goal of Tenafly's future planning efforts should be directed at maintaining and fostering the quality of the Borough's present development pattern.
 - Changes in single-family residential district zoning has been focused on preserving the development character of neighborhoods. Non-residential zoning has distinguished between the type of uses envisioned for the Central Business District and other uses that are more appropriate for other non-residential districts, such as the newly created SR/B District.
3. Primary attention should be given to protection of residential neighborhoods through concentration and refinement of commercial uses in the Central Business District.
 - Given the changes in retail uses and the type of development emerging in local downtowns, the Borough has adopted ordinances to focus uses that are more "local-oriented" in the Central Business District. Reviewing and enhancing the commercial uses in the Central Business District is still a valid concern.
4. The Central Business District should be protected from new competitive retail uses located outside the central business area through the continuation of a policy of strict zoning and development regulation. Local convenience shopping should be promoted by encouraging provisions of adequate parking and commuter parking designations and addressing circulation problems in the existing business area of the Borough.
 - Distinctions have been made in the Zoning Ordinance between the local pedestrian-oriented commercial uses to be encouraged in the Central Business District and other commercial uses located in other non-residential districts. New parking regulations in the Central Business District have addressed concerns about the availability of parking for employees, shoppers and residents.
5. Retirement townhouses should be encouraged since they are needed and would not increase the overburdened school system.
 - In 2004, the Borough adopted the SR/B District regulations, which permit a variety of senior housing options, such as age-restricted housing, assisted living, congregate care housing, and nursing homes. Each of these options attempts to provide opportunities to provide for a variety of housing choices for seniors depending on their needs and stage of life. As Americans live longer lives and the senior population increases, these options become more important to provide to give residents the option to stay in Tenafly.
6. Efforts to establish a convenient system of truck circulation directing through traffic to specified routes and discouraging both through truck and trailer traffic and internal arterial traffic should be continued.
 - A new commuter bus circulation plan was established to enhance pedestrian and vehicular safety by keeping buses off Washington Street within the downtown. Vehicular and pedestrian circulation and safety remains an ongoing concern.

7. The Borough should continue to improve existing public lands and facilities and encourage the maintenance of quasi-public facilities that are a major part of the desirability and livability of Tenaflly. The Borough should continue efforts to preserve and protect all parkland and develop new open space areas whenever possible.
 - Since the 1999 Reexamination Report, the Borough has undertaken efforts to improve existing recreation facilities, including a new turf field and skate park. The Planning Board is also reviewing long-term options regarding the development potential of larger tracts and what can be done to ensure that open space and recreation opportunities are provided a higher priority as an essential component of the quality and character of Tenaflly.
8. The Borough should continue to promote development and redevelopment that recognizes its established character and protects the natural environment to the greatest practical degree.
 - Through the work of the Environmental Commission in concert with the Planning Board and Mayor and Council, the Borough has developed goals to preserve prominent environmental features in Tenaflly. Ordinances have been approved governing tree protection and critical slope disturbance. The Borough ERI outlines the prominent environmental features to be considered as Tenaflly plans its short- and long-term development.
9. The Borough has fostered and should continue to foster the preservation of its historic and cultural heritage by positive action to protect its many structures of historical significance and neighborhoods of unique character.
 - The Historic Preservation Commission (HPC) has been very proactive, amending the Historic Preservation Plan Element three times since 1999 and including several properties that have historic significance to the Borough. The HPC has also offered zoning criteria for the Atwood/Highwood Park Historic District. The work of the HPC is ongoing and remains a critical issue for the Borough.

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 SPECIFIC PLANNING ISSUES AND GOVERNMENT POLICY

There are a number of substantive changes at the state and local level since the adoption of the 1999 Reexamination Report that requires the Borough’s attention. Additionally, the Borough has experienced change resulting from growth and development that is noteworthy. The following is noted:

Changes at the Local Level

Borough Population Growth. As outlined in Table 1, the 2000 U.S. Census indicated the Borough had a population of 13,806 residents, an increase of 480 residents from the 1990 U.S. Census population of 13,326. With a growth rate of 3.6 percent, Tenafly’s growth was about half compared to Bergen County as a whole, which grew at a rate of 7.1 percent during the 1990s. Among its neighbors, Cresskill has experienced similar growth of 2.5 percent during the 1990s. Bergenfield and Englewood, larger neighboring communities that permit higher density development than permitted in Tenafly, grew at closer to the Bergen County growth rate, while Englewood Cliffs lost population during the 1990s. Only Alpine, one of Bergen County’s fastest growing communities, grew at a double-digit rate. The slower pace of growth reflects Tenafly as a mature community, with a relatively small number of parcels available for development.

U.S. Census Bureau population data for July 1, 2003, the most recent estimates available, place the population of Tenafly at 14,101. In the three years since the 2000 Census, the estimated population has grown 2.1 percent. To place this estimate in perspective, New Jersey as a whole has an estimated population growth of 2.6 percent and Bergen County is at 1.5 percent.

Table 1 illustrates the pattern of population growth in the Borough since the 1930 U.S. Census. For the first time since the 1970 U.S. Census, Tenafly saw population growth during the 2000 U.S. Census.

Table 1: Population Growth - Tenafly, New Jersey

Year	Population	Population Change	Percent Change
1930	5,669	--	--
1940	7,413	1,744	30.8
1950	9,651	2,238	30.2
1960	14,264	4,613	47.8
1970	14,827	563	3.9
1980	13,552	-1275	- 8.6
1990	13,326	-226	- 1.7
2000	13,806	480	3.6
2003 (estimate)	14,101	295	2.1

Source: U.S. Census Data

Average Household Size. Since the 1960 U.S. Census, when Tenaflly had an average household size of 3.38 persons, the Borough's average household size declined to a low of 2.79 persons in 1990. Table 2 notes the 2000 U.S. Census has a household size of 2.86 persons, a slight increase and a reversal of a 40-year trend. Tenaflly's household size is above the Bergen County average of 2.64 persons per household.

Table 2: Average Household Size (1980-2000) - Tenaflly, New Jersey

Year	Borough Population	Household Total Population**	Total Households	Average Household Size
1980	13,552	13,425	4,677	2.87
1990	13,326	13,176	4,724	2.79
2000	13,806	13,650	4,774	2.86

Source: 2003 Bergen County Data Book

** - Does not include residents living in group quarters

Age and Sex Characteristics. Table 3 outlines characteristics of the Borough's population by age and sex. The percentage of females has decreased from 52.3 percent in 1990 to 51.8 percent in 2000. Among residents 65 five years of age and older, the proportion of females to males increases to 58.3 percent.

Table 3: Age and Sex Characteristics (2000) - Tenaflly, New Jersey

Age Group	Male	Female	Total	% Total
Under 5	454	450	904	6.5
5-9	583	537	1,120	8.1
10-14	578	531	1,109	8.0
15-19	568	478	1,046	7.6
20-24	192	179	371	2.7
25-29	184	177	361	2.6
30-34	285	354	639	4.6
35-39	518	594	1,112	8.1
40-44	618	783	1,401	10.1
45-49	610	623	1,233	8.9
50-54	490	509	999	7.2
55-59	373	403	776	5.6
60-64	324	319	643	4.7
65-69	240	279	519	3.8
70-74	239	306	545	3.9
75-79	195	252	447	3.2
80-84	108	179	287	2.1
85-89	66	123	189	1.4
90+	24	81	105	0.8
Total Population	6,649	7,157	13,806	100.0
Percentage	48.2	51.8	100.0	
Median Age	39.7	41.8	40.9	

Source: 2000 U.S. Census data

During the 1990s, the median age increased from 40.5 years in 1990 to 40.9 years in 2000. The median age for males increased significantly from 35.1 years in 1990 to 35.8 years in 2000. Females have a median age of 41.8 years, higher than the 39.7 years median age for males. Bergen County has a significantly higher median age of 39.1 years. The state’s median age is 36.9 years. On average, Tenafly has an older population than Bergen County and New Jersey as a whole.

The percentage of residents age 65 and older has declined from 16.0 percent in 1990 to 15.2 percent in 2000. Bergen County also has 15.2 percent of its residents age 65 and older. Most of the neighboring communities have similar sized senior citizen populations.

The increase of residents under 18 years of age reverses a 30-year trend, from when Tenafly had 33.0 percent of its residents less than 18 years of age in 1960, to 24.3 percent in 1990. For the first time in 40 years, the Borough saw an increase in the number of residents less than 18 years of age, comprising 28.3 percent of the population in 2000. This percentage exceeds Bergen County as a whole, which has 23 percent of its residents less than 18 years of age.

The growth in the number of school-age children has intensified concerns about the capacity of public schools and available community facilities. The Borough’s public school population in 2004 is just over 3,000, plus approximately 200 private school students. There is a projected 3.4 percent annual increase in the student population over next five years, faster than the rate of overall population growth.

Racial and Ethnic Diversity. Although the Borough’s growth was small, there was a significant growth in the Asian community. While the Asian population grew at a rate of 42 percent during the 1990s and residents of Hispanic origin grew at a rate of 37 percent, the non-Hispanic White population declined from 81.7 percent in 1990 to 73.7 percent in 2000. Table 4 illustrates the racial and ethnic breakdown of the Borough’s population.

Table 4: Racial and Ethnic Data (1990-2000) - Tenafly, New Jersey

	1990	Percent of Population	2000	Percent of Population
White (Non-Hispanic)	10,892	81.7	10,176	73.7
Black / African-American	112	0.1	122	0.1
Asian / Pacific Islander	1,843	13.7	2,632	19.0
Other race / 2 or more races	12	0.0	234	1.6
Hispanic origin	467	3.5	642	4.6
Total	13,326	100.0	13,806	100.0

Source: U.S. Census Data and 2003 Bergen County Data Book
 ** - Including American Indian, Eskimo or Aleut (Alaska Native)

Place of Birth and Residence in 1995. Information on where Tenafly’s residents were born and/or residing in 1995 provides perspective on the significant changes in population movement that have occurred in the Borough over the last decade. Table 5 provides information on where Borough residents were born. Only one-quarter of Tenafly residents were born in New Jersey. Forty-five (45) percent were born in another state, the vast majority of whom were born in the Northeastern United States. Tenafly has a foreign-born population of 28.6 percent, higher than Bergen County which has approximately 25 percent of its residents foreign born. In New Jersey, approximately one in six residents is foreign born.

Table 5: Place of Birth – Tenafly, New Jersey (2000)

		Number	Percent
Native Born	Born in New Jersey	3,514	25.4
	Born in Northeastern U.S.	5,425	39.3
	Born other region of U.S.	807	5.9
	Born outside the U.S.	116	0.8
Foreign born		3,944	28.6
Total		13,806	100.0

Source: 2000 U.S. Census data.

Over sixty percent of Tenafly residents resided in the same residence as in 1995, reflecting the relative level of stability in the Borough’s population. Table 6 shows that almost 38 percent of the Borough’s population lived outside of Tenafly in 1995, with about 12 percent living elsewhere in Bergen County and over eight percent of residents living outside the United States in 1995.

Table 6: Place of Residence in 1995 (Population 5 years and over)– Tenafly, New Jersey (2000)

		Number	Percent
Same house in 1995		8,062	62.3
Different house in U.S. 1995	Same town	945	7.3
	Same county	1,520	11.8
	Different county	195	1.5
	Different State – N.E. U.S.	775	6.0
	Different State – other region of U.S.	355	2.7
Elsewhere in 1995		1,082	8.4
Total		12,934	100.0

Source: 2000 U.S. Census data.

Income Characteristics. Table 7 provides data for household income as reported in the 1990 and 2000 U.S. Census data. Over the last decade, median household income in the Borough has increased 32 percent, from \$68,742 in 1989 to \$90,931 in 1999.

Table 7: Household Income Distribution (1989 and 1999) - Tenaflly, New Jersey

Income Category	Number 1989	Percentage 1989	Number 1999	Percentage 1999
Less than \$10,000	235	4.9	198	4.1
\$10,000 to \$14,999	182	3.8	116	2.4
\$15,000 to \$24,999	255	5.3	244	5.1
\$25,000 to \$34,999	352	7.4	258	5.4
\$35,000 to \$49,999	585	12.3	392	8.2
\$50,000 to \$74,999	990	20.8	722	15.1
\$75,000 to \$99,999	589	12.4	599	12.5
\$100,000 to \$149,999	744	15.6	815	17.1
\$150,000 or more	836	17.5	1,437	30.1
Total households	4,768	100.0	4,781	100.0
Median household income	\$ 68,742	--	\$ 90,931	--

Source: U.S. Census data and 2003 Bergen County Data Book

The number of households making over \$100,000 per year has increased in number and household share. In 1989, 1,580 households or 33.1 percent of households earned over \$100,000 per year. That number in 1999 increased over 40 percent to 2,252 households, representing 47.2 percent of the Borough's households.

Housing Characteristics. Dwelling unit development was flat during the 1990s, with a net loss of one unit. This was the first time in the last 50 years that there was no dwelling unit growth in the Borough. Six other Bergen County communities experienced no net gain in dwelling units during the 1990s, including Maywood and Oradell.

Table 8: Dwelling Units (1950-2000) - Tenaflly, New Jersey

Year	Total Dwelling Units	Numerical Change	Percentage Change
1950	2,843	--	--
1960	4,284	1,441	33.6
1970	4,619	335	7.8
1980	4,753	134	2.9
1990	4,898	145	3.1
2000	4,897	- 1	0.0

Source: 2003 Bergen County Data Book

Table 9 provides data on owner-occupied and renter-occupied units in the Borough, as well as units vacant at the time of the 2000 U.S. Census. Approximately 79 percent of housing units in the Borough are listed as owner-occupied, while about 19 percent are listed as renter-occupied. Vacant units comprised 2.5 percent of the total units at the time of the Census. Of these units, 27 were for rent, 31 were for sale, 21 were rented or sold, and 44 were vacant for other reasons. The vacant unit percentage for Bergen County as a whole was 2.6 percent in 2000.

Table 9: Year Round Housing Units by Tenure and Occupancy Status (2000) – Tenafly, New Jersey

Characteristics	Number of Units	Percent
Owner-occupied	3,847	78.6
Renter-occupied	927	18.9
Vacant units	123	2.5
Total	4,897	100.0

Source: 2003 Bergen County Data Book

Tenafly remains a community primarily developed with single-family detached units. The number of single-family detached units increased during the 1990s, from 80 percent in 1990 to 81.5 percent in 2000. Table 10 compares the units in residential structures from 1990 to 2000.

Table 10: Units in Structure (1990 and 2000) - Tenafly, New Jersey

Units in Structure	Number 1990	Percentage 1990	Number 2000	Percentage 2000
Single Family, detached	3,917	80.0	3,966	81.5
Single Family, attached	103	2.1	140	2.9
2	351	7.2	332	6.4
3 or 4	74	1.5	88	1.8
5 or more	353	7.2	354	7.0
Other	46	2.0	17	0.4
Total	4,898	100.0	4,897	100.0

Source: U.S. Census data

Table 11 provides data on the age of housing units in the Borough. The median year the Borough’s dwelling units were built is 1950, similar to neighboring Englewood (1949) and Bergenfield (1951). Less than 10 percent of the existing housing stock has been developed since 1990. Almost one-third of the housing stock in Tenafly is “pre-war” or developed before 1940.

Table 11: Year Structure Built - Tenafly, New Jersey

Year Units Built	Number of Units	Percent
1999 to March 2000	62	1.3
1990 to 1998	141	2.9
1980 to 1989	275	5.6
1970 to 1979	206	4.2
1960 to 1969	499	10.2
1950 to 1959	1,250	25.5
1940 to 1949	861	17.6
1939 or earlier	1,603	32.7
Total	4,897	100.0

Source: U.S. Census data

Value of Housing Units. Housing rental costs have experienced a significant increase during the 1990s. As outlined in Table 12, the median gross rent in the Borough increased almost 11 percent, from \$961 in 1990 to \$1,064 in 2000. Since the U.S. Census, residential property values have increased significantly, well above the 2000 data indicates.

Table 12: Gross Rent of Specified Renter-Occupied Housing Units (1990 and 2000) - Tenafly, New Jersey

Rent	1990 Units	2000 Units
Less than \$250	50	47
\$250 to \$499	8	18
\$500 to \$749	177	130
\$750 to \$999	254	207
\$1,000 to \$1,499	410	222
\$1,500 or more	(\$1,000 or more)	226
No cash rent	25	76
Total	924	927
Median Gross Rent	\$ 961	\$ 1,064

Source: U.S. Census data and 2003 Bergen County Data Book

Table 13 outlines the median value of owner-occupied non-condominium housing in Tenafly, which was reported to be \$355,700 in 1990 and \$403,600 in 2000, a 13.5 percent increase during the 1990s. As with rents, the value of homes has increased at a yearly double-digit rate during the last five years, with the median value reported in 2000 at the lower end of the cost range as of 2005.

Table 13: Value of Specified Owner-Occupied Non-Condominium Housing Units (1990 and 2000) - Tenaflly, New Jersey

Value Range – 1990	Number of Units	Value Range - 2000	Number of Units
Less than \$75,000	17	Less than \$100,000	35
\$75,000 to \$99,999	16		
\$100,000 to \$124,999	31	\$100,000 to \$149,999	17
\$125,000 to \$149,999	53		
\$150,000 to \$174,999	51	\$150,000 to \$199,999	145
\$175,000 to \$199,999	228		
\$200,000 to \$249,999	485	\$200,000 to \$299,999	769
\$250,000 to \$299,999	425		
\$300,000 to \$399,999	656	\$300,000 to \$399,000	783
\$400,000 to \$499,999	497	\$400,000 to \$499,000	569
\$500,000 or more	884	\$500,000 to \$750,000	574
		\$750,000 to \$999,999	364
		\$1,000,000 or more	283
TOTAL	3,343	TOTAL	3,539
1990 Median Value	\$ 355,700	2000 Median Value	\$ 403,600

Source: U.S. Census data and 2003 Bergen County Data Book

Employment Characteristics. Tables 14 and 15 describe the employment characteristics and occupational patterns of Tenaflly residents as reported in the 2000 U.S. Census. Table 14 identifies resident employment by occupation. Almost 85 percent of Borough resident workers are employed in two occupational categories – managerial, professional, and related occupations and sales and office occupations. Table 15 indicates that almost 54 percent of all jobs are concentrated in three fields – finance, insurance, real estate, and rental and leasing; professional, scientific, management, administrative, and waste management services; and educational, health and social services. More than one-quarter of all employed Borough residents work in the educational, health and social services sectors.

Table 14: Employed Residents Age 16 and Over, By Occupation (2000) - Tenaflly, New Jersey

Occupation	Number	Percent
Managerial, Professional, and Related Occupations	3,690	58.4
Service Occupations	487	7.7
Sales and Office Occupations	1,650	26.1
Farming, Fishing, and Forestry Occupations	8	0.1
Construction, Extraction, and Maintenance Occupations	172	2.7
Production, Transportation, and Material Moving Occupations	314	5.0
Total	6,321	100.0

Source: 2000 U.S. Census data.

Table 15: Employed Residents Age 16 and Over, By Industry (2000) - Tenaflly, New Jersey

Industry	Number	Percent
Agriculture, Forestry, Fishing and Hunting, and Mining	0	0.0
Construction	142	2.2
Manufacturing	503	8.0
Wholesale Trade	467	7.4
Retail Trade	570	9.0
Transportation and Warehousing, and Utilities	194	3.1
Information	302	4.8
Finance, Insurance, Real Estate, and Rental and Leasing	708	11.2
Professional, Scientific, Management, Administrative, And Waste Management Services	1,049	16.6
Educational, Health and Social Services	1,645	26.0
Arts, Entertainment, Recreation, Accommodation and Food Services	238	3.8
Other Services (except Public Administration)	352	5.6
Public Administration	151	2.4
Total	6,321	100.0

Source: 2000 U.S. Census data

Construction Activity. From 1993 through December 2004, 328 residential building permits were issued by the Borough. As outlined on Table 16, 190 permits, almost 60 percent, were issued for single-family dwelling units. Since 2002, 191 residential building permits were issued, including 50 for developments with five units or greater. This trend is reflective of the building boom that is occurring Tenaflly and elsewhere during the last several years.

Table 16: Number of Residential Building Permits Issued (1993-2004) - Tenaflly, New Jersey

Year	Single-Family	Two-To-Four	Multi	Total
1993	2	0	0	2
1994	6	0	0	6
1995	6	2	0	8
1996	7	0	0	7
1997	11	0	0	11
1998	20	2	0	22
1999	15	6	0	21
2000	25	6	0	31
2001	23	6	0	29
2002	31	18	20	69
2003	19	6	5	30
2004	25	42	25	92
Total	190	88	50	328

Source: New Jersey Residential Building Permits, N.J. Department of Labor and Workforce Development, 1993-2004 and Borough of Tenaflly building department.

Journey to Work Data. Table 17 outlines “journey to work” statistics for Tenafly, its neighboring communities, as well as Bergen County and New Jersey.

Table 17: Journey to Work Data (2000) – Modes of Commuter Transportation

MUNICIPALITIES	CAR (DRIVE ALONE)	CARPOOL	PUBLIC TRANSIT	WALKED	OTHER TRANS.	WORK AT HOME
Tenafly	68.1	12.0	10.5	2.7	0.4	6.3
Englewood	59.0	14.4	16.6	4.6	1.8	3.6
Englewood Cliffs	65.6	15.5	11.3	1.7	1.0	4.8
Bergenfield	71.7	11.4	11.6	2.7	0.8	1.8
Cresskill	74.2	10.9	10.1	1.1	0.8	2.9
Alpine	70.1	17.9	4.5	0.4	0.0	7.1
BERGEN COUNTY	72.8	9.7	11.0	2.8	0.6	3.1
NEW JERSEY	73.0	10.6	9.6	3.1	0.9	2.7

Source: 2000 U.S. Census Data

Although about 68 percent of Tenafly residents drive alone to work, this percentage is lower than Bergen County and New Jersey as a whole. Among its neighbors, only Englewood has fewer than 60 percent of its workforce driving to work alone. When the carpool numbers are included, 80 percent of Tenafly residents use a car to get to work. Tenafly also has a high percentage of workers at home at 6.3 percent, exceeding most of its neighbors, Bergen County and New Jersey as a whole.

Mass transit uses make up 10.5 percent of commuters, which is similar to Bergen County commuters and higher than that for New Jersey as a whole. The vast majority of commuters use bus transportation as this is the only convenient mass transit available to Tenafly residents.

Place of Work. About 37 percent of Tenafly residents work outside New Jersey. This number is higher than most of its surrounding neighbors and Bergen County as a whole. A sizeable portion of those out-of-state workers drive to work since the journey to work data indicates that only 10.5 percent of all Tenafly commuters in 2000 used mass transit to commute.

Table 18: Place of Work – Tenafly and Area Municipalities

MUNICIPALITIES	WORKED IN COUNTY OF RESIDENCE	WORKED IN NJ OUTSIDE OF COUNTY OF RESIDENCE	WORKED OUTSIDE OF NJ
Tenafly	3,281 (52.5%)	670 (10.7%)	2,300 (36.8%)
Englewood	7,183 (59.5%)	1,511 (12.5%)	3,373 (28.0%)
Englewood Cliffs	1,033 (42.0%)	318 (12.9%)	1,108 (45.1%)
Bergenfield	8,368 (64.5%)	1,876 (14.5%)	2,728 (21.0%)
Cresskill	2,063 (57.3%)	456 (12.7%)	1,083 (30.1%)
Alpine	417 (42.0%)	147 (14.9%)	428 (43.1%)
BERGEN COUNTY	246,163 (57.6%)	90,692 (21.2%)	90,607 (21.2%)

Source: 2000 U.S. Census Data

Tenafly is an automobile-oriented commuter community, indicative of the limited mass transit options available in the Borough. The data does show that almost four out of ten workers commute out of state, presumably to New York. Provision of more mass transit options – particularly reactivation of the Northern Branch rail line – may help decrease the dependence on automobile transportation for those individuals commuting to New York City.

Zoning Amendments. Since the adoption of the previous Reexamination Report on September 22, 1999, Tenafly adopted 26 zoning amendments between 1999 and the present date. Each amendment is identified below:

- **Ordinance 99-48 (adopted 10/26/99)**
Amends Land Development Ordinance (LDO) to regulate swimming pools and tennis courts.
- **Ordinance 00-05 (adopted 03/14/00)**
Amends Schedule A under Accessory Uses and adds Item 19 to Footnotes to Schedule A for permitting home offices in residential zones.
- **Ordinance 00-11 (adopted 06/15/00)**
Amends LDO to add language in order to regulate certain tree removal on private property and preserve and protect designated landmark trees.
- **Ordinance 00-14 (adopted 09/12/00)**
Amends Zoning Map to designate lots to be included in the Magnolia Avenue Historic District.
- **Ordinance 00-15 (adopted 09/12/00)**
Amends LDO to add language to revised parking space requirements for restaurants in retail business zones B-1 and B-2.
- **Ordinance 00-18 (adopted 09/12/00)**
Amends LDO to establish regulations for “critical areas” and to provide development regulations therefore.
- **Ordinance 00-22 (adopted 11/09/00)**
Amends and supplements LDO section for “Development Fees for Affordable Housing” to satisfy requirements of COAH.
- **Ordinance 01-01 (adopted 05/08/01)**
Amends and supplements LDO to establish Stormwater Management Regulations.

- **Ordinance 01-04 (adopted 05/08/01)**
Amends and supplements LDO in order to regulate certain tree removal on private property and within buffer area between properties.
- **Ordinance 01-11 (adopted 11/08/01)**
Amends and supplements LDO in order to revise definitions, permit fees and performance bond.
- **Ordinance 02-01 (adopted 01/12/02)**
Amends and supplements LDO in order to create a Multi-Family Contributory Housing District.
- **Ordinance 02-09 (adopted 05/14/02)**
Amends and supplements LDO in order to create a Multi-Family Inclusionary Housing District.
- **Ordinance 02-10 (adopted 04/09/02)**
Amends and supplements LDO to designate Cotswold as “Historic” as set forth in the Historic Preservation Plan of the Borough Master Plan.
- **Ordinance 02-17 (adopted 06/11/02)**
Amends and supplements LDO to create an Affordable Housing Overlay Zone AHO-1.
- **Ordinance 02-18 (adopted 06/11/02)**
Amends and supplements LDO to create an Affordable Housing Overlay Zone AHO-2.
- **Ordinance 02-20 (adopted 06/06/02)**
Amends and supplements LDO with reference to satisfying COAH requirements by adding a new section entitled “Affordable Accessory Apartments.”
- **Ordinance 02-21 (adopted 06/06/02)**
Amends and supplements LDO with reference to satisfying COAH requirements by adding a new Article XI entitled “Housing Rehabilitation Program Ordinance Provisions.”
- **Ordinance 02-22 (adopted 06/06/02)**
Amends and supplements LDO with reference to satisfying COAH requirements by adding a new Article XII entitled “Housing Rehabilitation Program Ordinance Provisions.”
- **Ordinance 03-02 (adopted 02/25/03)**
Amends LDO with reference to new definition for “restaurant – fast food.”

- **Ordinance 03-11 (adopted 05/27/03)**
Amends and supplements LDO in order to create an Affordable Housing Commercial Overlay Zone AHO-1, repealing Ordinance 02-17 in its entirety.
- **Ordinance 03-16 (adopted 07/08/03)**
Amends and supplements LDO in order to revise “Penalties.”
- **Ordinance 03-19 (adopted 08/12/03)**
Amends and supplements LDO in order to establish procedures for completion of mitigation requirements.
- **Ordinance 04-03 (adopted 03/09/04)**
Amends Article VII of LDO (Subdivision and Site Plan Review, Section 702 – Applicability) and substitutes new language.
- **Ordinance 04-26 (adopted 11/09/04)**
Amends Ordinance No. 97-29 to create a new Senior Residential / Business District.
- **Ordinance 05-06 (adopted 03/22/05)**
Amends certain bulk requirements in single-family residential zoning districts.
- **Ordinance 05-09 (adopted 04/26/05)**
Adds to permitted uses in the B-2 District.

Changes at the State Level

State Development and Redevelopment Plan (SDRP). On March 1, 2001, the State of New Jersey adopted an updated SDRP. The SDRP’s main objective is to guide future development and redevelopment to ensure the most efficient use of existing infrastructure systems, and to maintain the capacities of infrastructure, environment, and natural resources, fiscal, economic and other systems. To this end, the SDRP divides the State into five different categories of “Centers,” which are compact forms of development, and four different types of planning areas that are regional in scale. The SDRP has adopted a set of policy objectives to guide local planning in each planning area. These policy objectives are designed to implement the statewide goals and objectives of the SDRP in the context of the unique qualities and conditions in each of the planning areas.

The Borough is located in the Metropolitan Planning Area (PA-1), which encompasses large urban centers and developed suburban areas. These areas are fully developed with significant investment in existing, but aging, infrastructure systems. There is little vacant land available for development and, as such, much of the development activity is infill development or redevelopment. The SDRP states that public and private investment in PA-1 should be the "principal priority" of state, regional and local planning agencies, with the intent being to direct development and redevelopment into these portions of the State. Within this framework, the recommended policy objectives for PA-1 are summarized to include the following:

- Land Use: Guide new development and redevelopment in PA-1 in a manner which ensures an efficient use of remaining vacant parcels and existing infrastructure.
- Housing: Preserve the existing housing stock through a program of maintenance and rehabilitation. Provide a variety of housing choices through new development and redevelopment.
- Economic Development: Promote economic development by encouraging redevelopment, infill development, public-private partnerships, and infrastructure improvements.
- Transportation: Encourage the use of public transit and alternative modes of transportation.
- Natural Resource Conservation: Reclaim environmentally damaged sites and mitigate impacts on remaining environmental and natural resources, including wildlife habitats. Special emphasis should be on air quality, preservation of historic sites, the provision of open space and recreation.
- Recreation: Maintain existing parks and open space as well as expand system through redevelopment and additional land dedications.
- Historic Preservation: Integrate and reconcile historic preservation with new development and redevelopment efforts.
- Public Facilities and Open Space: Complete, repair or replace existing infrastructure systems to enable future development and redevelopment.
- Intergovernmental Coordination: Provide for regionalization and intergovernmental coordination of land use and development policies.

In its Cross-Acceptance Petition, the Borough requested several map changes to redesignate several park and open space areas currently designated as PA-1 to PA-6, 7 or 8 to reflect its undeveloped state. The Borough's Master Plan is consistent with the statewide goals and objectives of the SDRP and the policy objectives of the various planning areas.

Cross-Acceptance / SDRP. On April 28, 2004, the New Jersey State Planning Commission (SPC) approved the release of the Preliminary SDRP and the Preliminary State Plan Policy Map. This action launched the third round of Cross-Acceptance.

Cross-acceptance is defined by the SPC as a bottom-up approach to planning, designed to encourage consistency between municipal, county, regional, and state plans to create a meaningful, up-to-date and viable State Plan (N.J.S.A. 52:18A-202.b.). This process is meant to ensure that all New Jersey residents and levels of government have the opportunity to participate and shape the goals, strategies and policies of the State Plan.

Through Cross-Acceptance, negotiating entities work with local governments and residents to compare their local master plans with the State Plan and to identify potential changes that could be made to achieve a greater level of consistency with statewide planning policy. Cross-acceptance concludes with written Statements of Agreements and Disagreements supported by each negotiating entity and the SPC. The State Planning Commission will incorporate the negotiated agreements into the Draft Final State Plan. Tenaflly has participated in the Cross-Acceptance process and submitted changes to ensure consistency with preliminary SDRP and State Plan Policy Map.

A significant aspect of this year's Cross-Acceptance process, and what distinguishes it from past years, is the State's intent to rely upon this process and the final adopted State Plan as the basis for determining funding allocations for a variety of programs, which is why it was important for the Borough to participate in this process.

Council on Affordable Housing (COAH).

On November 22, 2004, COAH adopted its third round methodology and rules, which are effective December 20, 2004. The new methodology will require the Borough to undertake a new review of the housing element and fair share plan. Components of the new methodology include "growth share" and "rehabilitation share."

The growth share would determine the affordable housing unit obligation based on projected development, with affordable housing units allocated based on the number of dwelling units built and the number of jobs created in the Borough based on the square footage of non-residential development. The third round includes the period 1999 through 2014.

The Borough received a Judgment of Repose in 2003. The Borough's substantive certification is valid through 2009. This certification is related to the first and second round obligation. Tenaflly still has to address its third round obligation.

Several ordinances related to the Borough's Affordable Housing Plan were adopted by the Governing Body since the 1999 Reexamination Report. They are as follows:

- **Ordinance 00-22 (adopted 11/09/00)**

Amends and supplements LDO section for “Development Fees for Affordable Housing” to satisfy requirements of COAH.

- **Ordinance 02-01 (adopted 01/12/02)**
Amends and supplements LDO in order to create a Multi-Family Contributory Housing District.
- **Ordinance 02-09 (adopted 05/14/02)**
Amends and supplements LDO in order to create a Multi-Family Inclusionary Housing District.
- **Ordinance 02-17 (adopted 06/11/02)**
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- **Ordinance 03-11 (adopted 05/27/03)**
Amends and supplements LDO in order to create and Affordable Housing Commercial Overlay Zone AHO-1, repealing Ordinance 02-17 in its entirety.

Residential Site Improvement Standards (RSIS). RSIS went into effect on June 3, 1997. The adopted rules establish technical standards for streets and parking, water supply, sanitary sewers and stormwater management relating to residential development. The standards are the minimum requirements for site improvements that must be adhered to by all applicants for residential subdivision and site plans before planning boards and zoning boards of adjustment. They also represent the maximum that such boards can require of an applicant. These adopted standards supersede any local standards established for these systems.

Since the last Reexamination Report, there have been several amendments to the RSIS standards. The changes that most significantly affect planning issues and current developments in the Borough are listed

below:

- The RSIS standards have been revised to acknowledge the impacts of two-family dwellings. Trip generation and parking requirements for two-family dwellings have been added to the RSIS. This allows the Borough to quantify the impacts of proposed two-family dwellings.
- New regulations for access streets to multi-family development have been added. The RSIS standards now include regulations for cul-de-sacs and multi-family cul-de-sacs, which differentiate between the higher density developments and single-family neighborhoods.
- The RSIS standards have been recently revised as a result of the changes to the stormwater regulations as required by the New Jersey Department of Environmental Protection (NJDEP). These standards will require less infiltration of stormwater, where feasible, and stormwater quality treatment through bioremediation techniques.

The Borough should implement the adopted RSIS as required by the statute and apply for a waiver from RSIS standards for its historic districts. It should be noted that these standards govern residential development only. Borough requirements governing non-residential development are not affected by RSIS.

SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATION SHOULD BE PREPARED

This Reexamination Report notes several key factors influencing the planning process and its implementation in the Borough of Tenaflly. It is appropriate for the Borough to modify its Goals and Objectives to reflect those actions that have been addressed and ongoing issues that require attention. Other planning recommendations for the Borough are included in this section.

Amended Goals and Objectives

The purpose of the amended goals and objectives, all of which are important, is to broaden the type of planning objectives for the Borough. In addition, each goal is accompanied by a policy statement intended to remove ambiguity regarding the interpretation of these goals. The purpose is to clarify the intention of the Planning Board rather than leave the goals open to wide interpretation. The amended goals and objectives are as follows:

▪ Goal 1:

To maintain and enhance the existing areas of stability in the community; to encourage a land use pattern that establishes areas which have their own unique development characteristics. A principal goal of this plan is to preserve and protect the residential character and existing density of the community, and reinforce the borough's commercial and business areas, by restricting incompatible land uses from established neighborhoods, and limiting intensities of use to the levels prescribed herein.

Policy Statement:

The Borough of Tenaflly recognizes that one of its most significant attributes is its unique land use arrangement. This land use pattern is characterized by attractive detached single-family residential neighborhoods with a distinctive suburban flavor, with distinct commercial areas. The Plan's land use recommendations are designed to protect and reinforce this prevailing residential development pattern by recognizing the established densities within the community and preclude any introduction of incompatible non-residential use or intensities of use in these neighborhoods.

▪ Goal 2:

To ensure that any prospective development and/or redevelopment is responsive to Tenaflly's environmental features.

Policy Statement:

The Borough seeks to limit development to that which is sensitive to the community's particular physical characteristics, and preserves the Borough's sensitive environmental elements. In particular, the Borough seeks to limit development to that which preserves steeply sloped area, wetlands, and flood plains, and retains existing vegetation. Additionally, there are numerous sites in the Borough that are typified by extensive environmentally sensitive features and therefore may not be able to accommodate their full zoned development potential.

▪ Goal 3:

To ensure that any future development of the Borough's infrastructure be limited to accommodate the Borough's present level of intensity of development as identified in this Plan.

Policy Statement:

The Borough seeks to encourage a limited level of infrastructure improvements to accommodate local needs and discourage the imposition of new facilities that may be utilized to support higher levels of development than contemplated in this Plan. The Borough's land use policy is expressly designed to discourage infrastructure improvements that would enable a significant increase in the carrying capacity of the land, and result in increased pressures for higher levels of development.

▪ Goal 4:

To encourage and provide buffer zones to separate incompatible land uses.

Policy Statement:

The Borough recognizes the need to reinforce the delineation of boundaries separating residential and non-residential uses and residential uses of a distinctly different intensity-of-use. Appropriate buffer/screening devices are to be encouraged to separate incompatible land uses in order to minimize adverse impacts on residential and other properties. This should be accomplished primarily within the framework of appropriate open space buffer widths containing suitable planting elements (incorporating such elements as multiple rows of plant material, planting clusters, etc. as a means to provide suitable buffer protection), with supplemental aesthetically pleasing fencing where appropriate. It is appropriate to provide suitable distances between on-site activity on non-residential lots and adjoining residential uses, in addition to the physical elements noted above, in those instances where it can be provided.

▪ Goal 5:

To encourage residential zone bulk requirements, such as setbacks and coverage, as well as regulations regarding lighting, noise, etc., to permit development consistent with the established community character.

Policy Statement:

The Borough wishes to encourage single-family detached housing that permits more creative design while minimizing impacts that would detract from the neighborhood character prevalent in Tenafly.

▪ Goal 6:

To consider environmentally sensitive features and extensive woodland vegetation as a means of preserving steep slopes, wetlands, wooded areas, scenic qualities, historic facilities, retaining open space and reducing infrastructure costs.

Policy Statement:

The Borough wishes to encourage single-family detached housing development that preserves and protects environmentally sensitive features, wooded acreage and open space. Such development

would permit more creative design for potential development of the sites.

▪ Goal 7:

Age-restricted housing development should be encouraged in areas where such uses are permitted to address a growing need that would not adversely impact the Borough school system.

Policy Statement:

A variety of housing options for senior citizens is permitted in certain zones that are deemed appropriate for this use. Such uses should be compatible with the surrounding development and not have any adverse impact on single-family residential districts.

▪ Goal 8:

To preserve and enhance the Borough's community facilities, ensuring that the Borough addresses the public safety, recreational, and other needs.

Policy Statement:

The Borough seeks to enhance existing community facilities and add additional facilities where possible. In particular, the Borough should pursue opportunities to meet open space and recreation needs. Major residential and non-residential development should address how their proposals would affect the provision of community services and what additional burdens, if any, would be placed on the Borough because of said development.

▪ Goal 9:

To preserve and enhance the Borough's Central Business District by defining its functional role in the community and enhancing the quality of life within the commercial center through an appropriate mixture of activities; permit a reasonable level of development in the business district; and to encourage the use of off-street parking facilities to provide greater convenience for shoppers and reduce conflicting traffic movements in the Central Business District.

Policy Statement:

The Borough seeks to encourage the continued development of the Central Business District for retail and commercial uses serving the daily needs of the area's resident population. The Borough's broad land use policy is to limit commercial development to the areas depicted on the Land Use Plan map. Additionally, this Plan seeks to encourage a building design that is oriented toward the street corridor, to the extent possible. Consideration should be given to design features that encourage the integration of building, parking, signage and landscaping elements including tree wells in parking lots, into a comprehensive and unified framework.

▪ Goal 10:

To encourage New Jersey Transit and other officials to develop any future rail system that is friendly to adjacent residential uses and minimizes the number of transfers required by commuters.

Policy Statement:

The Borough recognizes that commuter rail provides both opportunities and concerns regarding long-term development. Any reactivation of the Northern Branch railroad line should minimize negative impacts regarding pollution and noise. Additionally, concerns regarding parking and traffic should be addressed in conjunction with any reactivation.

▪ Goal 11:

To address the Borough's affordable housing obligation in a manner consistent with other goals and objectives set forth herein.

Policy Statement:

The Borough recognizes that the State has refined the housing issue to direct attention to the specific need for lower income housing. The Borough is prepared to address its third-round fair share housing obligation to the extent possible, recognizing the limited availability and suitability of site in the community for higher density development. Participation in a regional contribution agreement is one affirmative approach that Tenaflly should pursue to satisfy a portion of the Borough's obligation.

▪ Goal 12:

To promote a safe and efficient traffic circulation system that serves the Borough, while retaining Tenaflly's community character within the overall framework of the circulation system.

Policy Statement:

The Borough has made efforts to improve circulation issues, particularly with regarding to roads in the Central Business District. The intention is to improve the effectiveness and safety of certain intersections, improve roadway alignments and implement the provision of improve traffic signage and signalization, as is necessary. Future development, both residential and non-residential, should review the impact of activity on the Borough's road network and minimize, if not eliminate, any potential adverse impacts.

▪ Goal 13:

To preserve the historic features of the Borough as an integral part of Tenaflly's unique character.

Policy Statement:

The Borough continues its policy of protecting historically significant structures as identified in the Historic Preservation Plan Element through the adoption of regulations, consistent with the land use act's intention to preserve historic properties.

▪ Goal 14:

To support the overall philosophy of the State Development and Redevelopment Plan (SDRP) as a means of providing growth management on a statewide basis while retaining the principles of home-rule.

Policy Statement:

The Borough maintains that the general intent of the SDRP, to manage growth within the framework of an assessment of needs and infrastructure capabilities and a municipality's environmental constraints, and the SDRP's specific tier designations for Tenaflly, represents a reasonable approach to growth management.

Master Plan Update Recommendations

Several elements of the Master Plan should be updated or added to the Plan to reflect development since the adoption of the last comprehensive Master Plan in 1992. Most could be included in a comprehensive master plan update. The housing plan element should be completed to address the third-round housing obligation. The elements recommended for update are as follows:

1. Housing Plan Element. Although the Borough has received substantive certification through 2009, Tenaflly must address its third-round housing obligation under the new affordable housing rules. The "growth share" plan upon which the Borough's affordable housing obligation will be based should include the following information:
 - a. Descriptions of the operational and financial feasibility of any specific project(s) intended to provide for the total 1987-2014 municipal fair share of affordable housing, which may include rehabilitation programs, municipally sponsored construction projects, regional contribution agreements, alternative living arrangements, buy-down programs, accessory apartments, municipally sponsored rental programs, assisted living residences, affordable housing partnership programs and expanded crediting opportunities.
 - b. Drafting fair share ordinances necessary for the implementation of the programs and projects designed to satisfy the fair share need.
 - c. An accounting of any development fees collected and the amount and purpose for which any fees have been expended current to the date of petition.
 - d. The Fair Share Plan may include the collection of development fees pursuant to N.J.A.C. 5:94-6, and a plan to spend development fees pursuant to N.J.A.C. 5:94-6.5.
 - e. A plan for the rehabilitation component pursuant to N.J.A.C. 5:94- 4.3, including any of the new construction options outlined in N.J.A.C. 5:94-4.
 - f. The estimate of the Borough's substandard units occupied by low and moderate-income households and the plan to address this rehabilitation obligation.

2. Land Use Plan Element. The Borough should amend its land use plan element to reflect changes that have occurred due to development and zoning changes since the last comprehensive master plan update in 1992. Changes to the land use map should also be included in this update. Particular attention should be paid to the development potential of the Central Business District, especially if commuter rail service is restored to Tenaflly.
3. Community Facilities Element. Given the volume of activity and improvements related to Borough facilities, an updated community facilities element would provide an up-to-date assessment of community services. This element would determine the extent to which current facilities are able to address the needs of the Borough.
4. Open Space and Recreation Plan Element. The Borough should prepare and adopt an Open Space and Recreation Plan. The primary focus of this plan should be to analyze the status with regard to open space and recreational resources in Tenaflly and then determine the likely future needs of the community based on generally accepted planning benchmarks and standards.

One component of the recommended open space plan should be ways to fund acquisition and improvements. Any open space plan the Borough prepares should be drafted in accordance with the recommended format promulgated by the New Jersey Department of Environmental Protection.

5. Municipal Stormwater Management Plan Element. As required by the Municipal Stormwater Management Rules, the Borough is required to adopt a municipal stormwater management plan as part of its Master Plan and official map by February 2006.
6. Historic Preservation Plan Element. A comprehensive update of this plan element is recommended to update actions taken to date and outline historic preservation plan recommendations going forward.

Other Planning Issues

1. Updated Zoning Ordinance. The Borough will prepare a comprehensive zoning ordinance and map consistent with the Master Plan and its Reexamination Report. The comprehensive zoning ordinance will incorporate, at a minimum, the following sections: purposes of the ordinance; definitions; use, area and bulk regulations, and additional regulations pertaining to particular principal, accessory and conditional uses; regulations pertaining to existing nonconforming uses and structures; performance standards; and supplemental provisions regarding lot, yard, height and related features. The intention is to provide a zoning ordinance that comprehensively addresses the issues outlined in the Borough Master Plan and Reexamination Report as well as present a user-friendly guide to deal with development issues in the Borough.

2. Certified Local Government Status. The Certified Local Government (CLG) program offers municipalities the opportunity to participate more directly in State and Federal historic preservation programs. Participation in the CLG program requires that a municipality have a historic preservation ordinance and a historic preservation commission conforming to the specifications of both the Municipal Land Use Law and the National Park Service approved New Jersey Certified Local Government Guidelines. As a CLG, the community is eligible to apply for Historic Preservation Fund (HPF) grants for a variety of local preservation activities. The level of funding is contingent upon the annual appropriation from the National Park Service. Given the level of activity by the Borough Historic Preservation Commission, Tenaflly should seek CLG status.
3. Parking Capital Fund. In order to address situations where developers are unable to meet the parking requirements due to property constraints, there should be an opportunity to contribute to a municipal parking capital improvement fund. The fund would provide a fee per space based on a progressive schedule, i.e., the more parking the applicant wants waived, the greater the cost per space. Developers would pay a one-time fee over a specific period, providing capital for potential municipal parking improvements.
4. Scenic Corridor Guidelines. Corridors are important design features recognized by the State Plan, taking such specific form and fulfilling specific functions such as scenic corridors. The Borough should investigate the criteria for developing scenic corridors in Tenaflly, with particular attention to Route 9W and Knickerbocker Road with its unique tree canopies and surrounding vistas.

RECOMMENDATIONS CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS INTO THE LAND USE PLAN ELEMENT AND RECOMMENDED CHANGES IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY

The Borough has not designated any parcels as “an area in need of redevelopment,” nor has it undertaken any investigations to determine if any parcels may be declared as “an area in need of redevelopment” since the adoption of the last Reexamination Report.