



*The 2013 Amendment to the  
Borough of Hillsdale's*

**Master Plan  
Reexamination Report**  
Borough of Hillsdale, Bergen County, New Jersey

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Prepared By:

Christopher P. Statile, P.A.  
Professional Engineers & Planners  
3 Fir Court  
Oakland, NJ 07436  
(201)337-7470

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Caroline Z. Reiter, P.P., AICP  
Professional Planner License No. 5343

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Eric M. Bernstein & Associates, LLC

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**BOARD ENGINEER**

Christopher P. Statile, P.E.  
Statile Associates

**BOARD PLANNER**

Caroline Reiter, P.P., AICP  
Statile Associates

## **Introduction**

Preparation and adoption of a Master Plan is a function of the Planning Board as prescribed by the Municipal Land Use Law (MLUL). The MLUL also requires that the governing body provide for a general reexamination of its master plan and development regulations by the Planning Board every ten 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.

On April 27, 2010, the Planning Board adopted a Master Plan Reexamination Report that fulfilled the periodic examination requirements contained in N.J.S.A. 40:55D-89.

The Planning Board amended the 2010 Reexamination Report in May 2012.

The Hillsdale Planning Board is now amending the 2010 Reexamination Report for a second time as described herein.

## **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.*

This amendment to the 2010 Reexamination Report contains minor revisions relative to recommendations on cluster zoning, the New Jersey State Development and Redevelopment Plan, and "Sustainable Jersey."

The remainder of the text describes the Amendments to the Reexamination Report, in the format and order of the components of the Reexamination Report, pursuant to the MLUL.

***1. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.***

Cluster Development

Both the 2003 Master Plan and the 2010 Reexamination Report include Goals and Objectives and/or recommendations of continuing to protect environmentally sensitive areas and the Borough's natural resources.

The 2010 Reexamination Report includes a recommended objective of encouraging cluster development in appropriate locations to help conserve land.

New Jersey State Development and Redevelopment Plan

The 2010 Reexamination Report includes information on a draft New Jersey State Development and Redevelopment Plan that has since been replaced with another draft plan.

Sustainable Jersey

The 2010 Reexamination Report references "Sustainable New Jersey" and recommends that the Borough continue to work toward Sustainable New Jersey certification.

***2. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.***

Cluster Development

Land conservation remains an important objective. However, cluster development is no longer encouraged as a planning initiative to conserve land.

New Jersey State Development and Redevelopment Plan

A new State Development and Redevelopment Plan has not been adopted at this time. The Borough continues to recognize and participate in the state planning process.

Sustainable Jersey

Sustainable Jersey certification continues to be an important goal. The Borough was certified to the Bronze Level.

***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.***

Cluster Development

The Borough no longer maintains a planning objective of encouraging cluster development due to concern over smaller lot development and increased density.

New Jersey State Development and Redevelopment Plan

There are no significant changes in assumptions, policies or objectives regarding the State Development and Redevelopment Plan.

Sustainable Jersey

The master planning documents should reflect the Sustainable Jersey Bronze Level status.

## Amendments to 2010 Reexamination Report

***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.***

A new Master Plan is not needed at this time.

### Cluster Development

Replace Paragraph #3 on Page 30 of the 2010 Reexamination Report with the following:

“Encourage property owners to utilize property to advance open space preservation and/or land conservation, while simultaneously being sensitive to adhering to the bulk and density requirements of the subject zone district.”

### New Jersey State Development and Redevelopment Plan

Replace Page 37 of the 2010 Reexamination Report with the following:

“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 Plan is not meant to be a regulatory plan or to usurp local zoning regulations. It is recommended that the Borough of Hillsdale continue participation in the state planning process and continue to analyze and review all draft state planning documents as they become available. The Borough of Hillsdale’s master planning efforts are generally consistent with the goals and policies of the New Jersey State Plan.<sup>1</sup>

### Sustainable Jersey

Revise the last paragraph of #9 on Page 12 of the 2010 Reexamination Report as follows:

“The concept of Sustainable Jersey was first conceived in 2006. Since then, Hillsdale has been certified to the Bronze Level. Hillsdale also has established a Green Team Advisory Committee, which is required for Sustainable Jersey certification.”

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<sup>1</sup> The entire text of the adopted New Jersey State Development and Redevelopment Plan can be found on the New Jersey Department of State website.

*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.*

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

### **Conclusion**

This amendment to the 2010 Master Plan Reexamination Report addresses cluster zoning, the New Jersey State Development and Redevelopment Plan and "Sustainable Jersey." No other revisions are proposed to the Borough's master planning documents at this time.