

MASTER PLAN REEXAMINATION REPORT

BOROUGH OF HILLSDALE, BERGEN COUNTY, NEW JERSEY



APRIL 2010

ADOPTED APRIL 27, 2010

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Introduction

The Municipal Land Use Law (MLUL) requires that the governing body provide for a general reexamination of its master plan and development regulations by the Planning Board every six years. The Hillsdale Master Plan was adopted in December 2003 and has been amended as follows:

- May 2006: Amendment on age-restricted housing.
- May 2007: Amendment of Housing Element/Fair Share Plan pursuant to NJ Council on Affordable Housing (COAH) Round 3 rules.
- July 2008: Amendment to add the Stormwater Management Plan.
- November 2008: Amendment to add the Housing Element/Fair Share Plan pursuant to new COAH Round 3 rules.

This report constitutes a reexamination of the 2003 Master Plan as required by the MLUL.

Components of the Reexamination Report

The requirements of the Reexamination Report are contained in N.J.S.A. 40:55D-89. The Reexamination Report must address the following:

1. *The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.*
2. *The extent to which such problems and objectives have been reduced or have increased subsequent to such date.*
3. *The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.*
4. *The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.*
5. *The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c. 79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommend changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.*

Following are the Goals and Objectives from the 2003 Master Plan and subsequent amendments.

Land Use Plan

1. Achieve a balance between the developed community and new development.
2. Encourage the adoption of a Floor Area Ratio (FAR) Ordinance to limit the bulk of new homes.
3. Create a new residential land use zone with a 40,000 S.F. minimum lot size. The new zone will permit larger lot residential development in Hillsdale.
4. Expand the permitted uses in the Industrial zone to include offices and recreation uses that will support the Borough's strong and viable business community.
5. Recognize that flag lots are not accepted forms of development and should be prohibited.
6. Encourage the Planning Board to reduce the number of bulk variances granted with major subdivision approvals.
7. Ensure that the Code Compliance Department closely monitors dwellings with two kitchens so that they are not converted into two-family homes.
8. Develop new regulations for fast food restaurants in the Commercial zone. The regulations should include a specific definition of fast food restaurants, as well as requirements that newly constructed fast food restaurants are in character with downtown Hillsdale.
9. Permit offices as conditional uses for those properties fronting along or in contact with the Broadway right-of-way lines, between Cross Street and Knickerbocker Avenue. The conditions should include requirements detailing that an office must be residential in appearance with minimal parking to be in character with the existing residential dwellings.

Land Use Plan Amendment, 2006

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

Circulation Plan

1. Follow NJ TRANSIT recommendations that encourage nontraditional uses in and around the train station. Consider active use of the train station area during commuter hours for appropriate food and/or retail uses.
2. Promote alternate modes of transportation and support efficient transportation systems.
3. Improve the route from the commuter parking lots to the rail platform so that it is more pedestrian-friendly.
4. Monitor the availability of commuter parking in the Borough.

Community Facilities Plan

1. Plan community facilities to accommodate anticipated future population growth.
2. Maintain appropriate emergency services for Township residents.
3. Ensure adequate educational facilities for Borough children.
4. Consider the development of a Community Center to serve the needs of all Hillsdale residents, from children to senior citizens.

Parks, Open Space & Recreation

1. Address the Borough's open space and recreation needs with an emphasis on preserving the Borough's limited open space.
2. Ensure that adequate active and passive recreation areas exist to serve the Borough's existing and projected population.
3. Utilize the Farmland Preservation program to preserve Demarest Farm on a voluntary basis.
4. Investigate utilizing the Borough owned areas of Vorrath Place for passive recreation.
5. Consider the Recreation Commission's recommendations for active recreation facilities.

Conservation Plan

1. Protect environmentally sensitive areas and the Borough's natural resources.

Economic Plan

1. Encourage job formation and retention in the Borough and for Borough residents.
2. Support business development where appropriate in the Commercial and Industrial zones.

Historic Preservation Plan

1. Encourage development of a local museum in the train station.
2. Research the older homes in the Borough to determine if they are eligible for formal placement on the State and National Historic Registers.

Recycling Plan

1. Ensure compliance with state and county recycling requirements.
2. Adopt an ordinance addressing the collection, disposition and recycling of recyclable material in development proposals for 50 or more units of single-family residential housing, 25 or more units of multi-family residential housing and commercial or industrial developments of 1,000 square feet or more of land as is required in the Municipal Land Use Law.

This Reexamination Report will analyze each element of the 2003 Master Plan separately. For most elements, a table will first compare the major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report with the extent to which such problems and objectives have been reduced or have increased subsequent to such date (the first and second required component of the Reexamination Report). Duplications have been eliminated and lengthy recommendations have been shortened, and similar recommendations have been combined where appropriate. Text will then explain the extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan and the specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards (the third and fourth required components of the Reexamination Report).

Finally, regarding the fifth component of the Reexamination Report, the Borough of Hillsdale does not have any recommendations regarding redevelopment and does not anticipate any formal redevelopment activities at this time.

Subcommittee

A Master Plan Subcommittee, consisting of four Planning Board members, was established for the preparation of this Reexamination Report. The subcommittee met on four different occasions. The subcommittee discussed and analyzed several land use issues relative to the preparation of this report. The subcommittee was proactive; its members formulated ideas and

initiated proposals for research and discussion. The subcommittee concurred with the recommendations listed in this report.

Reexamination of Land Use Plan

Goals and Objectives & Recommendations from 2003 Master Plan	Extent Such Problems and Objectives Have Been Reduced or Increased
Achieve a balance between the developed community and new development.	This remains an important objective. Hillsdale is community that is almost built out. All new development involves a relationship between the developed area and the new development. This balance continues to be a challenge as fewer parcels remain available for development. The Borough has adopted a Floor Area Ratio (FAR) Ordinance that helps to control bulk in new homes and additions. The FAR ordinance also includes an impervious coverage requirement.
Encourage the adoption of a Floor Area Ratio (FAR) Ordinance to limit the bulk of new homes.	The Borough adopted an FAR Ordinance in March 2004, which was revised for definitional changes in August 2005. The FAR Ordinance also includes an impervious coverage requirement.
Create a new residential land use zone with a 40,000 S.F. minimum lot size. The new zone will permit larger lot residential development in Hillsdale.	This item has not been formalized by ordinance. However, the concept of a 40,000 SF zone district in Hillsdale remains valid and is still appropriate for the designated area. Providing a variety of housing options remains an important Borough objective.
Expand the permitted uses in the Industrial zone to include offices and recreation uses that will support the Borough's strong and viable business community.	This objective remains relevant but has not been formalized by an Ordinance change. Strengthening the Borough's business community remains important, especially considering the current economic crisis. Rezoning the Industrial Zone for residential use is not recommended at this time.
Permit offices as conditional uses for those properties fronting along or in contact with the Broadway right-of-way lines, between Cross Street and Knickerbocker Ave.	The governing body adopted Resolution 05026 on January 11, 2005 that requests the removal of this recommendation from the Master Plan. The Planning Board did not remove the recommendation from the Master Plan. This recommendation continues to be relevant for the Borough, and will assist in the Borough's efforts to strengthen its downtown commercial area.

	The Planning Board approved a bank on Block 1525, Lot 9, which is located on Broadway in this area. The bank will replace the former Durie Motors. The approval is memorialized in Resolution PZ-13-06 approved on January 10, 2007.
Recognize that flag lots are not accepted forms of development and should be prohibited.	This remains a relevant and important recommendation.
Discourage the creation of new, through lots from raw, vacant land. Through lots can be undesirable because they contain two front yards. Accessory structures, such as sheds and swimming pools are prohibited in the front yard area. Therefore, it can be difficult to locate accessory structures on a through lot. By definition, a through lot is not a corner lot. Through and corner lots are defined in the Master Plan.	The remains a relevant recommendation.
Encourage the Planning Board to reduce the number of bulk variances granted with major subdivision approvals.	The Planning Board considers each application that it reviews individually, on its own merits. The Board tends to work with applicants to develop the best possible project for the Borough. The recommendation regarding bulk variances continues to be appropriate, especially now that Hillsdale has little vacant, developable land remaining. The remaining parcels proposed for development may require variances due to their unusual size, environmental constraint, or other feature.

<p>Ensure that the Code Compliance Department closely monitors dwellings with two kitchens so that they are not converted into two-family homes.</p>	<p>This recommendation continues to be appropriate. Several dwelling with two kitchens exist in the Borough, and the Planning Board has approved new ones since the adoption of the 2003 Master Plan. The recently approved dwellings with two kitchens generally were in response to applications that involved the applicants' extended family (older parents or adult children) living with them. These dwelling must be monitored as well for potential conversion to two-family dwellings.</p>
<p>Encourage municipal enforcement of the public right-of-way in the Industrial zone. Private businesses have been parking vehicles in adjacent rights-of-way.</p>	<p>This issue remains valid as the encroachment into the public right of way in the Industrial Area continues to occur. Enforcement could assist this quality of life issue.</p>
<p>Clarify definitions and ordinances where needed, including lot frontage and corner lot definitions. A preliminary list of definitions is provided in the Master Plan. A review of Ordinance 310-55I(2) regarding storage of boats, motor homes and trailers was also recommended.</p>	<p>These continue to be important objectives. The Borough has updated some ordinances, but a thorough review of the entire Land Use Ordinance, especially the definition section, remains valid.</p>
<p>Consider amending the Ordinance to limit the total maximum height of retaining walls to 6 ft.</p>	<p>This issue remains relevant, as well as all other ordinance revisions.</p>
<p>Consider reducing the 25 ft. height allowance for free standing signs contained in Section 310-65(4)(b) so that the signs can be consistent with the suburban character of the Borough.</p>	<p>The remains an important and relevant recommendation. The governing body presently is reviewing the sign ordinance.</p>
<p>Develop new regulations for fast food restaurants in the Commercial zone. The regulations should include a specific definition of fast food restaurants, as well as requirements that newly constructed fast food restaurants are in character with downtown Hillsdale.</p>	<p>Borough ordinances on fast food restaurants remain adequate at this time. The Borough should continue to prohibit drive through restaurants via ordinance and this master planning document. Reasons for the prohibition include the environmental impact due to tailpipe emissions from idling vehicles in the drive through lane, as well as the negative impact on the traditional commercial and mixed use development patterns and pedestrian environment in the Borough's Commercial zones.</p>

Consider reducing the height of fences allowed in Section 310-55F of the Ordinance. Currently, fence height of 4 ft. is permitted in the front yards of corner lots. Reducing the permitted height of fences in the front yard of corner lots to 36 inches is appropriate for vision and safety reasons.	Per Ordinance 09-09 adopted in May 2009, the Borough reduced the maximum permitted fence height for fences not in the front yard setback from 10 ft. to 6 ft. The Borough determined it was not necessary to change the 4 ft. front yard setback.
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Goals and Objectives & Recommendations from 2006 Master Plan Update	Problem or Objective Reduced or Increased
Encourage the adoption of an ordinance permitting single-family detached age-restricted housing as a conditional use in the R-2 Residential zone.	This goal has been implemented. Ordinance 07-01 was adopted in February 2007.
Undertake an analysis of the mixed use (residential and commercial) properties in the Commercial zone.	This issue continues to be relevant. The Planning Board has approved mixed use applications, and one completely residential application, in the Commercial Zone. Map 1 shows the location of the existing mixed use areas in the Commercial Zones. Data is from the Borough Fire Prevention Bureau.

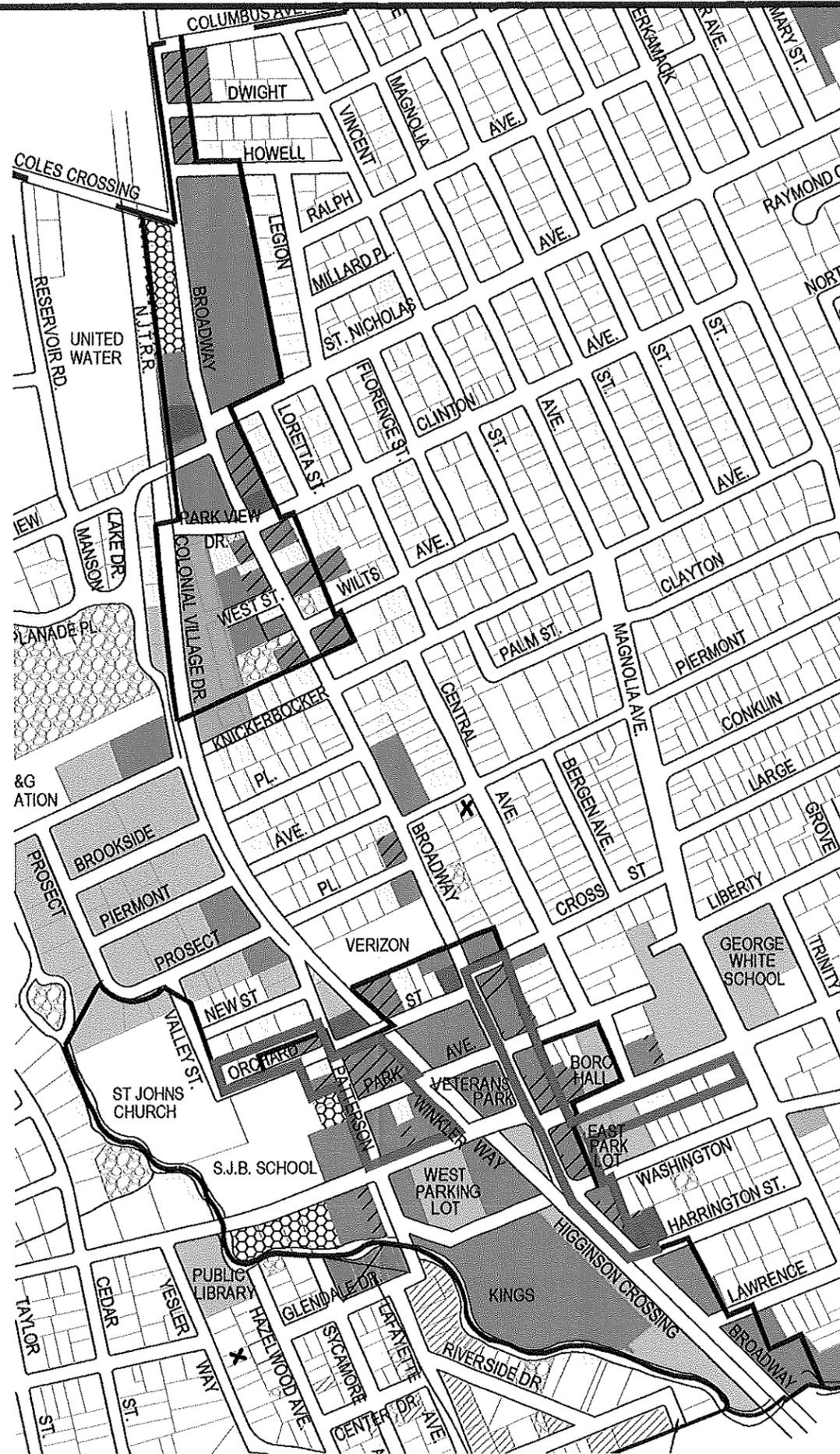
The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

1. Demographic Changes: The 2008 Housing Element/Fair Share Plan includes a detailed demographic analysis. That analysis is based on Census 2000 data and remains valid. A sampling of the demographics from the Housing Element is included as follows:

Table 1 shows the population trends for the Borough of Hillsdale from 1930 to 2000. As shown, Hillsdale's population increased by over 3% from 1990 to 2000.

LEGEND

-  Single Family Residential
-  Two Family Residential
-  Multi Family Residential
-  Commercial
-  Industrial
-  Public Parks & Open Space
-  Golf Course
-  Public Property
-  Quasi Public
-  Farmland
-  Farmland Commercial
-  Vacant - Privately Owned
-  Vacant - Publicly Owned
-  Mixed Use
-  Approved or Proposed Inclusionary Zone (COAH)
-  Automotive Repair / Gas Station
-  Proposed Mixed Use / Commercial
-  Existing Commercial Zone



**MAP 1
EXISTING LAND USE IN COMMERCIAL ZONES &
PROPOSED MIXED USE / COMMERCIAL AREAS**

**2010 MASTER PLAN
REEXAMINATION REPORT**

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Table 1
POPULATION CHANGE, 1930 TO 2000
Borough of Hillsdale

<u>Year</u>	<u>Population</u>	<u>Change</u>	
		<u>Number</u>	<u>Percent</u>
1930	2,959	-----	-----
1940	3,438	479	16.19
1950	4,127	689	20.04
1960	8,734	4,607	111.63
1970	11,768	3,034	34.74
1980	10,495	(1,273)	(10.82)
1990	9,750	(745)	(7.10)
2000	10,087	337	3.46

Source: Bergen County Data Book, 2003.

2. As shown in Table 2, the average household size in the Borough of Hillsdale decreased from 2.93 in 1990 to 2.87 in 2000. The table also shows the 1990 and 2000 households by number of persons. As indicated, there were changes in all categories of household size for the Borough and County. The Borough's most significant shifts were in the increase in one and two person households and the decrease in 6 and over person households. As shown in Table 2, in 2000 there were 3,502 households and housing units in the Borough. This represents a 5.3 percent increase from 1990, when there were 3,326 households in Hillsdale.

Table 2
OCCUPIED HOUSING UNITS BY HOUSEHOLD SIZE, 1990 & 2000
Borough of Hillsdale

Household Size	<u>1990</u>		<u>2000</u>		<u>Change</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1 person	483	14.52	551	15.7	68	14.08
2 person	1,017	30.58	1,128	32.2	111	10.91
3 person	705	21.20	661	18.9	(44)	(6.24)
4 person	692	20.81	736	21.0	44	6.36
5 person	283	8.51	308	8.8	25	8.83
6+ person	146	4.39	118	3.4	(28)	(19.18)
TOTALS	3,326	100.00	3,502	100.0	176	5.29
Persons Per Household	2.93		2.87		(0.06)	(2.05)

3. Variance Applications: Following is Table 3, which provides a summary of variance granted by the Planning Board since 2003. All information is from the Planning Board resolutions. As shown, the majority of variance applications involved requests for front yard setback variances. Less than 30 applications involved FAR variance requests, and 20 applications involved impervious coverage variances. Many of the applications initially had more requested variances and/or a greater variation requested. Frequently during the tenure of the applications, variances are either reduced or eliminated due to the Board's proactive approach with applications.

Table 3			
Summary of Variance Applications, 2003- 2009			
"C"/Bulk Variances			
<u>Variance Type</u>	<u>Number Approved</u>	<u>Number Denied</u>	<u>Total</u>
Front Yard Setback – No Corner Lots	37	1	38
Front Yard Setback – Corner Lots Only	20	0	20
Rear Yard Setback	16	0	16
Side Yard Setback	15	2	17
Combined Side Yard Setback	9	1	10
Impervious Coverage	17	3	20
Building Coverage	4	1	5
Height (c)	2	0	2
Sign Variances	3	1	4
Accessory Structure Variances	13	2	15
Pool Setback	3	1	4
Fence Setback	1	0	1
Parking	6	1	7
"D"/Use Variance			
Use Not Permitted (d1)	7	1	8
Expansion of Nonconforming Use	1	0	1
Floor Area Ratio (d4) *	23	3	26
Height (d6)	1	0	1
TOTALS	178	17	195
* FAR Ordinance adopted in 2004.			
Most applications include multiple variance requests.			

4. Strengthening the Borough's commercial base is recognized as a priority. One way to reinforce the commercial areas is the recognition and expansion of the mixed uses (residential and commercial) in specific areas. A strong and active commercial base will draw from the existing on site or nearby residential uses. There has been a recent focus on mixed-use downtown/transit development both state and nationwide, and this type of development is appropriate in specific locations of the Borough.

5. The Council on Affordable Housing (COAH) adopted new Round 3 rules that became effective on June 2, 2008, with amendments through October 20, 2008. These rules govern municipal affordable housing obligations from 1999 to 2018. The Borough petitioned COAH for Substantive Certification in December 2008. The Plan that was submitted to COAH included three inclusionary housing properties that are proposed with a mix of both affordable and market rate housing units. The three inclusionary sites are shown on Map 1 and are as follows:

- Block 1101, Lots 6 & 7, owned by V & R Properties. Construction has started on the 16 residential units approved for the site. Four units will be affordable housing units.
- Block 1007, Lots 13-16, located on Broadway, across from Shoprite. This site is currently used for additional parking for Shoprite and is proposed as an inclusionary zone.
- Block 1106, Lots 4.04-4.01, located next to the library on Hillsdale Ave. The Borough owns this vacant property, which is proposed as an inclusionary zone.

An objection to the Hillsdale Fair Share Plan has been filed by the Fair Share Housing Center of Cherry Hill, NJ, and COAH has started the mediation process.

In addition, the NJ State Senate has sponsored Senate bill S-1, which reforms the Fair Housing Act and abolishes COAH. The bill was amended on the Senate floor in March 2010, and may be considered by the full Senate in the spring of 2010.

6. Since the last Master Plan, the Borough has revised several items in the Land Use Ordinance, including addition of the FAR and impervious coverage requirements, clarification of the front yard setback definition, adding the age-restricted housing ordinance and revising the bulk regulations for sheds and fences.
7. In 2009 the State adopted new legislation that allows the conversion of age-restricted housing to an unrestricted development. The legislation requires that the developer file an application with the Board to amend the age-restricted housing approval. The application must show that the water and sewer systems are adequate and that the recreation improvements and other amenities have been revised to meet the needs of the converted development. Parking needs must also be addressed. A percentage of the units must be converted to affordable units pursuant to COAH requirements.
8. There have been recent national trends on construction, engineering and planning principles that are sustainable, environmentally friendly and less invasive and degrading to the environment, which are commonly referred to as "green" design or building techniques. There also have been recent trends on sustainability in development. Sustainable development tries to meet current human needs while preserving the environment for the future.

In 2008 an optional Master Plan element, known as a Green Buildings and Environmental Sustainability Plan Element, was added to the MLUL. This element is supposed to provide for, encourage and promote the efficient use of natural resources and the installation and usage of renewable energy systems, consider the impact of buildings, etc. The Borough applied for a grant to prepare the green element and should continue to pursue grant funding for preparation of this optional Master Plan element.

9. Sustainable Jersey is a certification program for NJ municipalities. It encourages towns to sustain their quality of life into the future by utilizing environmentally friendly or "green" techniques. Sustainable Jersey addresses issues such as land use, pollution, global warming, water quality and agriculture.

Sustainable Jersey identifies specific actions that municipalities can take to become certified. Certified towns adopt, support and implement specific "green" and environmentally-friendly, sustainable policies and programs. Sustainable Jersey also provides grants and other incentives to localities.¹

The concept of Sustainable Jersey was first conceived in 2006. Since then, Hillsdale has registered with Sustainable Jersey and is working toward becoming a certified municipality. Hillsdale has established a Green Team Advisory Committee, which is required for Sustainable Jersey certification.

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

The goals and recommendations of the 2003 Master Plan and amendments continue to be relevant except as noted below.

1. Inclusion of ordinances promoting green development/sustainability where appropriate in the Borough.
2. The Borough should continue to work toward Sustainable Jersey certification. In the future, Sustainable Jersey may offer recommended master planning and/or zoning ordinance revisions that, if adopted, will assist municipalities in obtaining Sustainable Jersey certification. Hillsdale should review those documents, and, where appropriate, amend its Master Plan and/or zoning regulations to include the Sustainable Jersey regulations.
3. Map 1 shows the existing mixed use areas in the Commercial zones. All areas shown have an office or retail use on the ground level above which is located a residential apartment. Mixed use development in a downtown area, within walking distance of a train station, is consistent with current planning trends.

¹ Sustainable Jersey web site, April 2010.

The governing body should legitimize the existing mixed use environment where appropriate by creating a new zone that permits mixed use as well as the permitted commercial uses. The portion of the east side of Broadway, between Cross Street and Harrington Street is primarily developed with mixed uses and should be recognized as a mixed use area. It is recommended that a new zone district that permits both commercial uses and mixed uses be created for the east section of Broadway, between Cross Street and Harrington Street.

4. The Borough should consider possible expansion of the mixed use areas. Areas appropriate for mixed use expansion are shown on Map 1 and include:

- East side of Patterson Street until the rail line, between Orchard Street and Hillsdale Ave. Block 1102, Lot 1 has been developed with mixed use commercial and residential apartments.
- North side of Orchard between Valley Street and Patterson Street. Half of this part of Orchard is in a Residential zone. At a minimum, consideration of a Commercial Zone in this area is appropriate.
- First two lot on the west side of Patterson Street, south of Orchard. These properties are bordered between the proposed Commercial and mixed use zone and the recently approved inclusionary (affordable housing and market rate housing) V & R development.
- South side of Hillsdale Ave between Broadway and Magnolia. These properties presently are in an R-4 Residential zone. The Planning Board had previously approved a mixed use building on the north side of Hillsdale Ave. This is an appropriate location for the extension of the commercial and mixed use area.

These recommended commercial and mixed use locations recognize the existing mixed use development and the potential for expansion where appropriate. Recommended residential uses are equivalent to one residential unit per 7,500 square foot lot. Appropriate densities and setbacks will have to be considered for the mixed uses. Appropriate buffers, including, but not limited to, landscape plantings and fencing, to appropriately protect the integrity of the adjacent residential uses, should be established and included in any proposed ordinance. Consideration should be given to permitted setbacks. Any proposed ordinance for mixed uses and/or commercial uses should be designed with sensitivity to be compatible and harmonious with adjacent residential uses.

However, this potential expansion of the residential component of the mixed use could impact the Borough's future affordable housing obligation. The Borough's affordable housing surplus will be finalized in the near future. The governing body could consider the mixed use expansions when the COAH process is finalized.

5. Retain the R-A zone recommendations as contained in the 2003 Master Plan. These recommendations remain important and valid.
6. The Borough should continue to participate in the COAH process and/or affordable housing initiatives regulated by the State. It may be necessary to amend the Master Plan upon resolution of the mediation and receipt of Substantive Certification, or based on possible changes to the Fair Housing Act. Affordable housing rules should continue to be monitored for possible future revisions to the Borough's master planning initiatives.
7. The governing body should reevaluate the age-restricted housing ordinance in light of the State legislation permitting conversion of age-restricted housing units to non-age restricted housing units. This change to State legislation was not anticipated at the time of the Master Plan recommendation and subsequent ordinance adoption. One age-restricted development has been approved on Block 506, Lot 1. Thirty-six age-restricted single-family detached dwelling units have been approved for this site.
8. Continue to review the Land Use Ordinance and propose revisions as needed. A careful review of the definitions is especially needed. Review of the FAR and impervious coverage requirements should also be ongoing.
9. The Planning Board and this master planning document affirm the Borough's prohibition of drive-through restaurants.
10. The recommendation to permit offices as a conditional use for those properties fronting along or in contact with the Broadway right-of-way lines, between Cross Street and Knickerbocker Ave., as contained in the 2003 Master Plan remains a valid recommendation.

Reexamination of Circulation Plan

Goals and Objectives & Recommendations from the 2003 Master Plan	The Extent to Which Such Problems and Objectives Have Been Reduced or Have Increased Since the Adoption of the 2003 Master Plan and Amendments.
Follow NJ TRANSIT recommendations that encourage nontraditional uses in and around the train station. Consider active use of the train station area during commuter hours for appropriate food and/or retail uses.	This objective remains valid. The area around the train station is a mixed-use environment, with existing residential uses above the ground level retail or office use. The Reexamination Report also calls for an expansion of the mixed use environment in specific areas. Finally, two new developments have been approved – one is currently under construction and the other is built – approximately two blocks from the train station; these developments are located on opposite sides of Patterson Street. The first is a new apartment complex with both market rate and affordable units that has been approved and construction has started on Patterson Street. The second building is a completed mixed use development. Both of these developments are within walking distance to the train station.

<p>Promote alternate modes of transportation and support efficient transportation systems.</p>	<p>Promotion and support of transportation systems has increased. The Secaucus Junction opened close to the time of the adoption of the previous Master Plan. The Hillsdale boarding counts for fiscal year 2007 (July 1, 2006 – June 30, 2007) show an increase in boarding counts from the 2002 level of 270 to 332 persons, an increase of 62 boardings or 23%. According to NJ TRANSIT, ridership data for the Pascack Valley line shows increases of 1.6%, 8.9% and 15.7%, respectively in each of the first three quarters of fiscal year 2008.</p>
<p>Improve the route from the commuter parking lots to the rail platform so that it is more pedestrian-friendly.</p>	<p>This objective has not been completed but remains valid. Safety of commuters walking from the platform to the parking lot is an important concern.</p>
<p>Monitor the availability of commuter parking in the Borough.</p>	<p>Monitoring of available commuter parking is important, especially considering the increase in the Pascack Valley ridership. The Borough has over 260 commuter parking spaces located in four separate surface lots surrounding the Hillsdale train station.</p>
<p>Consider amending the Land Use Ordinance to require traffic impact analyses for larger developments. For example, a traffic impact analysis could be mandatory for single-family attached and detached development in excess of ten units, all multi-family developments and site plan applications in excess of 20,000 square feet of development.</p>	<p>This item has not been addressed. The recommendation may be most applicable for use variances pursuant to N.J.S.A. 40:55D-70d(1). An ordinance revision is required to implement the traffic impact analysis requirement.</p>

The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

1. The issue of transportation has been in the national spotlight. Rising fuel and energy prices have been met with growing public concern. Mass transit service is an important public need, especially in light of fuel price volatility.
2. NJ TRANSIT added bi-directional, weekend and midday service on the Pascack Valley line in October 2008. The service improvements are made possible by three "passing sidings" constructed along the alignment in Hasbrouck Heights and Hackensack, NJ and Nanuet, NY. The passing sidings enable trains operating in opposite directions to pass one another on a short stretch of double track. Additional transit services help to strengthen and enhance the Borough's downtown area, which is centered by the train station.
3. In 2007 an annual fee of \$100 was established by ordinance to use the Borough-owned West Parking Lot, which is available to Borough residents and employees of the downtown businesses. A \$1 daily fee was also established in the same ordinance; the daily parking spots are also only available to Hillsdale residents and employees of Hillsdale businesses. There had previously been no charge to park in the West Parking Lot. The Borough sold 261 parking stickers for the West Parking Lot in 2009.²
4. In 2006 the annual fee for the NJ TRANSIT parking lots was raised to \$360. At the time of the 2003 Master Plan, the annual fee to park in the NJ TRANSIT lots was \$240. The lots are open to Borough residents and nonresidents although residents tend to only park in the West Parking Lot due to the lower annual fee. The Borough sold 89 annual parking passes to the NJ TRANSIT parking lots in 2009.³
5. Since the introduction of fees at the West Lot, individuals have been parking on the street, near the train station, apparently in an effort to avoid paying the West Lot fee. These individuals appear to primarily be downtown workers who move their cars as needed to avoid the hourly parking limitations.⁴
6. Table 4 details 2008 accident statistics in the Borough. As shown, the intersection with the greatest amount of motor vehicle accidents (16) is Broadway and Park Ave.

² Hillsdale Police Dispatcher Haffler, October 2009.

³ Hillsdale Borough Clerk, November 2009.

⁴ Hillsdale Police, November 2009.

Table 4	
Accidents by Intersection	
Borough of Hillsdale, 2008	
Location	YTD MVC's
Broadway & Lawrence St.	4
Broadway & Harrington St.	2
Broadway & Hillsdale Ave.	10
Broadway & Park Ave.	16
Broadway & Orchard St.	2
Broadway & Cross St	2
Broadway & Piermont Ave.	3
Broadway & Clinton Ave.	1
Broadway & Parkview Dr.	4
Broadway & St. Nicholas Ave.	8
Hillsdale Ave. & Wierimus Rd.	4
Hillsdale Ave. & Pascack Rd.	6
Hillsdale Ave. & Ell Rd.	5
Hillsdale Ave. & Colonial Blvd.	2
Hillsdale Ave. & Taylor St.	4
Hillsdale Ave. & Saddlewood Dr.	3
Hillsdale Ave. & Yesler Way	4
Hillsdale Ave. & Patterson St.	13
Hillsdale Ave. & Central Ave	2
Hillsdale Ave. & Magnolia Ave.	8
Hillsdale Ave. & Everdell Ave.	2
Kinderkamack Rd. & Lawrence St.	1
Kinderkamack Rd. & Washington Ave.	4
Kinderkamack Rd. & Hillsdale Ave.	2
Kinderkamack Rd. & Piermont Ave.	4
Kinderkamack Rd. & Dwight Ave.	4
Pascack Rd. & Ell Rd.	7
Pascack Rd. & Hillsdale Ave.	2
Pascack Rd. & Wierimus Lane	6
Patterson St. & Washington Ave.	3
Patterson St. & Hillsdale Ave.	1
Patterson St. & Orchard St.	6
Parkview Dr. & Lake St.	2
Piermont Ave. & Broadway	1
Piermont Ave. & Magnolia Ave.	2
Piermont Ave. & Everdell Ave.	2
Washington Ave. & Broadway	8
Washington Ave. & Magnolia Ave.	0
<i>Source: Hillsdale Police Department</i>	

Table 5 details other accidents in the Borough. As shown, almost 20 accidents occurred in the Shoprite parking lot and 15 occurred in the Kings' parking lot.

Table 5	
Other Motor Vehicle Accidents	
Borough of Hillsdale, 2008	
<u>Location</u>	<u>YTD MVC's</u>
Kings' Supermarket Parking Lot	15
Kings' Supermarket Exit	1
Seven-Eleven Parking Lot	7
Shoprite Parking Lot	18
Other Parking Lots *	30
Motor Vehicle vs. Deer	3
Industrial Area Accidents	0
Accidents w/ Solid Waste MV's	2
* Includes Commuter Lots	
<i>Source: Hillsdale Police Department</i>	

Motor vehicle and pedestrian safety remain important issues in Hillsdale. The Borough continues its efforts toward providing pedestrian, vehicular and bicycle safety.

The Specific Changes Recommended for the Master Plan or Development Regulations, If Any, Including Underlying Objectives, Policies and Standards, or Whether a New Plan or Regulations Should be Prepared.

1. The Goals and Objectives of the 2003 Master Plan remain valid.
2. The Borough recognizes the importance of providing adequate commuter parking and chooses to maintain the parking in its current location. If commercial development is proposed in the commuter parking area in the future, it must include a parking component for the commuters and local businesses.
3. The Borough should continue to monitor on-street parking near the downtown to ensure that commuters and downtown employees are not parking in prohibited locations.
4. Where the information is available, examine accident data during the Site Plan review of existing commercial developments with parking areas. Recommendations on striping and signage should be considered during the Site Plan review process if warranted by the accident statistics.

Reexamination of Utility Plan

2003 Master Plan Goals & Objectives and Recommendations	The Extent to Which Such Problems and Objectives Have Been Reduced or Have Increased Since the Adoption of the 2003 Master Plan and amendments.
The Borough and United Water should continue to encourage Hillsdale residents and businesses to voluntarily conserve water regardless of drought conditions.	Water conservation continues to be an important concern. Voluntary water conservation is always encouraged, especially as the Borough strives to be environmentally sensitive and conserve natural resources.
Properties with private wells should be encouraged to connect into the United Water system.	This objective remains valid.
The Borough should encourage those properties with private wells that refuse to connect to United Water to test the water regularly.	The primary objective is the elimination of the private wells. If that is not successful, ongoing testing remains important.
The Borough should compel United Water to maintain greater than minimum required water pressure throughout the Borough.	Since the 2003 Master Plan, United Water has installed a water pressurization system on Wierimus Road. The Wierimus Road system has assisted with water pressure in the general area.

The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

1. There has been an increased effort to be environmentally sensitive and conserve resources, such as water.
2. The water pressure in the Borough has improved since December 2003 due to the new water pressurization system on Wierimus Road.

3. The State adopted Stormwater Management Regulations in 2004, and the Borough prepared and adopted a Stormwater Management Plan and required associated ordinances. The Master Plan was amended in 2008 to include the Stormwater Management Plan. The Borough has received its Tier A Municipal Stormwater General Permit.

The Specific Changes Recommended for the Master Plan or Development Regulations, If Any, Including Underlying Objectives, Policies and Standards, or Whether a New Plan or Regulations Should be Prepared.

1. The goals and recommendations of the 2003 Master Plan remain valid.
2. Water conservation should continue to be encouraged in the Borough regardless of official drought conditions.
3. The Borough should continue to prepare and submit to NJDEP the Annual Stormwater Report and Certification to maintain its Tier A Municipal Stormwater General Permit.

Reexamination of Community Facilities Element

2003 Master Plan Goals & Objectives and Recommendations	The Extent to Which Such Problems and Objectives Have Been Reduced or Have Increased Since the Adoption of the 2003 Master Plan and amendments.
Plan community facilities to accommodate anticipated future population growth.	This goal continues to be important. See discussion on community facilities below.
Maintain appropriate emergency services for Township residents.	This goal continues to be important. See discussion on community facilities below.
Ensure adequate educational facilities for Borough children.	All local schools and the high school have undergone renovations and expansions since the last Master Plan.
Consider the development of a Community Center to serve the needs of all Hillsdale residents, from children to senior citizens.	The community center has not been developed but remains an important Master Plan goal.
The Planning Board, in its review of capital improvements to Board of Education properties, should be sensitive to the properties' setting in residential neighborhoods. These facilities have very specific times when they generate traffic. The Planning board should consider the traffic issues associated with their expansions.	This remains an important objective for the Planning Board.

Community Facilities Update

Community facilities continue to be planned to meet the growing and changing needs of the Borough population. Following is an update on all Borough Community Services.

Municipal Services

The Borough received a \$40,000 Community Development Block Grant (CDBG) grant in 2009 for barrier-free renovations to the Council Chambers. The Borough hopes to obtain an additional \$25,000 in CDBG funding in 2010. Proposed improvements to the Council Chambers include lowering the podium, installing an Americans with Disabilities Act (ADA) compliant access ramp and possibly an ADA compliant automatic door.

Library Services

Since the 2003 Master Plan, the Borough of Hillsdale Library has completed an addition containing approximately 3,500 square feet. The addition included construction of a new story time room, all-purpose room, reading room and elevator tower. The library also was renovated to be ADA compliant. The renovations included addition of an elevator, and making the stairs, ramp and bathrooms barrier-free.

The Hillsdale Library's circulation has doubled since 2001 to 230,000 items annually. The library's total collections have increased to 65,000 items.

Police Services

The 2003 Master Plan identified two departmental needs: an emergency response, all wheel drive vehicle and the repair and renovation of the police shooting range. Both of the departmental needs have been addressed. The Police Department acquired a 2004 Ford Explorer and the shooting range has been renovated. The Police Lieutenant cites renovation of the men's locker room as its current departmental need.

Fire Department

In 2008 a new engine (pumper) was put into service in 2008 to replace an aging engine truck. Fire department membership has declined from 68 volunteer members in 2003 to 53 members currently.

First Aid Services

In 2008 a new ambulance was placed into service to replace an older ambulance. The new ambulance was financed by the Ambulance Corps annual fund drive. In 2009, the Ambulance Corps consists of 27 Emergency Medical Technicians (EMT) and two cadets.

Educational Services

Since the 2003 Master Plan, expansions and renovations have been made at all schools in the Hillsdale and Pascack Valley Regional School District.

The Hillsdale School District operates includes two elementary schools (Meadowbrook and Ann Blanche Smith Schools) and one middle school (George G. White School).

At the time of the 2003 Master Plan, Hillsdale residents had approved a referendum for expansion at all three schools in the district. The construction is complete and includes: two and a half new classrooms at the George G. White School, five new classrooms at the Smith School, and six new classrooms at Meadowbrook School.

In addition, at the George G. White School, upgrades have been made to the boys and girls second floor bathrooms, as well as the first floor fire alarms.

Renovations and expansions have also been made both schools in the Pascack Valley Regional School District. The District includes both the Pascack Valley High School (PVHS) and the Pascack Hills High School (PHHS). Pascack Valley completed an addition and renovation that included a new gymnasium, new science wing, new façade addition, as well as parking and infrastructure improvements. Pascack Hills completed an addition and renovation that included a new science wing and lobby expansion and a fitness area addition, as well as infrastructure improvements.

The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

Enrollment

Table 6 provides local school enrollment. As shown, the enrollment at all three schools has increased since the last Master Plan. All three schools have also been expanded since the 2003 Master Plan.

Table 6					
Hillsdale School District Enrollment					
2002/2003 to 2009/2010 School Years					
School Year	2002/2003	2008/2009	2009/2010	Change, 2002/2003-2009/2010	
				Number	Percent
Meadowbrook	366	391	394	28	7.6
Ann Blanche Smith	367	410	409	42	11.4
George White	552	658	638	86	15.6

Table 7 shows the enrollments for the Pascack Valley High School, serving residents of Hillsdale and River Vale in grades 9-12 and Pascack Hills High School, serving residents of Montvale and Woodcliff Lake. Enrollment has increased at both schools, which also have been expanded and renovated.

Table 7					
Pascack Valley Regional High School District Enrollment by Municipality					
Enrollment by Municipality					
2002/2003 to 2009/2010 School Years					
				Change, 2002/2003- 2009/2010	
	2002/2003	2008/2009	2009/2010	Number	Percent
Hillsdale	444	575	625	181	40.8
River Vale	485	555	557	72	14.8
PVHS Total	929	1,130	1,182	253	27.2
Montvale	313	437	448	135	43.1
Woodcl. Lk.	282	371	380	98	34.8
PHHS Total	595	808	828	233	39.2
Source: 2003 Hillsdale Master Plan & Pascack Valley and Pascack Hills High Schools.					

The Specific Changes Recommended for the Master Plan or Development Regulations, If Any, Including Underlying Objectives, Policies and Standards, or Whether a New Plan or Regulations Should be Prepared.

1. The concept of shared services between municipalities conforms to State policies. Shared services with area municipalities should be considered where feasible and financially and operationally beneficial to the Borough of Hillsdale.
2. A community center would be a positive addition to the Borough's community facilities. The Borough should continue to investigate possible locations and funding opportunities for a community center.
3. The Borough should continue to monitor all municipal community facilities and educational facilities to ensure that the needs of its residents are met.

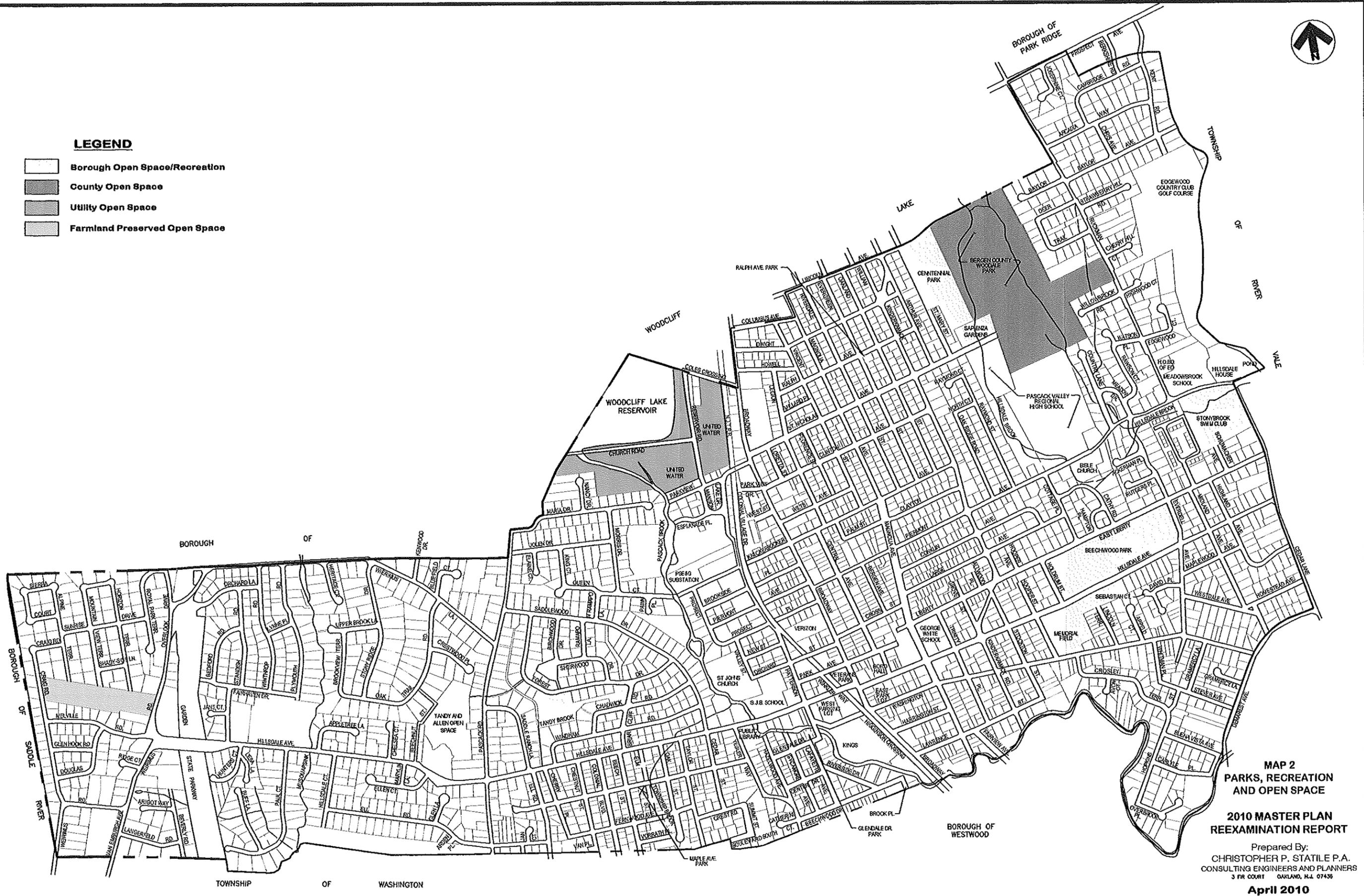
Reexamination of Parks, Open Space & Recreation Element

Goals & Objectives and Recommendations from 2003 Master Plan	The Extent to Which Such Problems and Objectives Have Been Reduced or Have Increased Since the Adoption of the 2003 Master Plan and amendments.
Address the Borough's open space and recreation needs with an emphasis on preserving the Borough's limited open space.	The borough continues to address its open space needs and recognizes that it has limited open space. In 2003 the Borough initiated an open space tax. The total funds raised by this assessment from 2003-2008 is in excess of \$530,000. Open space funds are used as "seed money" to obtain grants for purchase of open space properties. The November 2009 election included a local binding referendum for a new open space tax, which was defeated by the Hillsdale voters.
Ensure that adequate active and passive recreation areas exist to serve the Borough's existing and projected population.	<p>The Borough has acquired parcels for open space since the 2003 Master Plan. Map 2 shows the Borough, County and Utility Open Space and Recreation parcels. Since the time of the 2003 Master Plan, the following parcels have been added to the Borough's Open Space and Recreation inventory:</p> <ul style="list-style-type: none"> • Block 2101, Lot 29: Sapienza Gardens. • Block 503, Lot 4.02: Tandy & Allen • Block 1610, Lot 9: Ralph Ave. Park • Block 908, Lot 16: Open Space • Block 1111, Lot 6: Open Space • Block 1111, Lots 1 & 12: Open Space
Utilize the Farmland Preservation program to preserve Demarest Farm on a voluntary basis.	The Demarest property has been protected under the NJ State Farmland Preservation program.
Investigate utilizing the Borough owned areas of Vorrath Place for passive recreation.	Utilizing this property as passive open space remains a valid goal.



LEGEND

- Borough Open Space/Recreation
- County Open Space
- Utility Open Space
- Farmland Preserved Open Space



**MAP 2
PARKS, RECREATION
AND OPEN SPACE**

**2010 MASTER PLAN
REEXAMINATION REPORT**

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April 2010

Consider the Recreation Commission's recommendations for active recreation facilities.	These recommendations remain valid although the Recreation Committee is focusing on a community center.
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The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

1. The Borough of Hillsdale continues to be committed to providing its residents with quality open space and recreational facilities and programs. The Borough has been proactive in acquiring property for park and recreation use. Most recently, the Borough has acquired 9.39 acres in the Tandy and Allen property and the 2.68 acre Sapienza Garden site. Sapienza Gardens borders Centennial Fields, a multi-purpose active recreation facility.
2. Property acquisition for open space remains an important municipal goal. However, the current economic climate and the defeat of the open space tax will limit the Borough's ability to purchase new open space. The Borough can continue to improve its recreation and open space facilities by preserving and improving existing facilities, as well as researching new facilities where feasible.
3. Consideration of linkages between open space areas, and, where possible, community facilities, is another open space and recreation opportunity.

The Specific Changes Recommended for the Master Plan or Development Regulations, If Any, Including Underlying Objectives, Policies and Standards, or Whether a New Plan or Regulations Should be Prepared.

1. The recommendations from the 2003 Master Plan remain valid.
2. The addition to the master planning goals should be consideration of an interconnection between the Borough's parks open space areas and other community facilities, such as schools.
3. The Borough has been proactive in acquiring open space. This should continue as much as is feasible due to the limited available land and economic constraints.
4. To the extent that property acquisition is not feasible, the Borough should focus on necessary repairs and improvements to its parks, open space and recreation areas.

5. The NJ Blue Acres program recently has been expanded to include inland properties. Blue Acres provides funding for acquisition of properties highly prone to flooding. Once acquired, all impervious coverage on the property is removed and the property becomes permanent open space. This is another mechanism for the Borough to add properties to its open space inventory at relatively little or no cost. An additional benefit to the program is removal of flood prone properties, which can stress the Borough's emergency response providers.
6. Continue to enhance and expand the Borough recreation programs where possible in light of space and field limitations.
7. Continue to investigate the development of a community center large enough to accommodate a mix of recreation uses for a variety of Borough population segments. Examples of community center uses include daytime programs for senior citizens, indoor youth recreation services, such as basketball, and music education, adult fitness, and extra indoor space for the summer camp programs.

Reexamination of Conservation Plan

2003 Master Plan Recommendations	The Extent to Which Such Problems and Objectives Have Been Reduced or Have Increased Since the Adoption of the 2003 Master Plan and amendments.
Protect environmentally sensitive areas and the Borough's natural resources	This objective continues to be appropriate for the Borough of Hillsdale

The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

The State adopted the Surface Water Quality Standards (SWQS), N.J.A.C. 7:9B, which establishes the designated uses and antidegradation categories of the State's surface waters, classify surface waters based on those uses (i.e., stream classifications), and specifies the water quality criteria and other policies and provisions necessary to attain those designated uses. The SWQS identifies water bodies as Conservation 1 (C-1) or Conservation 2 (C-2), based on the water quality classification of the final water body into which they drain. All the water bodies in Hillsdale drain into the potable water supply, and therefore, are considered C-1 waters. Development on properties with C-1 waters may have certain limitations, depending upon the type of development proposed, amount of impervious coverage, etc.

The Specific Changes Recommended for the Master Plan or Development Regulations, If Any, Including Underlying Objectives, Policies and Standards, or Whether a New Plan or Regulations Should be Prepared.

1. Continue to protect environmentally sensitive areas and the Borough's natural resources.
2. Monitor all new NJDEP rules and regulations that are proposed, amended and adopted to determine their impact on Borough properties.
3. Encourage cluster development in appropriate locations to help conserve land.

Reexamination of Economic Plan

2003 Master Plan Recommendations	The Extent to Which Such Problems and Objectives Have Been Reduced or Have Increased Since the Adoption of the 2003 Master Plan and amendments.
Encourage job formation and retention in the Borough and for Borough residents.	This remains a valid objective. The importance of this objective has increased due to the current economic downturn.
Support business development where appropriate in the Commercial and Industrial zones.	The importance of this objective also has increased due to the current economic downturn.

The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

1. New developments have been approved at the boundaries of the Commercial and Industrial zones that will help to strengthen the entire downtown area.
2. Utilizing mixed uses at appropriate densities in certain areas near the transit center to help improve transit use and the downtown area, as well as the quality of life for Borough residents.

The Specific Changes Recommended for the Master Plan or Development Regulations, If Any, Including Underlying Objectives, Policies and Standards, or Whether a New Plan or Regulations Should be Prepared.

1. The goals of the 2003 Master Plan remain valid.
2. The recommendations for the Commercial Zone in the Land Use Plan will help to strengthen the Borough's commercial areas.
3. Recognition of the existing mixed use nature of the Borough's downtown area, and expanding it where appropriate.
4. Continued recognition of the need to be respectful of quality of life issues for existing residences that border nonresidential zones and developments.

Reexamination of Historic Preservation Plan

Goals and Objectives from 2003 Master Plan	Extent Such Problems and Objectives Have Been Reduced or Increased
Encourage development of a local museum in the train station	The Historic Preservation Committee has compiled historic photographs and placed them in the train station. A museum at the train station is a commitment for the Borough, requiring, clean-up, patrolling for safety, etc. The train station also is utilized by commuters during travel times. Therefore, development of a museum at the train station no longer is a viable objective for the Borough.
Research the older homes in the Borough to determine if they are eligible for formal placement on the State and National Historic Registers.	Identifying historic properties in the Borough remains an important objective. Properties on the Historic Registers are eligible for grant funding.
Encourage the Historic Preservation Committee to follow the guidelines contained in the Municipal Land Use Law.	This objective should be further investigated.

The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

1. Demolition of historic buildings is a problem in New Jersey and nationwide.
2. A current catalogue of existing buildings with historical and/or architectural significance does not exist in the Borough.
3. The four-member Historic Preservation Committee has been focusing on projects to reinforce the Borough's history, such as sponsoring a walking tour of the Borough of Hillsdale and providing a plaque for the Hillsdale police booth. These positive and proactive projects highlight Hillsdale's history and add to the Borough's cultural resources.

The Specific Changes Recommended for the Master Plan or Development Regulations, If Any, Including Underlying Objectives, Policies and Standards, or Whether a New Plan or Regulations Should be Prepared.

1. The Historic Preservation Committee has identified its goals of documentation, preservation and heritage.
2. The Historic Preservation Committee has a goal of preparing a detailed, written description of the Borough's history, using the 2003 Master Plan and the 1998 Centennial Journal for initial information. The resulting book should be available to the public.
3. The Historic Preservation Committee has a goal of researching Borough properties to prepare a detailed inventory of historic properties that remain intact and historically significant.
4. The Historic Preservation Committee should continue to focus on ways to avoid demolition of historic properties. Grant possibilities through Bergen County and the Historic Trust Fund should be explored where appropriate.
5. The Historic Preservation Committee and Borough should continue its efforts to reinforce the Borough's historical and cultural resources for Hillsdale residents to instill ownership and pride in the Borough's legacy.
6. The Borough should further investigate the possibility of establishing a Historic Preservation Commission in conformance with the Municipal Land Use Law. The Borough should also investigate the appropriateness of designating a historic district with overlay zoning. It is recommended that the Planning Board establish a subcommittee to research and report to the Planning Board and the Borough on both of these matters.

Reexamination of Recycling Plan

2003 Master Plan Goals & Objectives	The Extent to Which Such Problems and Objectives Have Been Reduced or Have Increased Since the Adoption of the 2003 Master Plan and amendments.
Ensure compliance with state and county recycling requirements.	The Borough has complied with recycling requirements and has expanded the materials available for recycling. This objective remains relevant.
Adopt an ordinance addressing the collection, disposition and recycling of recyclable material in development proposals for 50 or more units of single-family residential housing, 25 or more units of multi-family residential housing and commercial or industrial developments of 1,000 square feet or more of land as is required in the Municipal Land Use Law.	This recommendation has not been addressed by ordinance. This recommendation should be included with the zoning ordinance review recommended in the Land Use Plan.

The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

1. The Borough of Hillsdale had a recycling program established at the time of the last Master Plan. This program has been expanded as additional materials are now available for recycling.
2. Hillsdale residents have the opportunity to participate in Bergen County's hazardous waste disposal program, as well as the County's tire and electronics disposal programs.
3. The Borough also provides disposal services for computers and electronics. In addition, twice per year, the Borough provides confidential document shredding.
4. The Borough now recycles all plastics, as well as plastic bags and styrofoam.

The Specific Changes Recommended for the Master Plan or Development Regulations, If Any, Including Underlying Objectives, Policies and Standards, or Whether a New Plan or Regulations Should be Prepared.

1. The goals of the 2003 Master Plan remain valid.
2. The Borough should continue to research all possible additions to its recycling program.
3. The Borough should continue to encourage its residents and businesses to recycle all appropriate materials.

Reexamination of Housing Element

2008 Housing Element	The Extent to Which Such Problems and Objectives Have Been Reduced or Have Increased Since the Adoption of the 2008 Housing Element
Provide a realistic opportunity to meet the Borough's affordable housing obligation pursuant to COAH rules and regulations.	This objective continues to be appropriate for the Borough of Hillsdale.

The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

1. There have been no significant changes in assumptions of the Housing Element. The Borough will continue its tradition of providing a wide range of housing options.
2. The Borough Planning Board adopted the Housing Element/Fair Share Plan in November 2008. The Borough petitioned for substantive certification in December 2008. The Plan provides realistic opportunities to satisfy Hillsdale's affordable housing obligation.

The Specific Changes Recommended for the Master Plan or Development Regulations, If Any, Including Underlying Objectives, Policies and Standards, or Whether a New Plan or Regulations Should be Prepared.

1. The Borough should continue to participate in the COAH process.
2. The Borough should continue to monitor COAH rule amendments, as well as other possible affordable housing initiatives regulated by the State, as they are proposed to determine their impact on the Borough.

Other Planning Efforts

State Planning

The last New Jersey State Plan was adopted in 2001. In 2004 the New Jersey State Planning Commission started its third round of cross-acceptance. Cross acceptance is the process that promotes consistency between the State Plan and local, county and regional plans. The County is the negotiating entity for municipalities in the cross-acceptance process. The Borough participated in cross-acceptance with Bergen County.

The State Planning Commission released a draft plan in January 2010. The State Plan is intended to serve as a policy guide for local, county and state government and agencies; the State Plan is not intended to be a regulatory document.

The draft State Plan maps continue to show Hillsdale predominantly in Planning Area 1/ Metropolitan Planning Area. Parkland and some environmental sites are also shown. According to the draft State Plan, it is the State government's intent that municipalities in the Metropolitan Planning Area will do the following:

- Provide for much of the State's future development and redevelopment
- Revitalize Cities and Towns
- Take advantage of increased densities and compact building design
- Encourage distinctive, attractive neighborhoods with a strong sense of place
- Provide for mixed-use concentrations of residential and commercial activity
- Create a wide range of residential housing opportunities and choices with income mix
- Provide for a variety of multi-modal transportation alternatives
- Prioritize clean-up and redevelopment of brownfields and greyfields sites
- Create cultural centers of state-wide significance
- Re-design any existing areas of low-density sprawl.

The Borough should continue to participate in the State Plan process, including cross-acceptance as it is available and continued review of State Plan maps and documents.

Bergen County

The current Bergen County Master Plan is from the 1970's. The County has retained consultants to prepare a new County Master Plan. A draft plan is expected to be available for review in Spring of 2010.

The Borough has participated in the County Master Plan visioning process. The Borough should continue to participate where possible and review the draft plan when available.

Conclusion

The Board should adopt the Reexamination Report at a public hearing with adequate notice pursuant to the requirements of the Municipal Land Use Law. The Land Use Plan can be updated as needed based on affordable housing requirements and/or receipt of Substantive Certification.

Finally, the Borough of Hillsdale does not have any recommendations regarding redevelopment and does not anticipate any formal redevelopment activities at this time.