MASTER PLAN AMENDMENT

Borough of Hillsdale
Bergen County, New Jersey

Prepared by:
C.P. STATILE, P.A.
Consulting Engineers & Planners
3 Fir Court • Oakland, NJ 07436

Adopted: May 30, 2006

Caroline Z. Reiter, P.P, AICP
NJ Professional Planner #5343

We recommend including the following revisions to the Borough of Hillsdale 2003 Master Plan.

Goals & Objectives

Add a new Land Use Plan goal as follows:

- Encourage the adoption of an ordinance permitting single-family detached age-restricted housing as a conditional use in the R-2 Residential zone.

Land Use Plan Element

Add new recommendations in the Land Use Plan with the following text:

Age-Restricted Housing

The Municipal Land Use Law includes the encouragement of senior citizen housing as a purpose of zoning. The Borough currently has one senior citizen, or age-restricted, development known as the Hillsdale House. The Hillsdale House is located in the SC zone and provides affordable age-restricted housing in a 100 unit multi-family development.

Senior citizen housing is housing designed for and occupied by households where at least one member is a minimum of 55 or 62 years of age. Another adult household member that is under the required age limit is also permitted, as well as an adult required for physical and/or medical care. The age-restricted development may include facilities and/or services for its residents.

Age-restricted housing is an important community need. In general, individuals are living longer due to medical advances and lifestyle changes. The 2000 census data shows that almost 25 percent of the Borough of Hillsdale's 10,087 residents are of sufficient age for residency in a 55 year of age or older development.

An age-restricted development allows the senior population members to remain in their community, close to family and friends, at a time when they may no longer want or need to remain in their original homes. An age-restricted, single-family detached development provides seniors the opportunity to move to a detached home without property maintenance responsibilities.

It is appropriate to provide a variety of housing within a community. The Hillsdale Zoning Ordinance currently does not provide for age-restricted single-family detached development. To fill this void, the Land Use Plan recommends the governing body adopt an ordinance permitting age-restricted single-family detached housing as a permitted conditional use in the R-2 Residential zone.

The ordinance should include certain parameters, as follows:

- All housing units shall be single-family detached dwellings.
- The required minimum tract area shall be eight contiguous acres.
- A portion of the total tract shall be set aside for passive or active recreation.
- The age-restricted housing shall include a required association that will be responsible for, at a minimum, property maintenance tasks.
- The ordinance shall include bulk regulations for, at a minimum, lot area, building height, building coverage, floor area ratio and setbacks. The ordinance shall contain a required landscape buffer that will surround the age-restricted housing development.
- Hillsdale is an almost fully developed community with established neighborhoods. The required landscape buffer will help to screen the age-restricted housing from adjacent existing development. The bulk standards for age-restricted housing should be designed to reflect existing bulks standards within the Borough while allowing for appropriate design.

Mixed Use Development in the Commercial Zones

There are properties within the Commercial zones that are developed with mixed uses. Typically, the primary use on the main level is a permitted commercial use above which is located a residential apartment. The Borough should undertake an analysis of these areas to address the question of mixed uses within the Commercial zones. In March 2006 the Borough Planning Board approved an application for a mixed-use development in the Commercial zone, recognizing its potential benefits for Hillsdale.

RESOLUTION
HILLSDALE PLANNING BOARD

OFFERED BY:

SECONDED BY:

at a regular meeting of the Hillsdale Planning Board held on Tuesday, May 30, 2006

WHEREAS, the Planning Board of the Borough of Hillsdale adopted a Master Plan dated February, 2003 revised to December 16, 2003; and

WHEREAS, the Planning Board desires to amend its Land Use Plan Element of the Master Plan to provide for age-restricted housing as a conditional use in the R-2 Residential zone.

WHEREAS, the Planning Board has reviewed the proposed Amendment to the Master Plan dated May, 2006 prepared by Christopher P. Statile, PA (the "Amendment"); and

WHEREAS, the Planning Board of the Borough of Hillsdale held a public hearing on this date concerning the Amendment to the Master Plan of the Borough of Hillsdale; and

WHEREAS, the Planning Board has carefully considered any and all comments made by members of the public at said hearing; and

WHEREAS, the Planning Board has determined that the Amendment to the Master Plan attached hereto represents a proper change in the focus of zoning and planning in the referenced area and serves a purpose under the Municipal Land Use Law.

NOW, THEREFORE, be it resolved that the Master Plan of the Borough of Hillsdale be amended to include the Amendment to the Land Use Plan Element attached hereto..

BE IT FURTHER RESOLVED, that a copy of this Resolution be filed with the Bergen County Planning Board.

Vote Recorded as follows;
FOR: Duetsch, ~~Sapanara~~, Franklin, DeGise, Volek, Garra, Fuchs, O'Reilly and Fixelle

AGAINST: ~~None~~
ADOPTED: May 30, 2006

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Board of the Borough of Hillsdale, New Jersey on May 30, 2006.

Jason DeGise, Planning Board Chairman
Secretary

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