
MASTER PLAN
REEXAMINATION REPORT

Borough of North Caldwell
Essex County, New Jersey

December 1995

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INTRODUCTION

This report constitutes the Master Plan Reexamination for the Borough of North Caldwell mandated by the New Jersey Municipal Land Use Law (MLUL), N.J.S.A. 40:55D-89. The law requires that municipalities reexamine their Master Plan and development regulations at least every six years beginning in 1982. The Borough of North Caldwell prepared a Vacant Lands Study in 1981, adopted a Master Plan Revision in November of 1983, and readopted the 1983 Revision by resolution in 1988.

There have been many changes in national and state policies since the last detailed Master Plan review. Significant in this regard is the fact that the State of New Jersey adopted the New Jersey State Development and Redevelopment Plan in June 1992. There have also been changes to the MLUL and changes to the New Jersey Freshwater Wetlands Protection Act which affect development in the Borough of North Caldwell. Finally, a draft of the Site Improvement Standards (Title 5, Chapter 21, New Jersey Administrative Code) is being circulated which will have implications on future development in the Borough.

PERIODIC REEXAMINATION

The MLUL requires a municipality to reexamine its master plan and development regulations every six (6) years. The reexamination report must contain the following:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- b. The extent to which such problems and objectives have been reduced or have been increased to such date.

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

The purpose of the reexamination requirement is to ensure that the local master plan and development regulations remain viable and current and are capable of addressing the development regulations of the municipality. The statute requires the local planning board adopt by resolution the Reexamination Report and distribute it to the county planning board and surrounding municipalities.

A. THE MAJOR PROBLEMS AND OBJECTIVES RELATED TO LAND DEVELOPMENT IN THE BOROUGH OF NORTH CALDWELL AT THE TIME OF THE ADOPTION OF THE LAST REEXAMINATION REPORT

The Master Plan Revision, Township of North Caldwell, Essex County, New Jersey, dated November 1983, and readopted by Resolution in 1988, contained 11 areas of concern as described below:

1. Future Use Of The Few Large Parcels Of Undeveloped Land Remaining In The Borough

The future use of the few large remaining vacant parcels of land was a key area of concern in the 1983 Master Plan Revision which reconfirmed the recommendations detailed in the Borough's Study of Vacant Land dated November 1981. Four of these parcels still remain undeveloped. The large undeveloped parcels which total approximately 300 acres represent almost nine percent of the total land area in the Borough. Much of the lands are environmentally constrained and therefore require special consideration. As indicated in the 1983 Revision, the largest of these parcels are the County lands.

2. Environmental Constraints And Their Impact On Development

The 1983 Revision discusses the need to address environmental characteristics of the remaining undeveloped lands in the Borough. Environmental considerations specifically cited were Passaic River and Green Brook flood plains, ponds, wetlands and steep slopes.

3. Overall Land Use Patterns

The 1983 Revision raised the issue of the balance of land uses within the Borough. It was noted that less than one percent of Borough land is devoted to commercial and industrial uses. The Borough was identified in the 1983 Revision as a "residential community" with most of its residents commuting to jobs outside the Borough.

4. Present And Future Needs For Community Facilities

The existing condition and future provision of adequate community facilities and services to serve Borough residents was discussed in the 1983 Revision. The list of community facilities included schools, recreation and parks, police and fire protection and municipal administration. The 1983 Revision also examined the need for and the feasibility of a Borough library. The analysis of community facilities needs in the Borough was based upon population projections and demographic trends.

5. Improvement To The Borough's Road Network

The overall adequacy of the Borough's circulation system was raised in the 1983 Revision. Most of the collector roads in the Borough are under the jurisdiction of Essex County. No State roads are located in the Borough. The 1983 Revision identified hazardous road conditions resulting from steep grades and older intersections as the most critical circulation problem. The local street network objectives related to future extensions of existing streets and cul-de-sacs, future improvements to paper streets and street vacations.

6. The Need To Promote Energy Conservation

The 1983 Revision discusses the amendment to the Municipal Land Use Law which required the Borough Master Plan to include an energy conservation element. It was noted that since the Borough was almost a completely developed community, the focus of the Master Plan recommendations was to encourage existing property owners to install solar energy systems.

7. Adequacy Of The Borough's Utilities Infrastructure, Including Water, Sanitary Sewers And Storm Sewers

Although the 1983 Revision states that the Borough is served by utilities infrastructure, there were problems particularly with respect to the Caldwell Sewage Treatment Plant which serves North Caldwell. The sewer extension ban, which was in place in 1983, was cited as a significant impediment to any future development of vacant parcels. Concern was also expressed regarding the need for connection of the Borough water supply to another source

for backup and emergency purposes. Finally, there were several areas of the Borough which were identified as subject to periodic flooding.

8. Consistency Among The Master Plans Of Surrounding Municipalities, The County, And The State

In accordance with the requirements of the Municipal Land Use Law, the Borough was required to indicate the relationship of the Borough Master Plan to the Master Plans of contiguous municipalities, the Essex County Master Plan and the New Jersey Development Guide Plan.

9. Disposition Of Borough Owned Lands

The 1983 Revision discusses Borough owned land in three particular areas of the Borough that should be given special consideration.

10. Revisions To The Borough Development Regulations

The 1983 Revision noted that there were provisions in the development regulations that should be clarified and amended. These included the Bloomfield Avenue Office zone, the need to require greater buffer areas between two different residential zoning districts and the need to address width and setback requirements for corner lots.

B. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED

1. Future Use Of The Few Large Parcels Of Undeveloped Land Remaining In The Borough

Ten major vacant land parcels were identified in the 1983 Revisions. These parcels were:

- Green Brook Country Club
- West Essex High School
- Ravin Property
- Glover Property
- Kessler Site
- Brookside Terrace Extension Lands
- Wildwood Swim & Tennis Club
- Walkers Pond
- Matarazzo Farm
- Essex County Lands

Of these ten parcels, four parcels have been subsequently partially or fully developed:

- a. The Glover property, which is approximately 31 acres in size and located north of Grandview School, received approval in 1984 for a 44-lot subdivision. Nine homes have been constructed to date. The 1983 Master Plan Revision recommended that the deed restriction be eliminated and the site be developed for one-half acre lots. The zoning was subsequently changed and the deed restriction limiting development to one acre lots was lifted to permit the current development.
- b. The Kessler site, located between Grandview Avenue and Fairfield Road was rezoned to R-4 Combination Cluster in 1985 and received site plan approval in 1986 for a 90-unit condominium development known as Stepping Ridge; 70 units located in North Caldwell and 20 units in Fairfield. Sixty-three (63) units have been built and seven (7) units are under construction in the Borough.

- c. A portion of the Paragano parcel (also known as Brookside Terrace Extension lands) was subdivided in 1984 and the early 1990's into six single-family detached lots. Known as The Crossings, three homes have been constructed. There is also a five (5) acre site within the Paragano parcel on which a single-family home has been constructed.
- d. Wildwood Swim and Tennis Club, located east of Mountain Avenue, received approval for a 13 lot subdivision in 1985 and subsequently for an additional two lot minor subdivision. Of the total 15 lots, 13 homes have been constructed, one house is currently under construction, and one lot remains vacant.

While four sites have been at least partially if not fully developed since the 1983 Master Plan Revision, the balance continue to remain undeveloped. It should be noted that several parcels evaluated in the 1981 Vacant Land Study, the 1983 Master Plan Revision and this Reexamination Report, are not technically vacant; however, may have future redevelopment potential. These parcels include the Green Brook County Club, the West Essex High School parcel and the County Jail Complex.

If the remaining major undeveloped parcels were built out under the existing Borough zoning, 356 housing units could be constructed, the majority of which would be single-family detached homes. Using the 1990 Borough average household size of 3.1 persons per households, full build out could generate approximately 1,100 additional residents. This increase will have an impact on the Borough's infrastructure (e.g. roads, sewers, water supply) and community facilities and services (e.g. schools, recreation, open space needs). These impacts are discussed in more detail in later sections of the report.

2. Environmental Constraints And Their Impact On Development

The 1983 Revision discusses the need to address environmental characteristics of the remaining undeveloped lands in the Borough. Environmental considerations specifically cited were Passaic River and Green Brook flood plains, ponds, wetlands and steep slopes.

Protecting critical environmental lands and encouraging environmentally sound development on the remaining large, undeveloped parcels continue to remain important goals of the Borough. Of the 300± acres associated with the remaining large, undeveloped parcels, over 21 percent of the lands are environmentally constrained (i.e., flood plains, ponds, wetlands, steep slopes). Environmental constraints also impact upon smaller subdivisions and isolated lots. Appropriate development controls are necessary to minimize development in environmentally sensitive areas. Of particular importance is the interrelationship between environmental constraints and gross density permitted by zoning since critical area ordinances which establish net densities are subject to legal challenge as per the Appellate Division case, Manalapan Builders vs. Twp. Committee, 256 N.J. 295 (App. Division 1992). This case reaffirmed the Law division decision which stated that municipal ordinances which exclude environmentally sensitive areas from lot and floor area calculations in order to promote environmental protection are invalid. The enactment of the New Jersey Freshwater Wetlands Protection Act also impacts upon potential development. A detailed parcel analysis, including evaluation of environmental constraints, is contained in a later section of this report.

3. Overall Land Use Patterns

The Borough continues to remain an almost entirely developed residential community with minimal nonresidential uses within the Borough. Historically, the Borough developed as a desirable residential community composed primarily of single-family homes on relatively large lots (one-half acre and over). According to the 1990 Census, over 90 percent of the Borough housing stock is single-family detached housing, and over 95 percent of the housing is owner-occupied. The pattern of development within the Borough has been established and is not projected or intended to change. There are only two (2) small nonresidential/nonpublic use zones in the Borough. These zones reflect existing development and include the following:

1. The property bounded by Bloomfield Avenue and Elm Road which is zoned office. The office zoning in this area is discussed in more detail in a later section of this report.

2. Two (2) small industrial zoned areas fronting on Fairfield Road.

It is unlikely and not desirable for any expansion of these zones to occur.

4. Present And Future Needs For Community Facilities

Library

There was a need to study the propriety of a municipal library in the Borough in 1983. The Borough has entered into a service agreement with Caldwell this summer. According to the agreement, the Borough will pay Caldwell \$1 per resident annually to use its library on Bloomfield Avenue which satisfactorily resolves the issue.

Schools

The Borough of North Caldwell is served by a regional school district and local school district.

The North Caldwell local school district serves Borough children in grades K through 6. The elementary grades are broken into two (2) facilities: grades K through 3 attend Grandview School located on Hamilton Drive East, while grades 4 through 6 attend the Gould School located on the corner of Gould Avenue and Mountain Avenue. School enrollment for the 1995-1996 school year is 517 students in grades K through 6. This compares to the 1982 enrollment of 447 children. The combined capacities of both schools is 742 students.

The Grandview School was constructed in 1958 with an addition in 1966. The 12.2 acre site includes paved play areas, drives and off-street parking. The building is handicapped accessible.

Gould Avenue School contains two (2) separate buildings located on a 7.6 acre site. The Gould Avenue building was constructed in 1924 with an addition in 1933. The Mountain Avenue building was constructed in 1953 with an addition in 1955. This facility includes ballfields, paved drives and limited parking. The buildings are not handicapped accessible.

Although the school system does not currently have a capacity problem, the Board of Education prepared and presented to the Borough Planning Board a schematic site plan for consolidating the two school facilities into one school. The 1993 proposal called for enlarging the Grandview School and closing Gould School. The rationale for the consolidation was to address the American With Disabilities Act (ADA) requirements in a cost effective manner and to reduce operating costs. The proposal went to referendum in 1994 and was defeated. Subsequent to the defeat, an ad hoc committee has been established to recommend capital improvements to local school facilities. A new referendum was submitted to the voters in the summer of 1995. The capital improvements which were approved included an addition to Gould School and ADA improvements.

The West Essex Junior High School and Regional High School, which are located in the Borough, serve grades 7 through 9 and 10 through 12, respectively. Students from North Caldwell, Roseland, Essex Fells and Fairfield attend the regional schools. School enrollment in the West Essex school system for the 1994/1995 school year is 1,201 students in grades 7 through 12 of which 399 students are from North Caldwell. Combined capacity of the Junior High School and the High School is 2,683 students. According to school district projections from the District Five Year Capital Facilities Plan, the enrollment is expected to decline to a low of 1,134 students in the 1997-1998 school year. By the school year 1999-2000, the enrollment is projected to slightly increase to 1,185 students. It appears from the regional school district projections that there is sufficient capacity within the West Essex Regional system to accommodate students at least during the next six year period.

Capital improvements proposed include compliance with ADA requirements, removal of underground gasoline storage tanks and upgrading science room facilities. The school system is also proceeding with the addition of one ballfield on 8 acres in the easterly portion of the school site. It appears no amendment to the 1983 Plan is necessary.

Recreation And Open Spaces

The amount of Borough recreation space has increased by approximately 7 acres since the 1983 Master Plan Revision. This is a result of land on Mountain Avenue which was purchased from the County in 1986. The Borough purchase was funded by a Green Acres loan. This site was discussed in the 1983 Revision as a possible recreation site. The Borough has since developed a multi-purpose field and facilities on the parcel.

The total amount of land devoted to recreation and open space use within the Borough is approximately 43 acres. This includes the municipal recreation complex (28 acres), Grandview School (5.7 acres), Gould School (2 acres) and Mountain Avenue field (7 acres). Furthermore, the Borough has a formal agreement with the Walkers to lease property located on Mountain Avenue commonly known as "Walker's Pond". The property is used for ice-skating and social activities for the residents of the Borough during the winter season. The winter season is defined as the period of time from December 1st to March 15th.

The 1983 Revision also recommended additional new recreational facilities most of which have not been implemented due to change in recreation interest by Borough residents. These include courts for platform tennis, bocci courts and either lighting at Liberty Field or construction of an additional field. It should be noted that in 1992 there was a nonbinding referendum regarding lighting at Liberty Field which was defeated. As a result, the Borough has not pursued lighting; however, the construction of an additional fields on the Mountain Avenue site has occurred. There are two nature trails on Borough owned lands including a one-half mile trail near the Borough swimming pool with cooperation by the Boy Scouts for maintenance and a one-quarter mile trail on the Mountain Avenue site which leads into the County lands.

The National Recreation and Park Association publishes standards used by the recreation industry to gauge the adequacy of land area devoted to recreation activities. These standards suggest 6.25 acres to 10.5 acres of neighborhood and community park space per 1,000

people. Based on these standards, it is recommended that the Borough provide between 37 to 63 acres of recreation/open space areas. Although the Borough meets the national standards, there continues to be resident demand for additional ballfields, particularly for league play. It is recommended that the Borough increase its inventory of active and passive recreation areas whenever the opportunity arises. The Borough is currently pursuing the acquisition of County land for recreation purposes.

Municipal Facilities

The municipal facilities continue to remain generally adequate to serve the Borough population. The fire house recently underwent renovations to permit indoor storage of all fire apparatus and to construct an office while renovations were recently completed to modernize the front desk operation in the police department.

The Borough Hall also provides space for use by the local school district. The public works garage is located on the lower level of the Fireman's Community Center on Gould Avenue. The existing facility is currently inadequate to meet the needs of the public works department. The Borough is currently exploring the option of constructing a public works facility in a portion of the picnic area behind the existing building.

There is currently a single-family home which separates the Borough Hall from the Fireman's Community Center facility and public works garage. The single-family home is located on a one acre site. It is recommended that if the owner is willing to sell the house, the Borough should consider acquiring it. Potential uses include office space for the recreation department and space for running summer programs for pre-school and grammar school children.

5. Improvement To The Borough's Road Network

Although the Borough's road system primarily serves Borough resident trips, there continues to be an increase in through traffic. All of the roads within North Caldwell have two traffic

lanes with the exception of a portion of Grandview Place. Due to the developed nature of the Borough, it is unlikely nor desirable to widen any roads.

The Essex County Engineering Department believes that roads under their jurisdiction (Mountain Avenue, Grandview Avenue, Central Avenue, West Greenbrook Road, Bloomfield Avenue, Lindsley Road and Fairfield Road) are operating at acceptable levels. It should be noted that the circulation problems described in the 1983 Revision are for the most part geometric in nature; that is, they are not caused by the volume of traffic but by the physical limitations of the roadway.

Intersections Assessment

The 1983 Master Plan Revision describes specific traffic related concerns with recommended action. These areas of concern are as follows:

- a. Grandview Avenue, Main Street, Fairfield Road. A consultant for the County completed a study in 1990 which addressed improvements along Passaic Avenue in Fairfield to Grandview Avenue in North Caldwell. One of the recommendations was to widen Fairfield Road and construct intersection improvements. The recommendations in the Study have not been implemented.
- b. Gould Avenue and Central Avenue. Concerns associated with this intersection involve roadway geometry particularly the effect on making turns from Central Avenue onto Gould Avenue (especially the left turn movement). The County has provided striping to channel traffic making the left and right turns from Gould Avenue. This appears to have alleviated concerns associated with this intersection.
- c. Gould Avenue and Mountain Avenue. It is recommended that this intersection be the subject of further study with up-to-date traffic counts, accident data and sight problem identification prior to undertaking any improvements. Part of the problem is the mix of

school traffic with commuter traffic at AM and PM peak hours. The County has no plans for any improvements at this intersection.

- d. Bloomfield Avenue at Elm Road. The 1983 Revision mentioned the improvements contained in the 1975 Master Plan and roadway striping done by the County. The County installed a feeder lane on Bloomfield Avenue about five years ago. Ebasco Infrastructure, a traffic consulting firm, also completed an intersection study for the County in 1992. Included in the study was a recommendation for the installation of a traffic signal at this intersection. The County Engineers independent study of traffic patterns in this area suggest making Elm Road one way traveling west with the installation of a traffic signal at Mountain Avenue and Bloomfield Avenue. This recommendation should be reconsidered in light of the new access to the County jail.

Recommendations For Extension Of Cul-De-Sacs And Unimproved (Paper) Streets

The 1983 Revision included guidelines for future roads serving the community. These recommendations established standards for the construction of through streets. The final adoption of State site improvement standards may affect the appropriateness of implementing such recommendations. The State standards, when adopted, will apply to development in all municipalities throughout the state and will generally supersede municipal standards.

Borough Street Improvements.

The 1983 Master Plan Revision also included recommendations for certain roadway improvements as adjoining vacant lands are developed. The status of these street improvements are as follows:

- a. Stony Brook Drive and Sheffield Road. Constructed.
- b. Farmstead Road. Constructed.
- c. Hamilton Drive East. Constructed.

- d. Meadow Lane. The extension of Meadow Lane into the Walker Pond property remains a valid recommendation.
- e. Birchwood Road and Stephanie Drive. A portion of Birchwood Road is a public road. As recommended, the section of Birchwood Road which connects to Stephanie Drive, has been constructed as a private road.
- f. Shenandoah Drive. If this road is extended, it should end in a cul-de-sac.
- g. Glenview Road. Not using this road as access if the County lands develop remains a valid recommendation.
- h. Beachmont Terrace (eastern end). Not connecting this road to Mountain Avenue remains a valid recommendation.
- i. Beachmont Terrace (western end). This connection to Hamilton Drive East has been constructed. The vacation of the road connecting to Grandview Place has occurred.
- j. Main Boulevard - Roosevelt Boulevard Area. Constructed.
- k. Kessler Property. Stepping Ridge currently has two access points which appear adequate to serve the development.

Vacation Of Paper Streets

The 1983 Revision recommended the vacation of the following streets:

- a. Sunset Parkway. Vacated.
- b. Oak Drive. Vacated.
- c. Oak Place (between Oak Drive and Mountain Avenue) Vacated.
- d. Cedar Drive. Vacated.
- e. Elm Place. Vacated between Birch Avenue and Mountain Avenue.

- f. Birch Avenue. Remains a valid recommendation to vacate that portion of Birch Avenue that connects with Spruce Road.
- g. Theresa Street. Vacating the remaining portion remains a valid recommendation in connection with disposition of Borough properties.

6. The Role Of The Borough In Promoting Energy Conservation

The 1983 Revision included recommendations for amending the Borough's Zoning Ordinance to include definitions and site plan considerations regarding energy conservation. Energy conservation continues to be important today but the emphasis is not as prominent as it was when the 1983 Master Plan Revision was prepared. Since 1983, the requirement that the Borough Master Plan contain an energy conservation plan element has been deleted from the Municipal Land Use Law. The site plan and subdivision standards should adequately protect these concerns.

7. Adequacy Of The Borough's Utilities Infrastructure, Including Water, Sanitary Sewers And Storm Sewers

Water

The Borough contracts with the Essex Fells Water Department for its primary water supply. Approximately 60 homes in the northern section of the Borough are served by the New Jersey-American Water Company. Since the 1983 Revision, the Borough has constructed a back-up water supply and has contracted with the Passaic Valley Water Commission (PVWC) for the purchase of water when needed to supplement the Essex Fells supply. The contract permits a maximum delivery of one million gallons of water per day. PVWC water is delivered directly to the Borough's water storage tank on Skyline Drive by way of a 16 inch pipe which connects to a 24 inch PVWC transmission main in Cedar Grove.

Water usage for the period 1985 through 1994 averaged 756,000 gallons per day. In 1980 there were 1,528 connections (815,000 gallons per day used). By 1994 there were 1,923 connections which resulted in consumption of 602,000 gallons per day. The 1983 Revision reported usage of 600,000 gallons per day. Additionally, the Borough services 60 connections in West Caldwell. The booster pumping station on Wind Ridge Drive, which serves to maintain adequate levels in the Borough's water storage tank, is a physical constraint on the water system. The maximum capacity of the pumping station is approximately 1.31 million gallons per day. Under the existing zoning at full build out, a total of 356 units would be developed. This development would generate an additional water demand of approximately 176,500 gallons per day (356 units x 3.1 persons per unit x 160 gallons per day) or a total average estimated future demand in the Borough of 936,000 gallons per day. Based upon this analysis, the existing water supply system can accommodate future development.

Wastewater

The Borough contracts its wastewater treatment needs with the Township of Caldwell, which owns and operates the wastewater treatment facility for the majority of its service requirements. The Caldwell facility treats a total of 4.5 million gallons of wastewater per day. The majority of the Borough's wastewater flow to Caldwell is via the Kirkpatrick pumping station which is owned and operated by West Caldwell. The 70 units at the Stepping Ridge Condominium Development flow to Fairfield and eventually to the Two Bridges Sewerage Authority (TBSA) station. The Borough of North Caldwell owns and maintains its own wastewater collection system. There are also contracts with two other wastewater treatment providers. One is with the Township of Fairfield for up to 100,000 gallons per day. This is in addition to sewage generated at the Stepping Ridge Condominiums. Approximately 30,000 gallons per day is currently diverted to Fairfield. The second is at the northern end of the Borough with the Township of Little Falls for approximately 70 connections which is pumped to the Passaic Valley Sewerage Authority for treatment.

As a result of the recent upgrade to the Caldwell facility, the ban on sewer hook-ups has been removed. Additional capacity, however, was not built into this facility. Additional service connections are permitted through greater efficiency and modernization. The additional capacity is contracted through a first-come, first-serve basis with other participating municipalities so that actual capacity is difficult to calculate in terms of future development for the Borough of North Caldwell. It is not recommended that capacity be increased.

Stormwater

The 1983 Revision identified several areas which were subject to periodic flooding. These areas include the following:

1. The interior of land bounded by Brookside Terrace and White Oak Drive: A detention basin has been constructed upstream in Cedar Grove which has generally resolved the problem.
2. The rear of Mountain avenue from Wind Ridge Drive to Forest Avenue in West Caldwell: This is largely a maintenance issue. The problem is resolved as long as the ditch remains cleared by the Borough.
3. The area of Mountain Avenue from Elm Place to Meadow Lane: The Borough has retained a consultant to prepare a study and make recommendations for improvements along the west side of Mountain Avenue between Pine Place and Spruce Road. Additionally, the Borough Engineer is currently preparing plans for bid which will address the stormwater issues on the east side of Mountain Avenue. When the study is completed and the recommendations implemented, the stormwater infrastructure should be adequate.

8. Consistency Among The Plans Of The State, The County, And Surrounding Municipalities

State

The New Jersey Development Guide Plan, which was referenced in the 1983 Revision, has been replaced by the State Development and Redevelopment Plan (SDRP). In both documents the Borough is classified as a developed residential community with limited infill potential. Borough development regulations are consistent with the State Plan.

County

The Essex County Land Use plan, as described in the 1983 Revision, continues to be consistent with the Borough's Master Plan and development regulations. The County Plan designates the Borough as primarily a one and two family residential community and recognizes the Borough's existing predominant pattern of development as a single-family residential town.

Surrounding Municipalities

The Borough of North Caldwell shares boundaries with seven municipalities; six of these are located in Essex County and one, Little Falls, is located in Passaic County. As mentioned in the 1983 Revision, the Borough's planning policies and zoning regulations are compatible with these adjoining municipalities. The areas of common boundary that were identified in 1983 that deserve special consideration are:

- a. Essex County Lands. These lands border the Boroughs of Verona and Cedar Grove. Both North Caldwell and Cedar Grove have zoned the County lands as residential while Verona has zoned the County lands within its boundary as conservation. It should be noted that in 1992 the Mayor and Borough Council of North Caldwell adopted a resolution which affirmed its position that the Essex County property known as "Hilltop"

should be preserved as a natural resource. This resolution was consistent with the official positions of Cedar Grove and Verona.

- b. Green Brook Country Club. This private recreation facility encompasses lands in North Caldwell and the Borough of Fairfield.
- c. Ravin Property. This property is located in the northeastern portion of the Borough near the Township of Cedar Grove. The zoning of the site is R-4 (5 units per acre). The Township of Cedar Grove has zoned the nearby property as R-18 (18,000 square foot single-family lots).

9. Disposition Of Borough Owned Lands

The 1983 Revision identifies three areas in the Borough where Borough owned land should be given special consideration. The status of these parcels is as follows:

- a. Lands in the Sunset Park area continue to remain in the ownership of the Borough as open space.
- b. The area adjoining the Gould Avenue School lands, accessible from Park Avenue, continues to be owned by the Borough. There are no plans to sell or use the 2± acre parcel.
- c. Parcels in the Roosevelt Boulevard area have been sold and developed for single-family homes.
- d. Theresa Street lots should be examined in connection with the vacation of Theresa Street.

10. Revisions To The Borough Development Regulations

The recommendations in the 1983 Master Plan Revision regarding the Bloomfield Avenue Office zone have not been implemented through any changes to the ordinance. The issues and problems with the zoning as described in the 1983 Master Plan are still relevant and should be addressed through zoning revisions.

Further, the 1983 recommendation regarding the greater buffer areas where two different residential zoning districts abut has been implemented.

Finally, the recommendations regarding corner lots has been addressed through ordinance revisions. The ordinance has been amended to require front yard setbacks on both street frontages.

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

In the time which has elapsed since the 1983 Master Plan Revision there have been a number of significant changes in the underlying assumptions which affect the policies and objectives of the Master Plan. These include the following:

1. Adoption Of The State Development And Redevelopment Plan (SDRP)

Since the Master Plan Revision in 1983, the New Jersey State Planning Commission has adopted the New Jersey State Development and Redevelopment Plan (SDRP). The SDRP divided the State into Planning Areas defined by population, density, patterns of development, natural resources and economic opportunities. The Borough of North Caldwell was placed within Planning Area 1 (PA1) Metropolitan Planning Area. Within the general description of the Metropolitan Planning Area are nine policy objectives which are consistent with the planning goals of the Borough of North Caldwell. The adoption of the SDRP represents not so much a change in the assumptions of the Borough's Master Plan but rather a reaffirmation of the existing planning goals of the Borough.

2. Changes In Policies Regarding Infrastructure

The sewer ban imposed by DEP on the regional wastewater treatment facility resulted in a moratorium on building for a number of years. Subsequent to the 1983 Revision, the facility has been upgraded and the moratorium has been lifted. Although the upgrade did not build in new or additional capacity, it did free up existing capacity through greater efficiency. As a consequence, the Borough of North Caldwell can review projects that propose to connect to this treatment facility.

3. Recycling

The Borough adopted a recycling ordinance in 1991 which is consistent with the Municipal Land Use Law provisions regarding recycling.

4. Wetlands

In 1987 the State adopted the Freshwater Wetlands Protection Act which is enforced by the DEP to protect wetlands and the associated buffer areas from development. The Act has added restrictions on wetlands development, including delineation of wetlands and associated buffers and preservation during the site plan and subdivision process.

5. Statewide Site Improvement Standards

The Municipal Land Use Law (MLUL) was amended in January 1993 to establish a statewide Site Improvement Advisory Board. The purpose of the Board was to prepare recommendations for mandatory statewide site improvement standards for residential development. The Board issued draft regulations on July 14, 1994. Although the final site improvement standards will not be adopted until the end of 1995, the draft standards should be used to update the Borough's existing standards.

6. 1990 Census

The U.S. Bureau of Census has published updated housing, demographic and economic data since 1988. Appendix A of this Reexamination Report details the 1990 data which can have an impact on policy decisions relating to development and adequacy of municipal facilities.

D. SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN AND DEVELOPMENT REGULATIONS

The Land Use Plan Map graphically identifies the land use recommendations contained in the Reexamination Report. The following sections detail the recommended changes.

Undeveloped Lands

Each of the large undeveloped parcels remaining in the Borough have been evaluated in terms of its existing condition, surrounding land uses, environmental constraints and existing zoning. The land use recommendations are summarized in Table 1 and graphically shown on Map 1.

SUMMARY SHEET VACANT LANDS BUILD-OUT ANALYSIS Borough Of North Caldwell, New Jersey

	Site	Acres	Current Zoning	Theoretical Buildout ¹	Constrained Acres ²	Proposed Zoning	Theoretical Buildout ¹
1.	Essex County Jail Annex	47.7	R-1	81 units	7.0	R-1	81 units
2.	Essex County Hilltop	86.3	R-1V	86 units	20.0	R-1V	86 units
3.	Matarazzo Farm	20.9	R-2, (3.8 acres) R-1, Cluster (17.1 acres)	9 units 21 units	6.0	R-2 R-1, Cluster	9 units 21 units
4.	Walker's Pond	17.7	R-1	30 units	3.5	R-1	30 units
5.	Green Brook County Club	94.9	OS-PL	0	11.2	OS-PL	0
6.	Ravin Property	13.3	R-4	66 units	7.3	R-4	66 units
7.	Borough Lands (Block 51, Lots 3,8)	9.0	OS-PL(B)	0		OS-PL	0
	Private Lands (Block 51, Lots 1,6)	6.9	R-1E	3 units	9.8	R-1E	3 units
	Total	301.0		356	63.7		296 units

¹ Based on 15 percent gross area site reduction for roads.

² Includes slopes of 15 percent or greater, flood plains and/or wetlands as mapped by the NJDEP.

Site 1 - Essex County Jail Annex

The Essex County Jail Annex land totals 47.7 acres and is located in the southeast corner of the Borough adjacent to the Borough boundary lines of Verona and Caldwell. The property is currently used as a jail facility to house prisoners awaiting trial and those sentenced for crimes up to a maximum of 365 days. The facility also contains a pistol range used by County and municipal law enforcement agencies.

Based upon a presentation to the Borough Planning Board in October 1994, Essex County proposes to make capital improvements to the facility. In response, the Borough has recommended that the following improvements be incorporated into the County plans.

1. Proposed and existing lighting should be shielded to mitigate the impact of facility on adjoining residences so that neighboring properties are not subjected to glare and unnecessary lighting spillover.
2. The access way to Ferndale Road should be abandoned and planted with groundcover with extension of the proposed berm.
3. Additional screening should be installed through any enhancement of the combined wall, berm and/or tree barrier.
4. Reconsideration should be given to the relocation of the proposed "drug/alcohol" unit to another site.

The site contains approximately seven acres of environmentally constrained lands (see map). There are pockets of steep slopes in the northeastern corner of the site in addition to a band of steep slopes which bisects the property in an east-west direction. Additionally, wooded areas exist in the northern and southern sections of the site.

The surrounding land use pattern is a mixture of single-family homes to the west, vacant county lands to the north and east and residential and commercial uses to the south.

The current zoning is R-1, Residential District, which permits single-family homes on one-half acre lots. The theoretical buildout of the site under the existing zoning would yield 81 homes. It is likely that the site will continue to be used as the County jail at least during the next six years. It is recommended that the R-1 zoning remain.

Site 2 Essex County Land (Hilltop)

The County currently owns additional parcels in the southeast corner of the Borough bordering Verona, Cedar Grove and West Caldwell. The vacant parcels, totaling 86.3 acres, make up a portion of the approximately 320 acres known as Hilltop.

The site is surrounded by single-family residences, a municipal park, the County Jail, the Matarazzo farm and the balance of the Hilltop lands located in Verona, West Caldwell and Cedar Grove.

There are significant environmental constraints affecting the property. The majority of the site is wooded. A relatively large area of wetlands exists in the western portion of the property. A smaller pocket is located in the center of the site. Steep slopes are adjacent to the wetlands and scattered in the southern section of the site.

The County, through the Essex County Improvement Authority (ECIA), is currently pursuing plans to sell the County lands known as Hilltop. Concurrently, there is an ongoing effort to earmark Green Acres funds for the acquisition of the entire property as public open space, which is fully supported by this Reexamination Report.

In July of this year, the Borough Council rezoned the site from R-1 to R-1V Residence District. The stated purpose of the zoning amendment is to "regulate development of that portion of the

Second Watchung Ridge within the Borough, an area commonly known as the "Hilltop," in order to preserve the area's unique visual character and promote environmentally sound design and planning." The new R-1V zone permits variable lot sizes of not less than one-half acre and a maximum gross density of one unit per acre. The rezoning recognizes the environmentally sensitive nature of the site and is consistent with the goals and objectives of the Borough.

It is recommended that the Borough acquire 10 to 20 acres of County land adjacent to the existing field which could be used for the future recreation needs of Borough residents.

Site 3 Matarazzo Farm

The 20.9 acre parcel is located in two zoning districts. The area bordering Mountain Avenue is approximately 3.8 acres and is zoned R-2. The remaining 17.1 acres are zoned R-1, Cluster. It should be noted that the Planning Board recently approved a minor subdivision along Fox Run.

The site is surrounded on three sides by single-family residential development ranging in size from one-quarter acre lots to the south to one-half acre lots to the north. The eastern boundary of the site abuts County land.

Environmental constraints on the site may impact future development of this property. There are approximately 6 acres classified as wetlands including the pond. There is also a wooded area along the eastern edge. Slopes are not an issue.

Based upon current zoning, the property would yield up to 30 single-family homes. It is recommended that the current zoning remain which is consistent with the surrounding development. Furthermore, any future development of the site should include a road connection to Windridge Drive. At the same time, Norwood Terrace should be terminated in a cul-de-sac.

Site 4 Walker Pond

The 1983 Master Plan Revision states that this parcel should retain the zoning designation of R-1 so that subsequent development would be in keeping with the character of the surrounding area. The total area of this parcel, including the pond, is approximately 17.7 acres. The pond including the surrounding area subject to flooding is approximately 3.5 acres. Over one-half of the site is wooded. A sanitary sewer easement traverses the property.

As previously discussed, there is currently a lease agreement between the Borough and the property owner to use the property for recreation purposes during the winter months. It should be noted that there may be deed restrictions affecting the use of a portion of the property solely for single-family homes on lots not less than one acre in size.

The site is surrounded by single-family residential homes. Under the current R-1 zoning, this parcel would theoretically yield 30 single-family homes. It is recommended that the site continue to be zoned R-1.

Site 5 Greenbrook County Club

The total area covered by the golf course is approximately 95 acres. This private recreation facility is zoned "Open Space and Public Land-- Country Club". Currently, there are no plans by the Country Club to change the use of the property. The Borough continues to recognize the site's use as a country club and therefore recommends it remain as it is currently zoned. If the property is sold or a change of use is contemplated, the Borough should reevaluate the zoning.

Site 6 Ravin Property

The total area of the six parcels comprising this property is approximately 13.3 acres. The parcel is traversed by the Jersey City Water Company's aqueduct.

Surrounding land uses include residential lots to the north, across Lindsley Road, of approximately 15,000 square feet each. To the south are residential lots of approximately 25,000 square feet each, and to the west is the Lindsley Heights development. To the east is vacant land located in the Borough of Cedar Grove. This property is zoned R-18 which requires a minimum

lot size of 18,000 square feet. Over 50 percent of the site is impacted by steep slopes as shown on the Site Map.

Current zoning of the Ravin property is R-4, Combination Cluster, which allows a combination of attached and detached housing at a maximum density of five dwelling units per acre, or 12.5 bedrooms per acre. Under this zoning designation, the property could theoretically be developed with a maximum of 51 units or 128 bedrooms. It is recommended that the site continue to be zoned R-4.

Site 7 Borough Land and Private Land

There are four vacant parcels of land totaling 16 acres which are located in the northeast corner of the Borough. Two of the parcels are under Borough ownership and two are privately owned. The Borough owned parcels which total 9 acres are zoned OS-B Open Space (Borough). The privately held parcels are zoned R-1E which permits single-family homes on two acre lots.

The site is impacted by steep slopes. Access to the site from Mountain Avenue is difficult due to the alignment and the cut of the road. It is recommended that the existing zoning be retained since it recognizes the constraints on development.

Bloomfield Avenue Area

The Bloomfield Avenue area is identified as the block bounded by Bloomfield Avenue, Elm Road and the Caldwell municipal border. As illustrated on the Existing Land Use map, the area is a mixture of residential, retail, office, bank and auto-related uses. The entire block is located in the Office district which permits office, banks, medical and dental offices and clinics. The entire zone area, with the exception of the vacant office, contains uses not permitted in the zone (i.e. retail, gas station, residential).

Only the 1st Fidelity Bank facility and "Fells Common" retail stores meet the dimensional requirements.

The 1982 Master Plan revision recommended that the area be rezoned to commercial. It is recommended that the area be rezoned for low traffic generating neighborhood commercial uses similar in nature to the types of uses located in the Fells Common retail shops. The zone should exclude food establishments and coin-operated machines.

Fairfield Road Area

The Fairfield Road area includes those lots which front on Fairfield Road and Grandview Avenue (and including Main Street) between Park Place and the municipal boundary line with Little Falls. As detailed on the Existing Land Use map, the area contains a variety of uses including industrial, retail, residential, auto-related and office. The area includes four zones which are also detailed on the Existing Land Use and Zoning Map.

The PIP, Planned Industrial Park zone is currently developed for two industrial uses. A small segment of the PIP zone is located on the north side of Fairfield Road and is used as a parking lot for the Grandview Delicatessen. The remaining industrially zoned lot contains a single-family residence.

It is recommended that the PIP zoning continue with a minimum lot size of two acres. Additionally, the multi-family residential uses permitted in the R-4 zone (i.e. townhouses) would be allowed as conditional uses. It is recommended that the R-1, R-2 and R-4 zoning remain.

Home Occupations

With the growing trend towards telecommuting and the need for companies to comply with the requirements of the Clean Air Act, home occupations are occurring with increasing frequency. A home occupation can be defined as "An occupation or activity carried out for gain by a resident

and conducted as a customary, incidental and accessory use in the resident's dwelling unit or other structure located on the lot." The current North Caldwell ordinance does not recognize any type of office in a residence. There are several options that the Borough can consider in terms of regulating home occupations. These include:

1. Continue the present prohibition.
2. Allow a range of home occupations in accordance with specified standards.
3. Consider an exempt home occupation category to reflect more persons working at home without the need to get any approvals from the Borough.

It is recommended that the Borough recognize this growing trend and balance it with the need to protect the character of residential neighborhoods from any adverse impacts associated with home occupations.

Front Yards In Residential Zones

There have been instances in single-family residential neighborhoods of excessive paving/gravelling and driveway openings in the front yard. These factors negatively affect the visual quality of the streetscape. In order to limit the extent of these instances, it is recommended specific front yard coverage and driveway opening standards for each single-family residential zone be included in the ordinance.

Minimum Lot Width In R-1 Zone

The existing R-1 zone requires a minimum lot area of 21,875 square feet, a minimum lot depth of 150 feet and a minimum lot width of only 125 feet. It is recommended that the minimum lot width for the R-1 zone be increased to 140 feet to provide consistency between lot area and lot width.

Institutional Uses

There are no standards in the Borough regarding institutional uses. Institutional uses can be defined as non-profit, religious or public uses such as churches, libraries, public or private schools, hospitals or government owned or operated buildings. It is recommended that institutional uses be considered conditional uses in all zones in the Borough and that appropriate conditions be adopted. These conditions should address mitigation of any proposed impacts and include minimum lot area, minimum setbacks, maximum height, access, parking and buffering.

Building Height

There may be concern with the current definition of building height which measures height from the average elevation of the finished grade only at the front of the building. This has the potential of creating massive elevations along the side and rear of the building. The definition of building height should be reconsidered beyond the current front elevation.

**E. RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE
INCORPORATION OF REDEVELOPMENT PLANS INTO THE LAND USE PLAN
ELEMENT**

The Borough of North Caldwell has never adopted a redevelopment plan pursuant to the Local Redevelopment and Housing Laws, and therefore, no recommendations are needed.

APPENDIX A

DEMOGRAPHIC , HOUSING AND ECONOMIC ANALYSIS

Population

The Borough of North Caldwell is a developed suburban residential community which reached a peak population of 6,733 persons in 1970. The population of North Caldwell declined to 5,832 in 1980, but bounced back to a 1990 population of 6,706. This relatively minor population shift is much different when compared to Essex County as a whole. Essex County had a reported 1970 population of 932,526 and a 1990 population of 778,206, a decline of 154,320 persons or about 16 percent. It should be noted that the City of Newark represented approximately 69 percent of the total County population decrease between 1970 and 1990. This detail is important when making trend comparisons between North Caldwell and Essex County.

Historically, the population of North Caldwell Borough increased by almost four and one half times from 1930 to 1990, as shown in Table 1. The most significant amount of growth occurred during the decade from 1950 to 1960 when the population increased by over 50 percent, from 1,781 to 4,163 persons.

In 1990, there were 5,973 persons in the Borough's 1,934 households which represents 89.1 percent of the total population. The remaining 10.9 percent, or 733 persons, are considered living in group quarters, or in North Caldwell's case, the Essex County Jail. For the census years 1970 and 1980 the Borough population was 6,425 and 5,832, respectively. The group quarter residents for the same census years were 536 and 537, respectively. These group quarter residents accounted for 8.3 percent and 9.2 percent of the total for the census years which results in an indigenous population of 5,889 and 5,295 for the years 1970 and 1980. From 1970 to 1990, the percent of the total population living in group quarters increased from 8.3 percent in 1970 to 10.9 percent in 1990.

The population trends experienced by the Borough of North Caldwell from 1930 through 1990 are very different from those of Essex County as a whole, also shown in Table 1. During the 1960 to 1970 decade, the County experienced a modest population increase of 8,981 persons or just under 1 percent. The County decreased in population during the decade 1980 to 1990, from 851,304 to 778,206.

Table 1
POPULATION CHANGE, 1930 to 1990
Borough of North Caldwell and Essex County

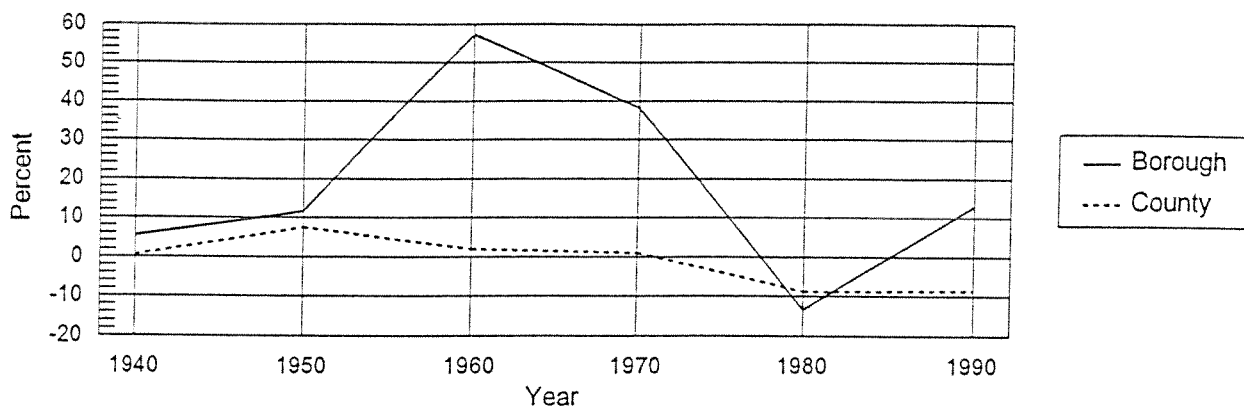
Borough of North Caldwell				
Year	Total Population	Population Change		
		Difference	Percent	Group Quarters
1930	1,492	---	---	
1940	1,572	80	5.36	
1950	1,781	209	11.73	
1960	4,163	2,382	57.22	
1970	6,425	2,262	54.34	536
1980	5,832	-593	-9.23	537
1990	6,706	874	13.03	733

Essex County			
Year	Total Population	Population Change	
		Difference	Percent
1930	833,513	---	---
1940	837,340	3,827	0.46
1950	905,949	68,609	7.57
1960	923,545	17,596	1.91
1970	932,526	8,981	0.96
1980	851,304	-81,222	-8.71
1990	778,206	73,098	-8.59

Source: U.S. Bureau of the Census

Population Change, 1940 to 1990

Borough of North Caldwell & Essex County



Population Composition By Age

The population by age groups for 1980 and 1990 for the Borough of North Caldwell are shown on Table 2. Over the ten year period there were significant shifts in the majority of the age cohorts. The most significant changes were in those age cohorts under the age of 5, 35 to 44 years old, and 65 years old or older. The population in these three age groupings increased by 44 percent, 47.1 percent, and 90.9 percent, respectively. Declines in population took place in three age groupings: 5 to 14 years old (-6.3 percent), 15 to 24 years old (-2.1 percent), and 55 to 64 years old (-4.2 percent).

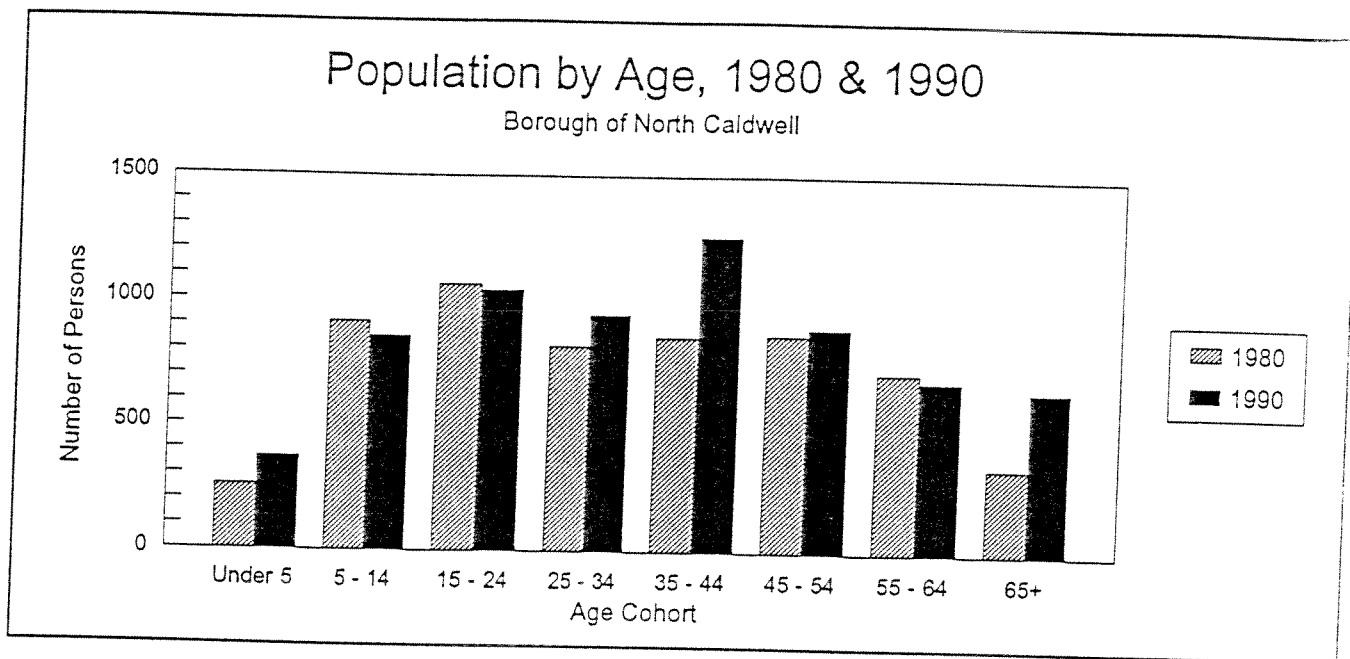
These shifts in the age cohorts from 1980 and 1990 generally mirror national trends. Nationally, increases are realized in the 25 to 44 age cohort which represents the aging of the baby boom generation: those born between 1946 and 1964. The Rutgers Center for Urban Policy Research identifies this group and the process as "middle aging". This group constitutes a fairly affluent and stable market. The growth of this age group in the child rearing stage also translates to an increase in young children (under 5 years old). This trend will most likely result in a slight increase in school enrollments in the 1990's.

Finally, the increase in the 65+ category can be divided into two categories: those persons 65 to 74 years old and those 75 years old and older. This second age group will likely increase and require high public expenditures in terms of specialized housing and services. The 65 to 74 age group will probably decline during the coming decades. This is the product of the low birth rates of the late 1920's and the depression years.

Table 2
POPULATION BY AGE 1980 AND 1990
Borough of North Caldwell

	1980		1990		Change, 1980-90	
	No. of Persons	Percent	No. of Persons	Percent	Number	Percent
Under 5	257	4.41	370	5.52	113	43.97
5-14	914	15.67	856	12.76	-58	-6.35
15-24	1,064	18.24	1,042	15.54	-22	-2.07
25-34	817	14.01	945	14.09	128	15.67
35-44	856	14.68	1,259	18.77	403	47.08
45-54	866	14.85	896	13.36	30	3.46
55-64	717	12.29	687	10.24	- 30	-4.18
65 and Over	341	5.85	651	9.71	310	90.91
Totals:	5,832	100.00	6,706	100.00	874	14.99

Source: U.S. Bureau of the Census, 1980 and 1990



The age cohort distribution for 1980 and 1990 is shown in Table 3 for the Borough of North Caldwell and for Essex County. The table reveals that the Borough and the County experienced an increase in the under 5, 25 to 34, 35 to 44 and over 65 age cohorts while registering a decline in the 5 to 14, 15 to 24, 44 to 54 and 55 to 64 age groups. Compared to the Borough in 1990, the County had a higher proportion of its population in the under 5 and over 65 age category. The Borough, however, has a higher percentage of the population in the 35-54 age group than Essex County as a whole.

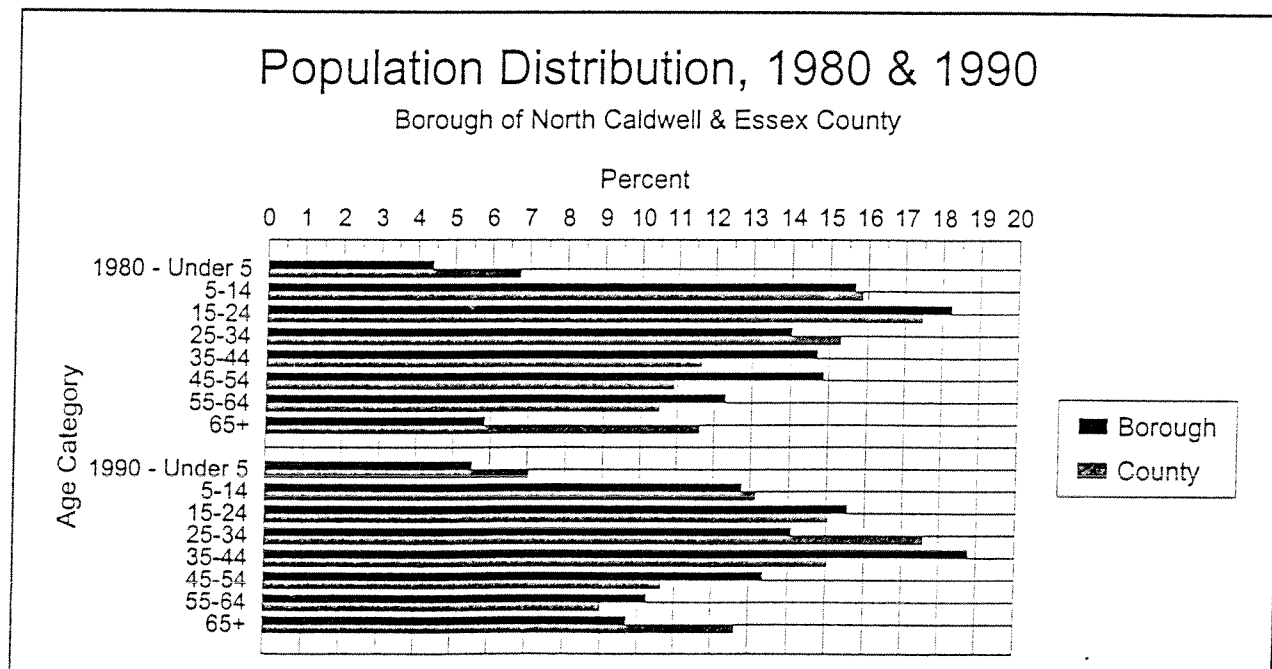
The median age in the Borough increased from 33.4 years in 1980 to 36.2 years in 1990. The Borough has an older population than the County which had a median age of 31.4 in 1980 and a 1990 median age of 33.4 years.

Table 3
PERCENTAGE POPULATION DISTRIBUTION
1980 and 1990

Borough of North Caldwell and Essex County

	1980		1990	
	Borough	County	Borough	County
Under 5	4.41	6.74	5.52	7.03
5-14	15.67	15.85	12.77	13.12
15-24	18.24	17.46	15.54	15.03
25-34	14.01	15.28	14.09	17.56
35-44	14.68	11.64	18.77	15.03
45-54	14.85	10.91	13.36	10.62
55-64	12.29	10.51	10.24	8.97
65 and Over	5.85	11.61	9.71	12.63
Totals:	100.0	100.0	100.0	100.0
Median Age:	33.4	31.4	36.2	33.4

Source: U.S. Bureau of the Census, 1980 and 1990



Household Size

A household is defined as one or more persons, whether related or not, living together in a dwelling unit. Households by number of persons for 1990 in the Borough of North Caldwell and Essex County are shown in Table 4. The number of households in the Borough increased by almost 18 percent from 1980 to 1990. A decrease in the number of households was the trend in the County during the same time period with a loss of total households of almost 8 percent.

As indicated in Table 4, the average 1990 household size in the Borough was 3.10 persons, down slightly from 3.32 persons in 1980. The County household size essentially remained the same, down 0.05 to 2.72 from 2.79.

Various trends during the late 1970's and 1980's have continued and have contributed to household size characteristics. These include the tendency to marry at later ages, increases in divorce rates, increases in the number of elderly living alone, and the desire by single working persons to have their own housing units.

Table 4
OCCUPIED HOUSING UNITS BY PERSONS IN UNIT
1980 and 1990

Borough of North Caldwell and Essex County

Borough of North Caldwell

Household Size	1980		1990		Change, 1980-90	
	Number	Percent	Number	Percent	Number	Percent
1 person	101	6.36	192	9.93	91	90.11
2 persons	453	28.51	592	30.61	139	30.68
3 persons	327	20.58	392	20.27	65	19.88
4 persons	392	24.67	474	24.51	82	20.92
5 persons	223	14.03	206	10.65	-17	-7.62
6 or more persons	93	5.85	78	4.03	-15	-16.13
Totals:	1,589	100.0	1,934	100.0	345	17.84
Persons Per Household:	3.32		3.10			

Essex County

Household Size	1980		1990		Change, 1980-90	
	Number	Percent	Number	Percent	Number	Percent
1 person	75,502	25.14	75,440	27.06	-62	-0.08
2 persons	83,461	27.79	74,316	26.66	-9,145	-10.96
3 persons	52,473	17.47	49,479	17.75	-2,994	-5.71
4 persons	43,936	14.63	41,547	14.91	-2,389	-5.44
5 persons	23,779	7.92	20,958	7.52	-2,821	-11.86
6 or more persons	21,152	7.04	17,012	6.11	-4,140	-19.57
Totals:	300,303	100.0	278,752	100.0	-21,551	-7.73
Persons Per Household:	2.79		2.72			

Source: U.S. Bureau of the Census, 1980 & 1990

Household Types

As indicated in Table 5, there were 1,934 households in North Caldwell in 1990. One-person households represented 9.9 percent of the total households, or 192 households. Persons aged 65 and over comprised 400 households, or over 22.7 percent of the total number of households.

Table 5
TYPES OF HOUSEHOLDS
Borough of North Caldwell

Type of Household	Number in Subgroup	1990 Total	Percent
<i>Total Households:</i>		1,934	100.0
<i>One Person:</i>		192	9.93
Male Householder	88		45.83
Female Householder	104		54.17
<i>Two or More Persons:</i>		1,742	90.07
Married Couple Family:		1,571	90.18
w/related children	758		48.25
w/no related children	813		51.75
<i>Other Family:</i>		171	9.82
Male Householder, No Wife Present:		28	16.37
w/related children	4		14.29
w/no related children	24		85.71
Female Householder, No Husband:		104	60.82
w/related children	40		38.46
w/no related children	64		61.54
<i>Non-Family*</i>		39	22.81
Male Householder	32		82.05
Female Householder	7		17.85
<i>One or More Persons, 65 Years or Over</i>		440	22.7

*Not a member of a family; roomers, boarders, resident employees, foster children, etc., are included in this category.

Source: U. S. Bureau of the Census, 1990

Income

The per capita income in 1989 for the Borough of North Caldwell was \$40,883. As shown in Table 6, the Borough far outpaced the County and the State in per capita income. This per capita figure is over 57 percent higher than the County and over 54 percent higher than the State.

The Borough's per capita income posted a 68.2 percent increase over the ten year period from 1979 to 1989. During the same ten year period, the County and State per capita income grew 57.1 percent and 56.6 percent, respectively. These figures represent a significant income increase for North Caldwell since 1979. Household income data is consistent with per capita income, although there was a smaller increase in household income. The Borough's median household income increased by 56.3 percent in the same ten year period, while the County and the State grew by 53.1 percent 51.6 percent, respectively.

Table 6

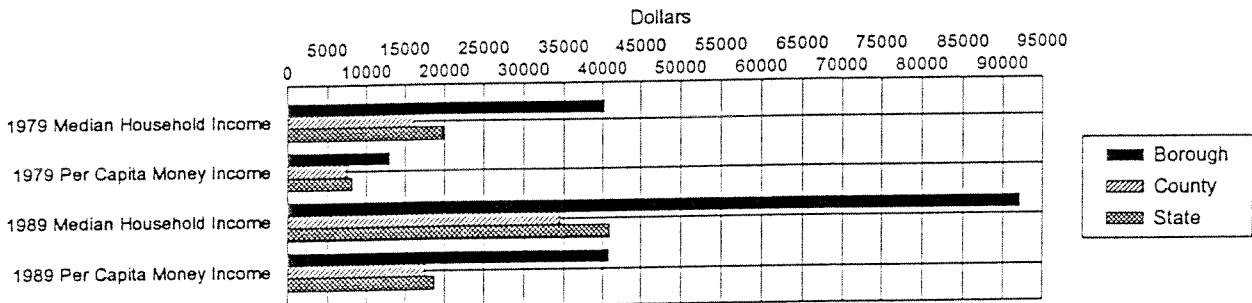
PER CAPITA AND HOUSEHOLD INCOME, 1979 and 1989
Borough of North Caldwell, Essex County and State of New Jersey

	<u>1979 Median Household Income</u>	<u>1979 Per Capita Money Income</u>	<u>1989 Median Household Income</u>	<u>1989 Per Capita Money Income</u>
Borough	\$40,286	\$12,987	\$92,106	\$40,883
County	\$16,186	\$7,538	\$34,518	\$17,574
State	\$19,800	\$8,127	\$40,927	\$18,714

Source: U.S. Bureau of the Census, 1980 & 1990

Household and Per Capita Income, 1979 & 1989

Borough of North Caldwell, Essex County, and State of New Jersey

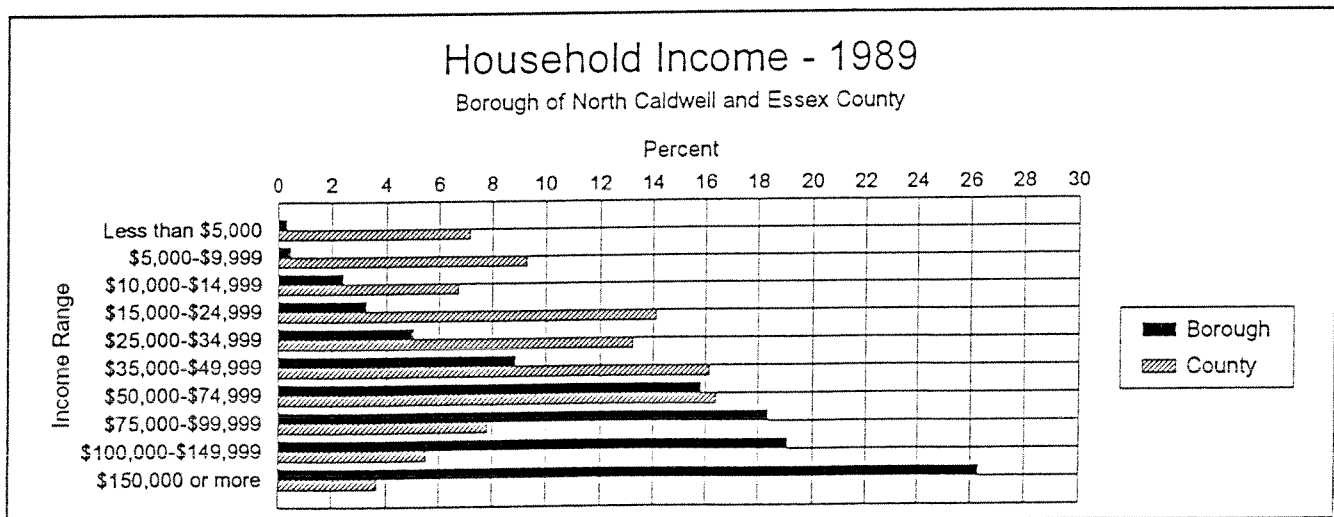


As indicated in Table 7, in 1989 there were 225 households in the Borough with incomes less than \$35,000, or 11.6 percent of the total number of households. On the other hand, 1,240 households, or 63.7 percent had incomes of \$75,000 or more. In comparison, the County had 140,189 households, or 50.5 percent earning \$35,000 or less, while 47,079 households or 16.9 percent earned more than \$75,000.

Table 7
HOUSEHOLD INCOME DISTRIBUTION 1989
Borough of North Caldwell and Essex County

Income	Borough		County	
	Number of Households	Percent	Number of Households	Percent
Less than \$5,000	7	0.36	19,891	7.16
\$5,000 - \$9,999	10	0.51	25,768	9.28
\$10,000 - \$14,999	47	2.42	18,680	6.73
\$15,000 - \$24,999	63	3.24	39,153	14.11
\$25,000 - \$34,999	98	5.04	36,697	13.22
\$35,000 - \$49,999	173	8.89	44,841	16.15
\$50,000 - \$74,999	308	15.83	45,558	16.41
\$75,000 - \$99,999	357	18.35	21,694	7.81
\$100,000 - \$149,999	371	19.06	15,251	5.49
\$150,000 or more	512	26.31	10,134	3.65
Totals:	1,946	100.0	277,667	100.0

Source: U.S. Bureau of the Census, 1990



Housing Unit Data

In 1990 there were 1,996 housing units in the Borough, of which 96.9 percent or 1,934 units were year-round. This is 3.6 percent higher for year-round units than in Essex County as a whole which had a reported 93.3 percent of its housing being year-round.

An overwhelming percentage of the homes in North Caldwell are owner occupied (95.7 percent). This is more than double that of the County which has 45.3 percent of housing as owner occupied.

Table 8

HOUSING UNIT DATA - 1990 Borough of North Caldwell and Essex County

<i>Unit Type:</i>	Borough of North Caldwell		Essex County	
	Number	Percent	Number	Percent
Year Round	1,934	96.89	278,752	93.32
Vacant, Seasonal & Migratory	62	3.11	19,958	6.68
Total:	1,996	100.0	298,710	100.0
<i>Tenure of Occupied Units:</i>				
Owner Occupied	1,851	95.71	126,313	45.31
Renter Occupied	83	4.29	152,439	54.69
Total:	1,934	100.0	278,752	100.0

Source: U.S. Bureau of the Census, 1990

Tenure Of Households

The breakdown of units in the Borough of North Caldwell and Essex County by tenure, or the year the current householder moved into the unit is shown in Table 9. Approximately 43 percent of the households in the Borough moved into their current residence after 1980. Of those 43 percent, about half moved in between 1985 and 1988. This represents a significant turnover of housing between 1980 and 1990.

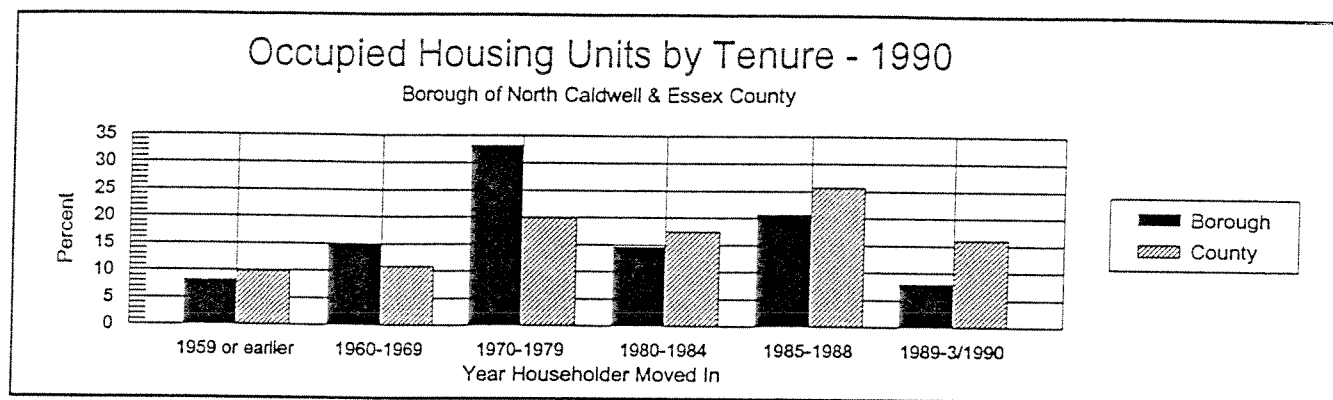
In comparison, approximately 59 percent of the householders in Essex County moved into their current residence since 1980, of which about 42 percent moved since 1985.

Table 9

OCCUPIED HOUSING UNITS BY TENURE Borough of North Caldwell and Essex County

Year Householder Moved Into Unit	Borough of North Caldwell		Essex County	
	Number	Percent	Number	Percent
1989 - March 1990	155	8.01	44,701	16.04
1985 - 1988	402	20.79	71,558	25.67
1980 - 1984	283	14.63	48,760	17.49
1970 - 1979	642	33.21	55,615	19.95
1960 - 1969	292	15.11	30,299	10.84
1959 or earlier	160	8.27	27,819	9.98
Totals:	1,934	100.0	278,752	100.0

Source: U.S. Bureau of the Census, 1990



Housing Unit Type And Size Characteristics

The majority of the housing stock of the Borough of North Caldwell consists of single-family detached housing. As shown in Table 10, there were 1,825 single-family detached homes in 1990 which represents approximately 91 percent of the total housing stock. Single-family attached homes consist of 110 units or about 5 percent of the total housing stock. A total of 39 units or 2.1 percent were considered two-family and multi-family units. The remainder were "other" housing units.¹

The year the structure was built is also included in Table 10. As shown, approximately 17 percent of the units in the Borough were constructed before 1940. In Essex County, however, this percentage jumps over 52 percent.

¹ As defined by the Census Bureau, "Other" is any living quarters occupied as a housing unit that does not fit the previous categories. Examples that fit this category are houseboats, railroad cars, campers, and vans. There is no indication that the Borough of North Caldwell contains any such housing units.

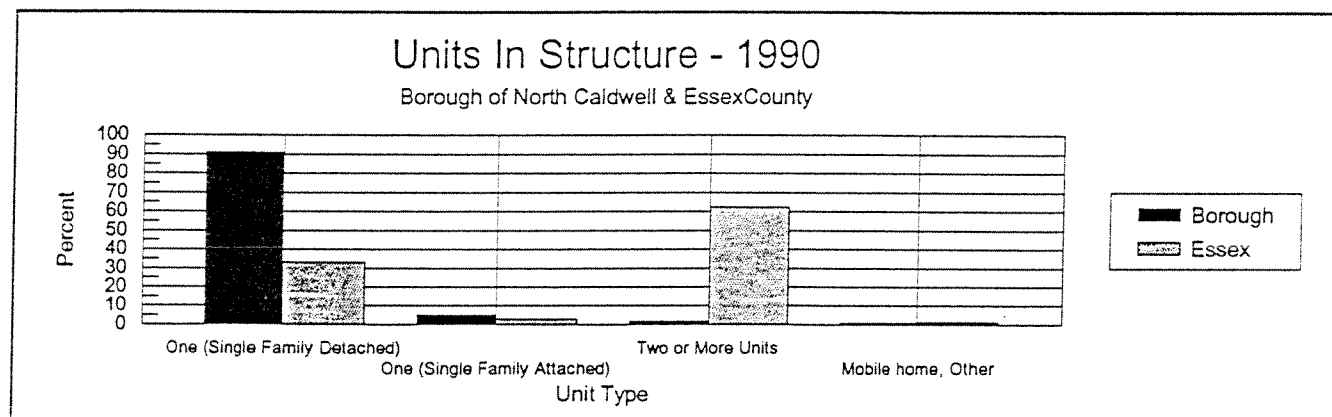
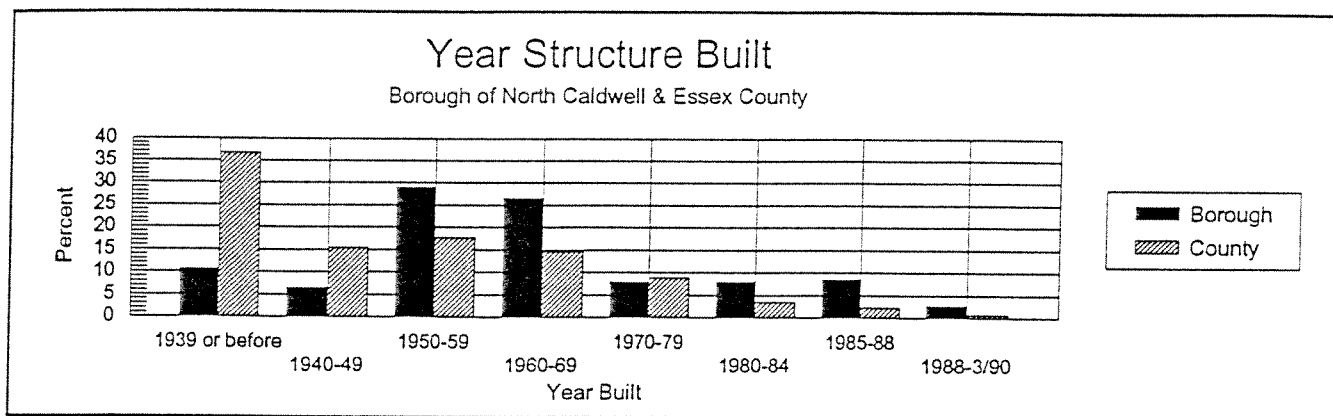
Housing units by the number of rooms are also detailed. As indicated, over sixty percent (60.7) of the dwelling units in North Caldwell have eight or more rooms. This is in contrast to the County with almost the same percentage (61.2) having five or fewer rooms. This reflects the predominance of single-family detached homes in the Borough which tend to be larger than multiple-family units.

The number of bedrooms per structure are also shown in Table 10. As shown, the majority of residences in North Caldwell, almost 57 percent, consist of four or more bedrooms. Again, this contrasts significantly with the County which has nearly an equal percentage of the dwelling units (56.5) with two or fewer bedrooms.

Table 10
HOUSING UNIT DATA - 1990
Borough of North Caldwell and Essex County

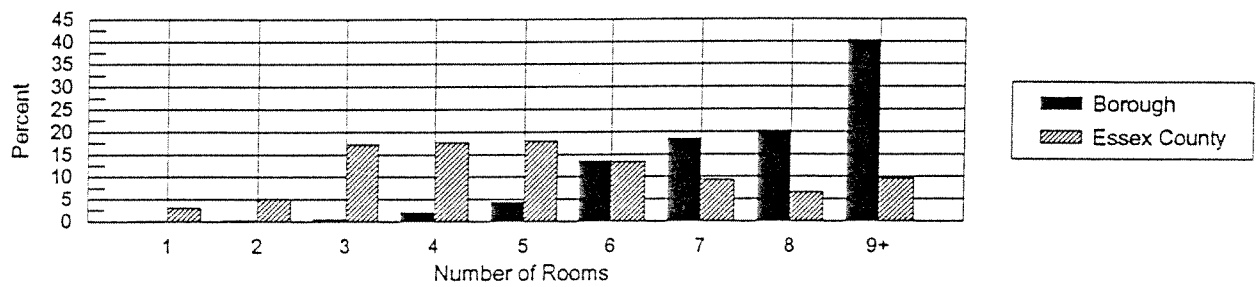
<i>Characteristics:</i>	Borough of North Caldwell		Essex County	
	Number	Percent	Number	Percent
Total Units	1,996	100	298,710	100
<i>Year Structure Built:</i>				
1989-March 90	55	2.76	2,005	0.67
1985-1988	170	8.52	6,880	2.31
1980-1984	158	7.92	10,588	3.54
1970-1979	160	8.02	26,564	8.89
1960-1969	529	26.51	44,009	14.73
1950-1959	580	29.06	52,844	17.69
1940-1949	132	6.61	46,088	15.43
1939 or earlier	212	10.62	109,732	36.74
<i>Units in Structure:</i>				
One (Single Family Detached)	1,825	91.4	99,385	33.33
One (Single Family Attached)	110	5.4	8,574	2.9
Two or more Units	39	2.1	186,146	62.3
Mobile Home, Trailer, Other	22	1.1	4,605	1.5
<i>Number of Rooms:</i>				
1 room	2	0.1	9,554	3.2
2 rooms	3	0.2	15,499	5.2
3 rooms	11	0.6	51,547	17.3
4 rooms	39	2.1	52,541	17.6
5 rooms	89	4.5	53,391	17.9
6 rooms	271	13.6	39,615	13.3
7 rooms	369	18.5	28,154	9.4
8 rooms	406	20.3	19,847	6.6
9+ rooms	806	40.4	28,562	9.6
<i>Number of Bedrooms:</i>				
No bedroom	34	1.71	10,827	3.62
1 bedroom	25	1.25	72,701	24.34
2 bedrooms	125	6.26	85,180	28.52
3 bedrooms	679	34.02	78,755	26.37
4 bedrooms	735	36.82	32,003	10.71
5+ bedrooms	398	19.94	19,244	6.44

Source: U.S. Bureau of the Census, 1990



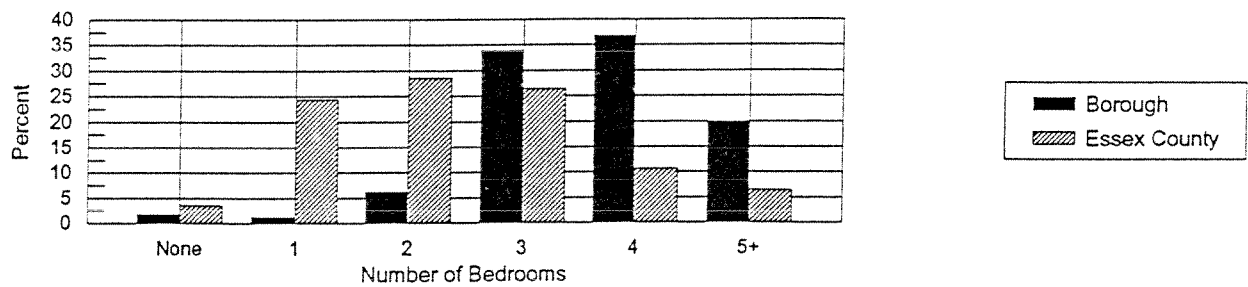
Number of Rooms in Structure - 1990

Borough of North Caldwell & Essex County



Number of Bedrooms in Structure - 1990

Borough of North Caldwell & Essex County



Housing Conditions

Housing conditions in North Caldwell are excellent as demonstrated by those factors used in determining housing deficiency. As Table 11 indicates, there are no units that lack complete plumbing facilities and only five units which lack complete kitchen facilities. In comparison, Essex County is reported as having 1.0 percent or 3,142 units of its dwelling units lacking complete plumbing facilities and 1.2 percent or 3,572 units lacking kitchen facilities. In addition, only 7 units of the occupied units in the Borough have more than one person per room.

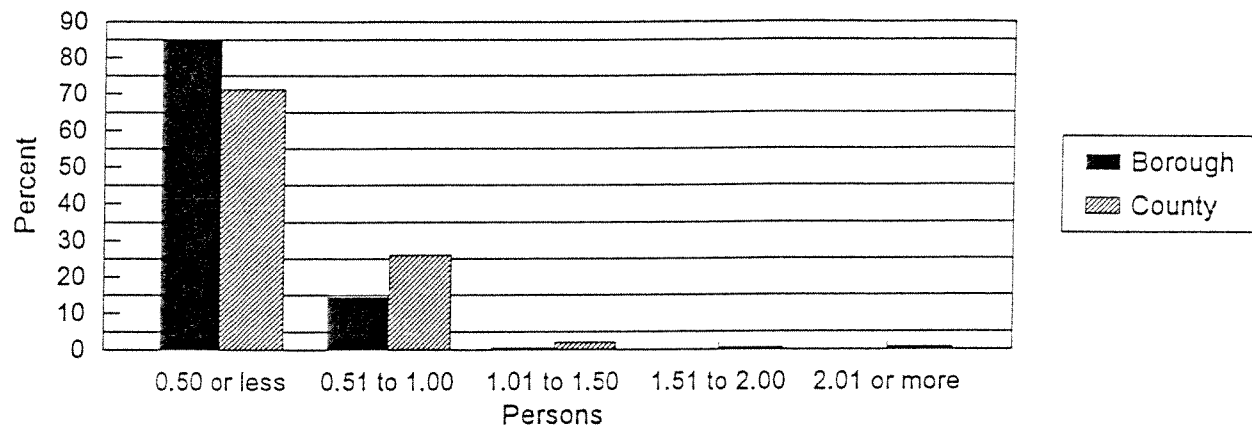
Table 11
INDICATORS OF HOUSING CONDITIONS - 1990
Borough of North Caldwell and Essex County

	Borough of North Caldwell		Essex County	
	Number	Percent	Number	Percent
<u>Number of Units:</u>	1,996	100	298,710	100
Lacking complete plumbing facilities	0	0	3,142	1.05
Lacking complete kitchen facilities	5	0.25	3,572	1.21
<u>Occupied Units by Persons Per Room:</u>				
0.50 or less	1,645	85.1	164,414	71.2
0.51 to 1.00	282	14.6	93,598	26.1
1.01 to 1.50	7	0.4	13,364	2.1
1.51 to 2.00	0	0	5,372	0.5
2.01 or more	0	0	2,004	0.7
Total:	1,934	100.0	278,752	100.0

Source: U.S. Bureau of the Census, 1990

Occupied Units by Persons/Room - 1990

Borough of North Caldwell & Essex County



Housing Values

During the 1965-1980 period, the increase in sales prices in the State of New Jersey followed that of the nation as a whole. However, sales prices during 1980-1988 in New Jersey far exceeded that of the nation by three and one half times. Sales prices were influenced by the increased housing demand caused by an immigration of new corporations and a booming economy.

Median housing sales prices for the Borough of North Caldwell increased from \$29,750 in 1965 to \$341,250 in 1988. This represents about a 1,049 percent increase within the twenty-three year period. As shown in Table 12, the Borough exceeded the Essex County median sales price. By 1988, the Borough had a sales price which was over 46 percent more than that of the County. In comparison, median housing sales prices in New Jersey increased approximately 700 percent from \$17,750 in 1965, to \$141,900 in 1988.

Housing values for both North Caldwell and Essex County in 1990 are indicated on Table 12. As shown, over 68 percent of homes in the Borough are valued at or over \$300,000. This contrasts with housing values in the County where about 52 percent are valued at or below \$199,999. The table also shows that the median value for the Borough (\$366,666) is about 46 percent higher than the County (\$196,100). According to the Borough tax assessor, the median assessed value of homes in the Borough for 1994 was \$332,260.

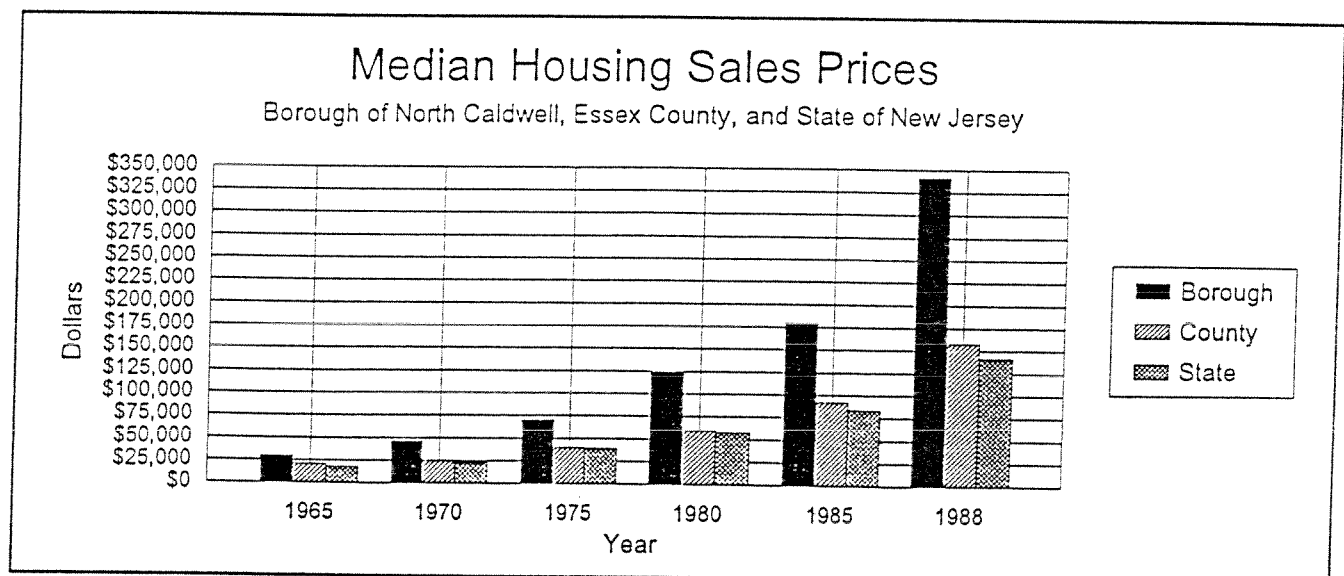
Table 12

MEDIAN HOUSING SALES PRICES

Borough of North Caldwell, Essex County & New Jersey

Year	Borough of North Caldwell		Essex County		New Jersey	
	Median Sales Price	Percent Change	Median Sales Price	Percent Change	Median Sales Price	Percent Change
1965	\$29,750	---	\$20,750	---	\$17,750	---
1970	\$46,500	36.02	\$25,000	17.01	\$23,000	22.83
1975	\$70,500	34.04	\$40,000	37.51	\$39,500	41.77
1980	\$123,500	42.91	\$60,000	33.33	\$57,500	31.31
1985	\$180,004	31.39	\$91,988	34.77	\$84,004	31.55
1988	\$341,250	47.25	\$158,000	41.78	\$141,900	40.63

Source: Rutgers Regional Report, Vol.II; New Jersey Home Prices, Sternlieb & Hughes, 1990



Housing Sales

In a recent report published by the Center for Urban Policy Research at Rutgers University, municipalities were ranked according to median housing value. North Caldwell ranked twentieth in the state in terms of median housing value and third in Essex County. Only Essex Fells and Millburn Borough had higher median housing values. It should be noted that median housing value refers to the asking price and not sales price.

Table 13
OWNER OCCUPIED HOUSING VALUES - 1990
Borough of North Caldwell and Essex County

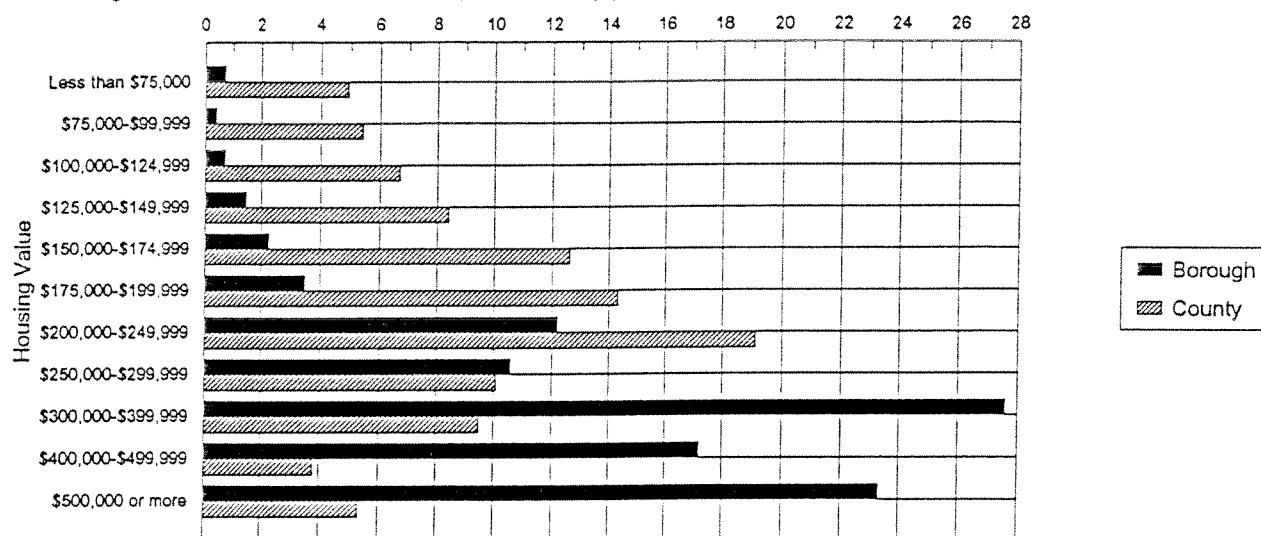
Value	Borough of North Caldwell		Essex County	
	Number	Percent	Number	Percent
Less than \$75,000	9	0.71	4,351	4.9
\$75,000-\$99,999	7	0.41	4,801	5.4
\$100,000-\$124,999	12	0.71	6,007	6.7
\$125,000-\$149,999	25	1.5	7,486	8.4
\$150,000-\$174,999	40	2.3	11,219	12.6
\$175,000-\$199,999	61	3.5	12,741	14.3
\$200,000-\$249,999	210	12.2	17,021	19.1
\$250,000-\$299,999	183	10.6	8,979	10.1
\$300,000-\$399,999	476	27.6	8,438	9.5
\$400,000-\$499,999	297	17.2	3,422	3.8
\$500,000 or more	402	23.3	4,735	5.3
Total:	1,722	100.0	89,200	100.0
Median Value:	\$366,000		\$196,100	

Source: U.S. Bureau of the Census, 1990

Housing Values - 1990

Borough of North Caldwell & Essex County

Percent



Contract Rents

Gross contract rents for renter occupied units in North Caldwell and Essex County are shown in Table 14. Over two-thirds of the renter occupied units in North Caldwell for 1990 had contract rents of over \$700 per month and median monthly rent was \$859. Essex County had a median rent of \$461, with 56.8 percent of the total rental units had rents under \$600.

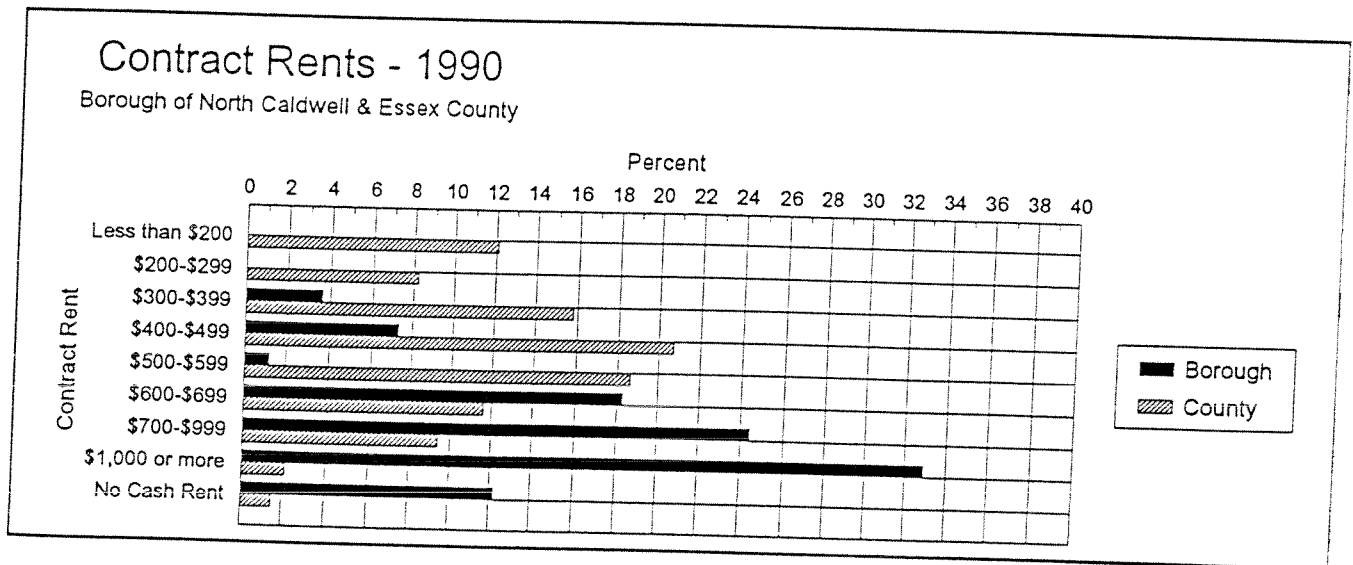
Table 14

CONTRACT RENTS - 1990

Borough of North Caldwell and Essex County

Value	Borough of North Caldwell		Essex County	
	Number	Percent	Number	Percent
Less than \$200	0	0	18,455	12.11
\$200-\$299	0	0	12,400	8.21
\$300-\$399	3	3.61	24,043	15.79
\$400-\$499	6	7.31	31,417	20.71
\$500-\$599	1	1.22	28,223	18.62
\$600-\$699	15	18.29	17,643	11.59
\$700-\$999	20	24.41	14,260	9.41
\$1,000 or more ¹	27	32.91	3,118	2.11
No Cash Rent	10	12.22	2,226	1.51
Total:	82	100.0	151,785	100.0
Median Rent:	\$859		\$461	

Source: U.S. Bureau of the Census, 1990

¹ Rents in this category are assumed to be for detached single-family units.

Estimated Future Housing Construction

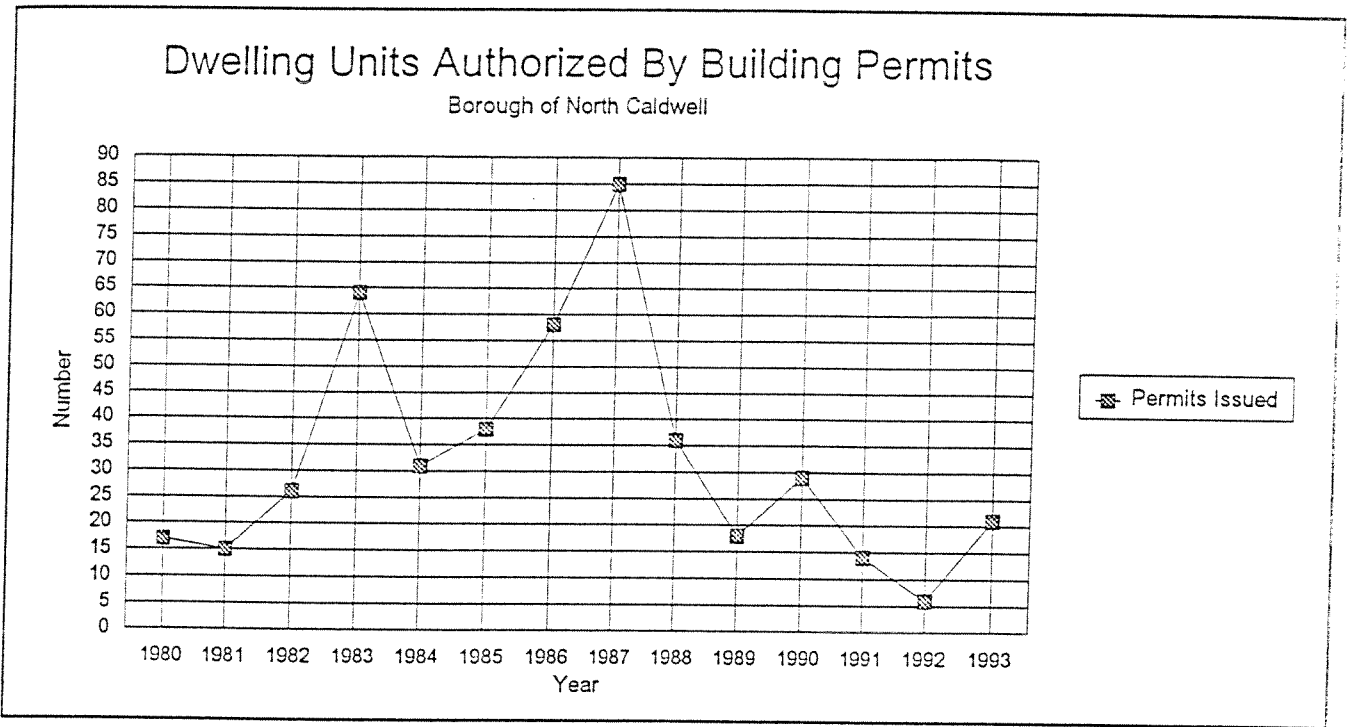
Details for dwelling units authorized by building permits since 1980 and the number of units demolished are shown in Table 15. During the fourteen year period between 1980 through 1993, there were a total of 505 dwelling units which received building permits, of which about 90 percent or 458, were for single family units. The remaining units comprised mostly of 5 or more family units which indicated a modest multi-family component. During the same time period, 7 residential units were demolished.

The relatively developed nature of the Borough limits the potential of any additional large scale residential development. The large remaining undeveloped parcels which total approximately 297 acres are potentially available for residential development; however, both the County Jail Annex site and Greenbrook Country Club are not anticipated to be "redeveloped" within the next six years.

Table 15
DWELLING UNITS AUTHORIZED BY BUILDING PERMITS 1980-1993
Borough of North Caldwell

Year	Total	Single-Family	2-4 Family	5+ Family	Demolitions
1980	17	17			
1981	15	15			
1982	26	26			
1983	64	64			
1984	48	31		17	1
1985	50	38	2	10	
1986	58	58			2
1987	93	85	8		
1988	36	36			1
1989	18	18			1
1990	39	29		10	1
1991	14	14			1
1992	6	6			
1993	21	21			
Totals:	505	458	10	37	7

Source: Summary of Residential Building Permits, 1983-1993, NJ Department of Labor



Jobs In The Borough Of North Caldwell

Covered employment in the Borough of North Caldwell decreased by 94 jobs, or almost 20 percent between 1982 and 1992. As indicated in Table 16, there were 473 jobs in 1982 and by 1992 this number had decreased to 379 jobs. The peak year however, was 1984 when the Borough had an employment total of 668 jobs.

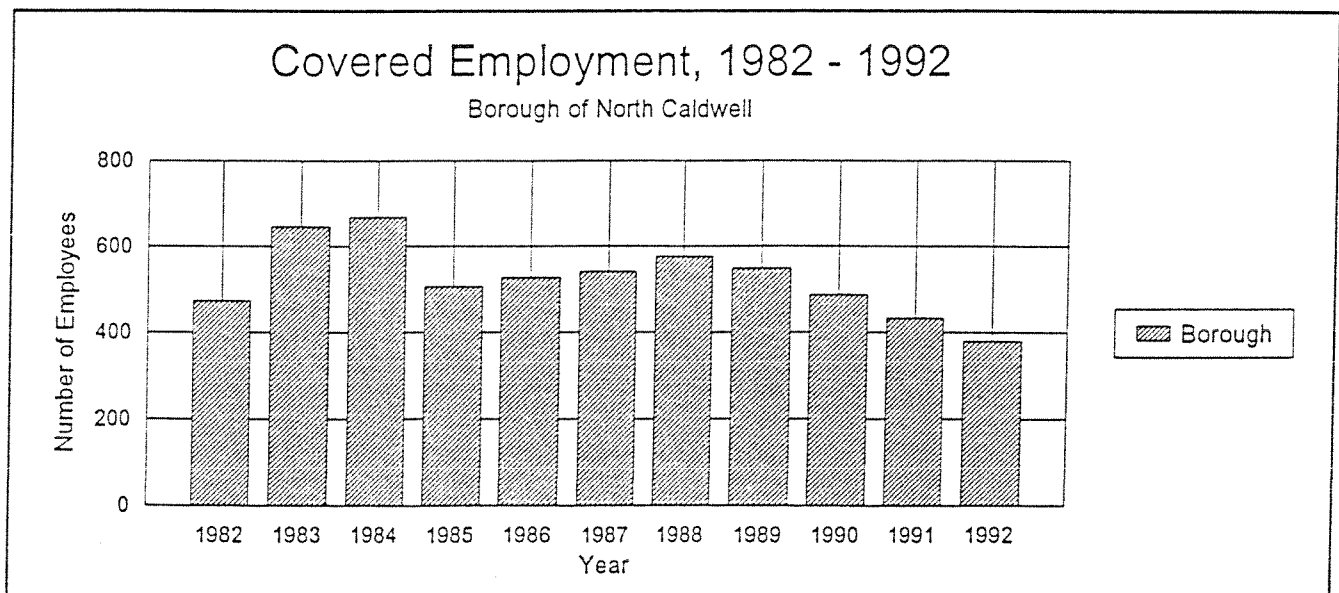
Table 16
COVERED PRIVATE SECTOR EMPLOYMENT
1982-1992

Borough of North Caldwell and Essex County

Year	Borough of North Caldwell			Essex County		
	Number of Jobs	Annual Change		Number of Jobs	Annual Change	
		Number	Percent		Number	Percent
1982	473	---	---	301,476	---	---
1983	646	173	36.58	305,879	4,403	1.46
1984	668	22	3.29	318,749	12,870	4.21
1985 ¹	506	-162	-24.25	313,036	-5,713	-1.79
1986	526	20	3.95	316,313	3,277	1.05
1987	540	14	2.66	316,145	-168	-0.05
1988	576	36	6.67	318,429	2,284	0.72
1989	547	-29	-5.03	316,819	-1,610	-0.51
1990	486	-61	-11.15	312,331	-4,488	-1.42
1991	433	-53	-10.91	295,645	-16,686	-5.34
1992	379	-54	-13.16	288,221	-7,424	-2.51
Employment Change, 1982 to 1992		-94	-19.87		-13,255	-4.40

Source: NJ Department of Labor, Covered Employment Trends, 1980-1992

¹ The difference of 162 covered jobs is explained by State Department of Labor personnel as an anomaly in reporting from the previous year, or possibly a clerical error.



Population To Jobs Ratio

The population to jobs ratio for the Northwest Housing Region is depicted in Table 17. A population to job ratio describes the population number matched to each job. For example, the 13.81 to 1 job ratio for North Caldwell means that for each job in the Borough, there are almost fourteen people. This ratio indicates that the Borough is not job intensive and is largely residential in nature.

Table 17
POPULATION TO JOBS RATIO
Selected Areas

Area	1990 Population	1990 Employment	Population to Jobs Ratio
Borough of North Caldwell	6,706	486	13.81 to 1
Borough of Caldwell	7,549	2,836	2.66 to 1
Township of Cedar Grove	12,053	3,877	3.11 to 1
Borough of Essex Fells	2,139	194	11.03 to 1
Township of Fairfield	7,615	22,216	0.34 to 1
Borough of Little Falls	11,294	6,652	1.70 to 1
Passaic County			
Borough of Verona	13,597	3,811	3.57 to 1
Borough of West Caldwell	10,422	8,729	1.19 to 1
Essex County	778,206	312,331	2.49 to 1
Union County	493,819	216,691	2.28 to 1
Morris County	421,353	208,635	2.02 to 1
Sussex County	91,607	28,212	3.25 to 1
State of New Jersey	7,730,188	2,966,892	2.61 to 1

Source: NJ Department of Labor, Covered Employment Trends, 1990 for employment; U.S. Bureau of the Census, 1990, for population

Comparative Employment Data

How residents in the Borough of North Caldwell and Essex County earn their living and their place of employment are shown in Table 18. The largest occupational category in the Borough is Professional Specialty which represents 27.9 percent of resident employment followed closely by Executive, Administrative and Managerial at 22.6 percent. The occupational group covering Sales also showed a significant amount of the Borough's work force at 19.7 percent. Essex County's largest occupational category is Administrative, Support, Clerical which accounts for 20.6 percent of the resident employment. The second largest occupation group in the County is Professional Specialty which represents 15.3 percent of all occupational categories.

Class Of Worker

Also identified in Table 18 is the class of workers found in the Borough of North Caldwell and Essex County. As expected, the largest sector of workers for both the Borough and County are private wage and salary, representing 79.4 and 78.5 percent, respectively. Self-employed made up the second largest class of workers in the Borough at 10.8 percent. Local government is the second highest worker class for the County at 8.8 percent.

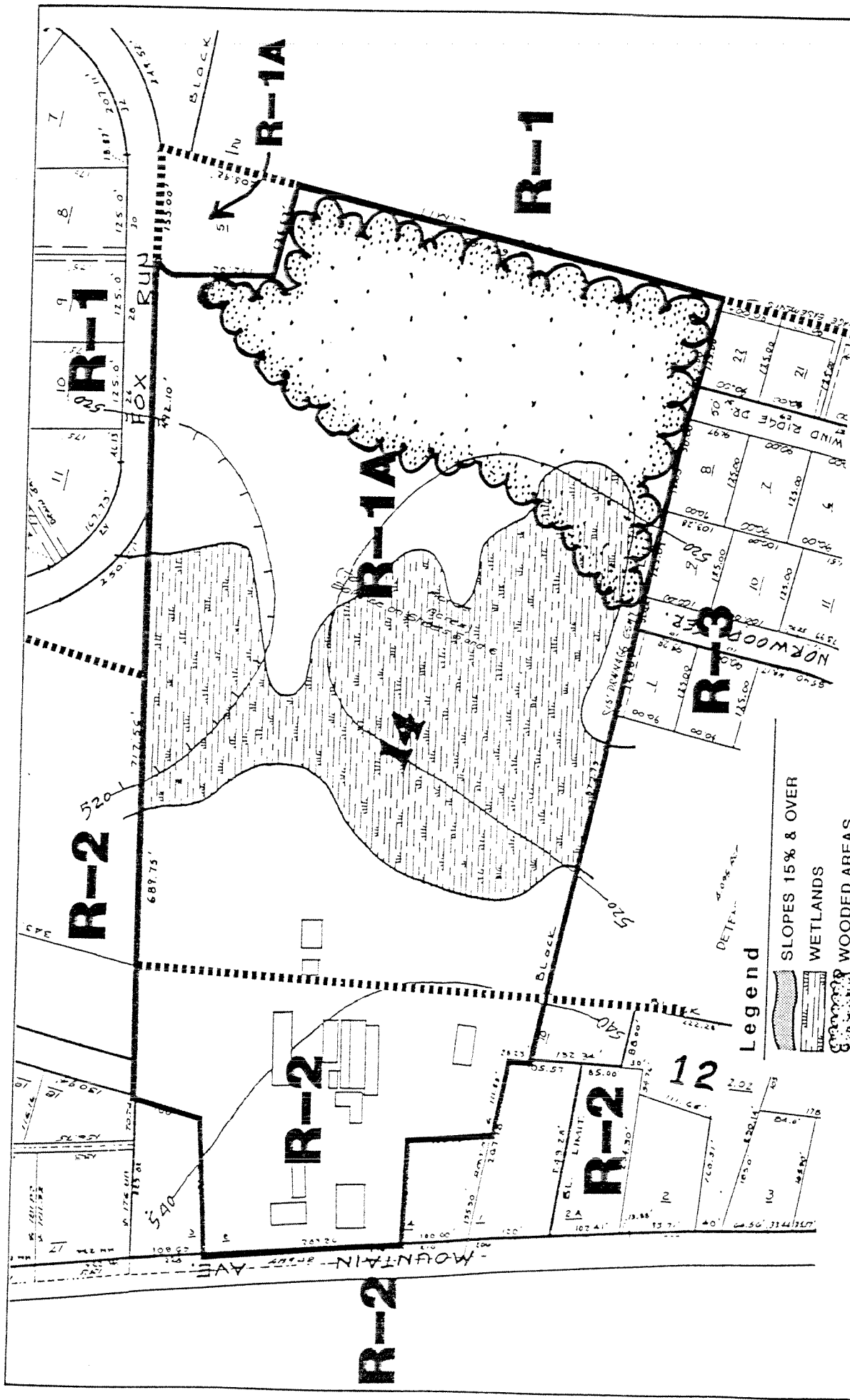
Commuting To Work

Almost 83 percent of the workers from the Borough drove to work alone in 1990 which is also indicated in Table 18. This is significantly higher than the 61.4 percent reported by the County as a whole. Of the remaining workers in the Borough, 8.2 percent carpooled and 5.3 percent utilized public transportation. A much higher percentage of workers in the County utilized public transportation, 17.1 percent. This is most likely due to the availability of the bus and train service in Newark.

Table 18
OCCUPATION CHARACTERISTICS 1990
Borough of North Caldwell and Essex County

Occupation Group:	Borough of North Caldwell		Essex County	
	Number	Percent	Number	Percent
Executive, administrative and managerial	707	22.64	47,029	12.91
Professional specialty	873	27.95	55,726	15.29
Technicians and related support	104	3.33	12,598	3.46
Sales	617	19.76	38,540	10.57
Administrative, support, clerical	392	12.55	74,939	20.56
Private households	48	1.54	1,761	0.48
Protective services	11	0.35	9,470	2.61
Service	122	3.91	37,121	10.18
Farming, forestry & fishing	7	0.22	1,985	0.54
Precision production, craft & repair	164	5.25	30,312	8.32
Machine operators, assemblers & inspectors	35	1.12	23,826	6.54
Transportation & material moving	7	0.22	15,242	4.18
Handlers, equipment cleaners, helpers and laborers	36	1.15	15,964	4.38
Total:	3,123	100.0	364,513	100.0
Class of Worker:				
Private wage & salary	2,481	79.44	286,334	78.55
Local Government	200	6.41	32,274	8.85
State Government	72	2.31	15,808	4.34
Federal Government	5	0.16	12,191	3.34
Self-employed	339	10.85	16,949	4.65
Unpaid family	26	0.83	957	0.26
Total:	3,123	100.00	364,513	100.00
Commuting to Work:				
Drove alone	2,572	82.71	223,701	61.37
Carpool	255	8.21	50,376	13.82
Public transportation	164	5.27	62,186	17.06
Other means	7	0.23	3,244	0.89
Walked or work at home	122	3.61	25,006	6.86
Total:	3,123	100.0	364,513	100.0
Mean travel time (minutes)	26.53		26.37	

Source: U.S. Bureau of the Census, STF-3 Data, 1990



Site 3 - Matarazzo Farm **Borough of North Caldwell** **ESSEX COUNTY, NEW JERSEY**



0 200
FEET

Legend



SLOPES 15% & OVER

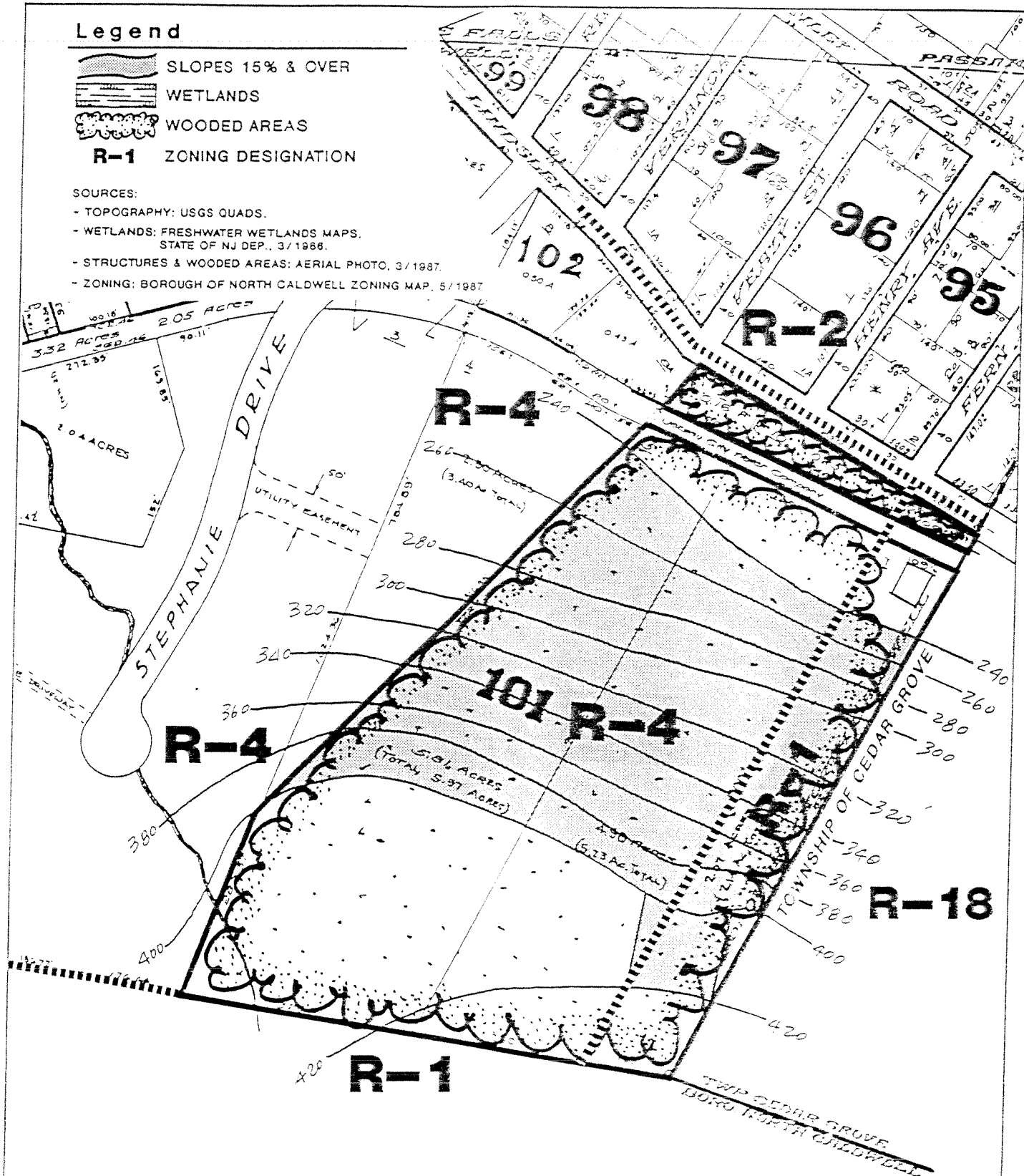
WETLANDS

WOODED AREAS

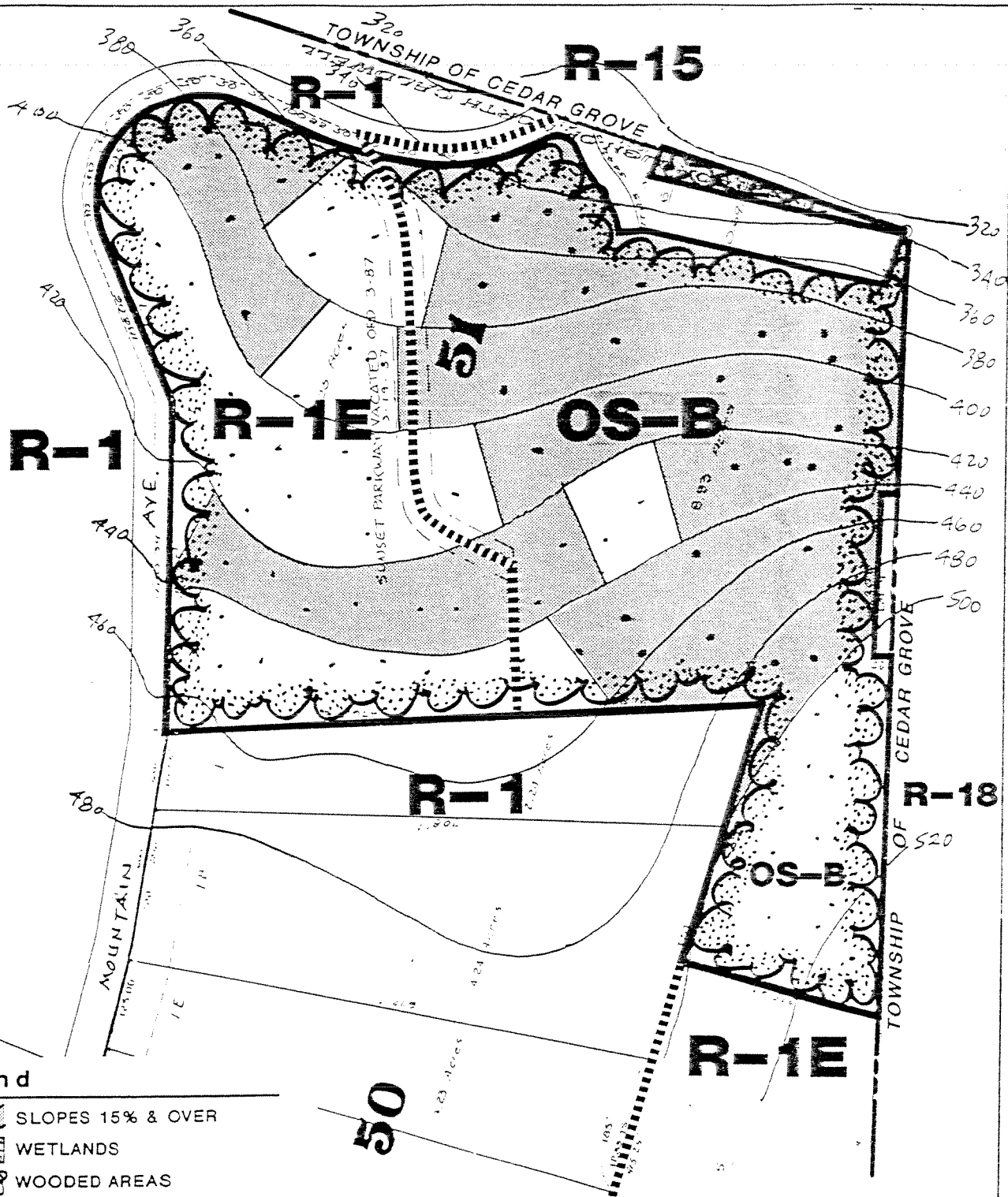
R-1 ZONING DESIGNATION

SOURCES:


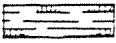
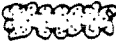
- TOPOGRAPHY: USGS QUADS.
- WETLANDS: FRESHWATER WETLANDS MAPS, STATE OF NJ DEP., 3/1986.
- STRUCTURES & WOODED AREAS: AERIAL PHOTO, 3/1987.
- ZONING: BOROUGH OF NORTH CALDWELL ZONING MAP, 5/1987.



Site 6 - Ravin Property
Borough of North Caldwell
ESSEX COUNTY, NEW JERSEY



Legend

-  SLOPES 15% & OVER
-  WETLANDS
-  WOODED AREAS
- R-1** ZONING DESIGNATION

SOURCES:

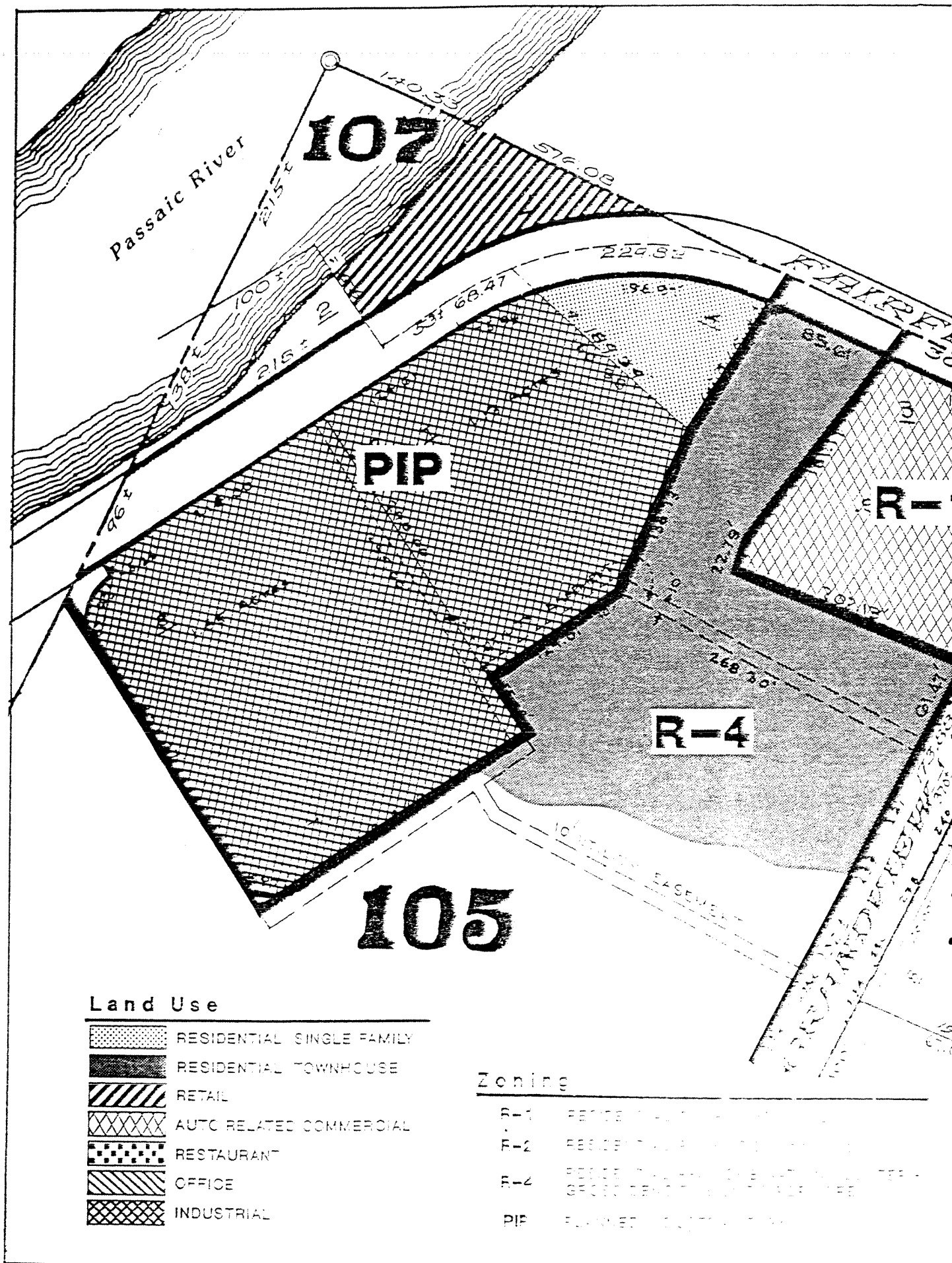
- TOPOGRAPHY: USGS QUADS.
- WETLANDS: FRESHWATER WETLANDS MAPS, STATE OF NJ DEP., 3/1986.
- STRUCTURES & WOODED AREAS: AERIAL PHOTO, 3/1987.
- ZONING: BOROUGH OF NORTH CALDWELL ZONING MAP, 5/1987.

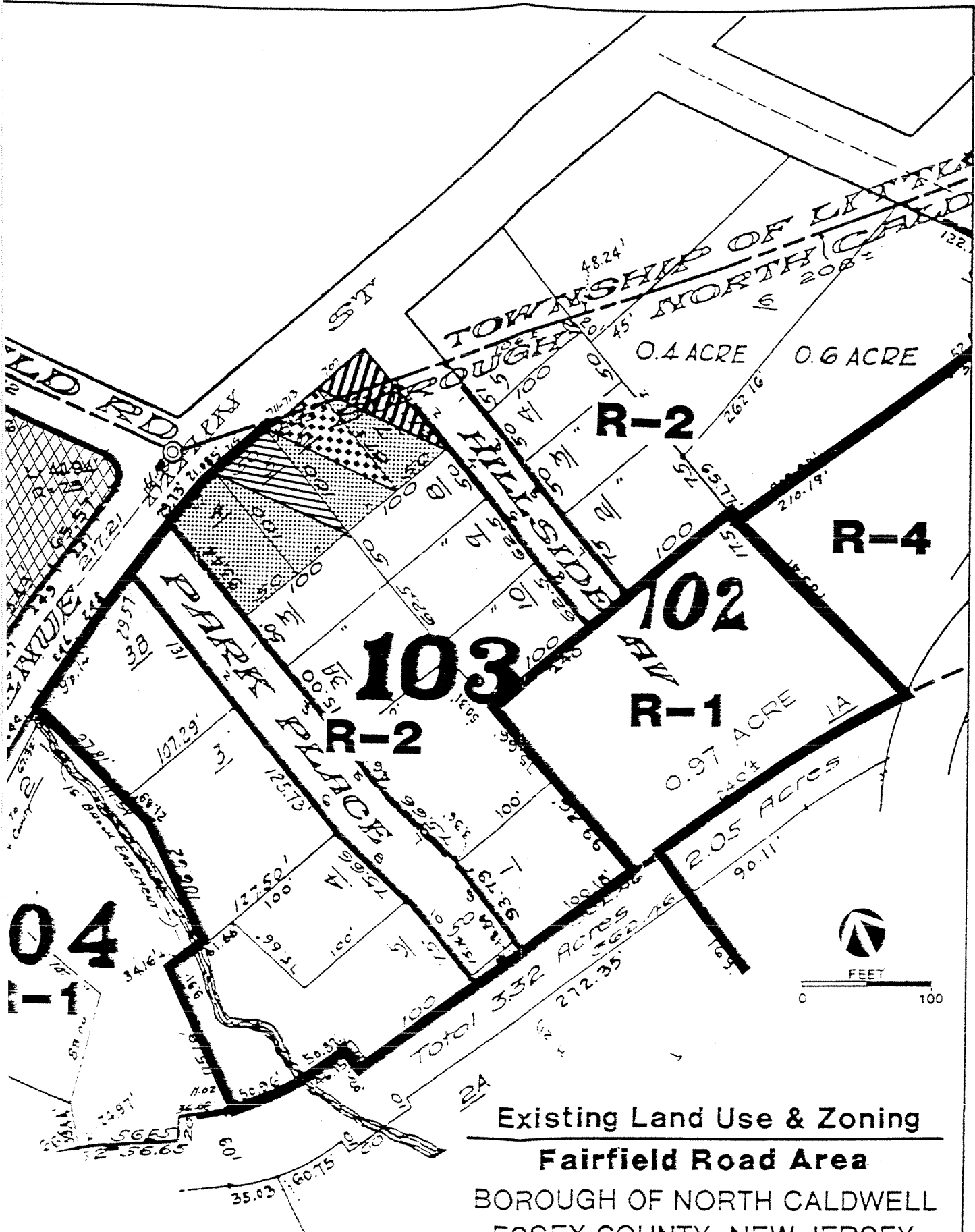


FEET

0 200

Site 7 – Private Land & Municipal Land
Borough of North Caldwell
ESSEX COUNTY, NEW JERSEY

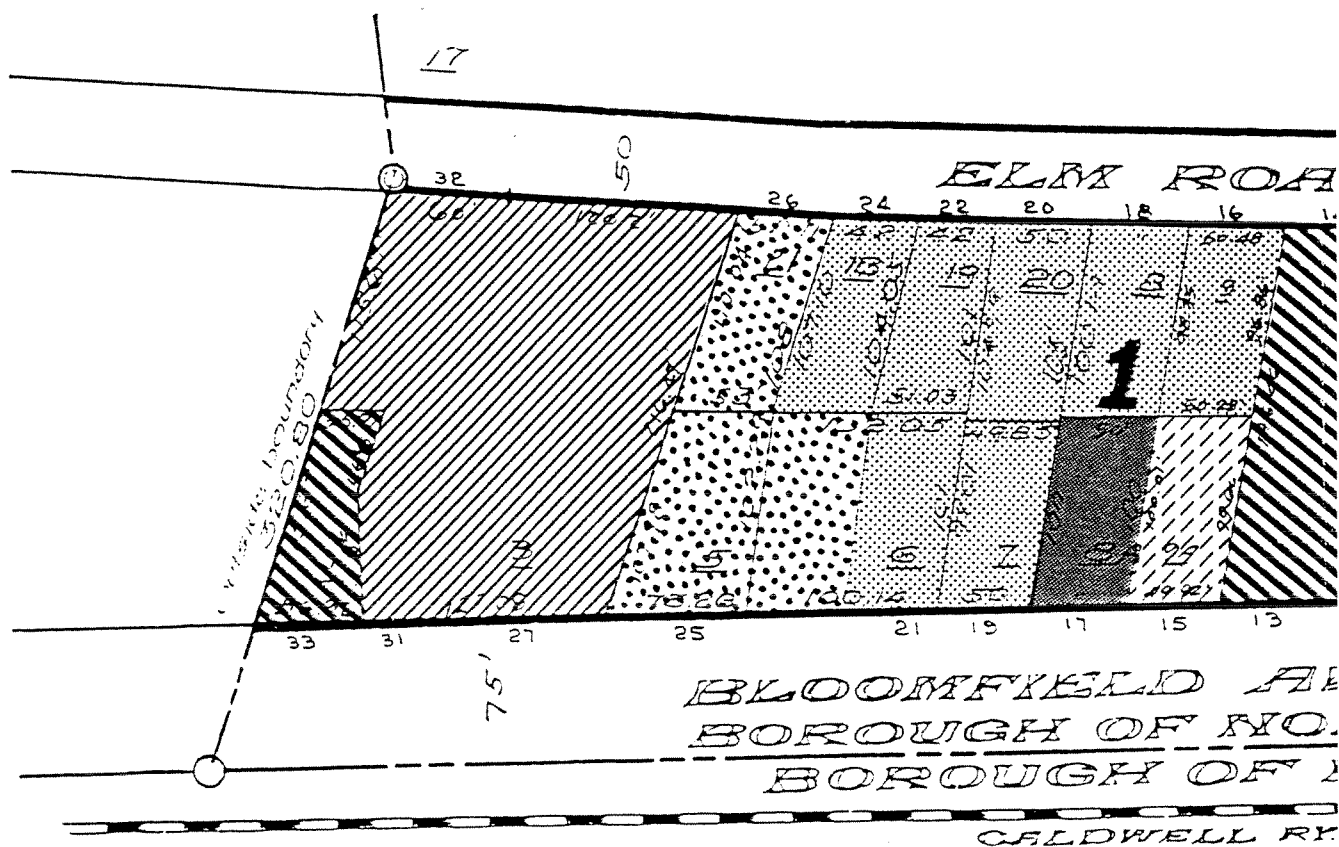




Existing Land Use & Zoning

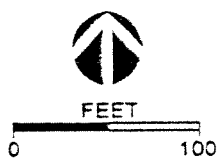
Fairfield Road Area

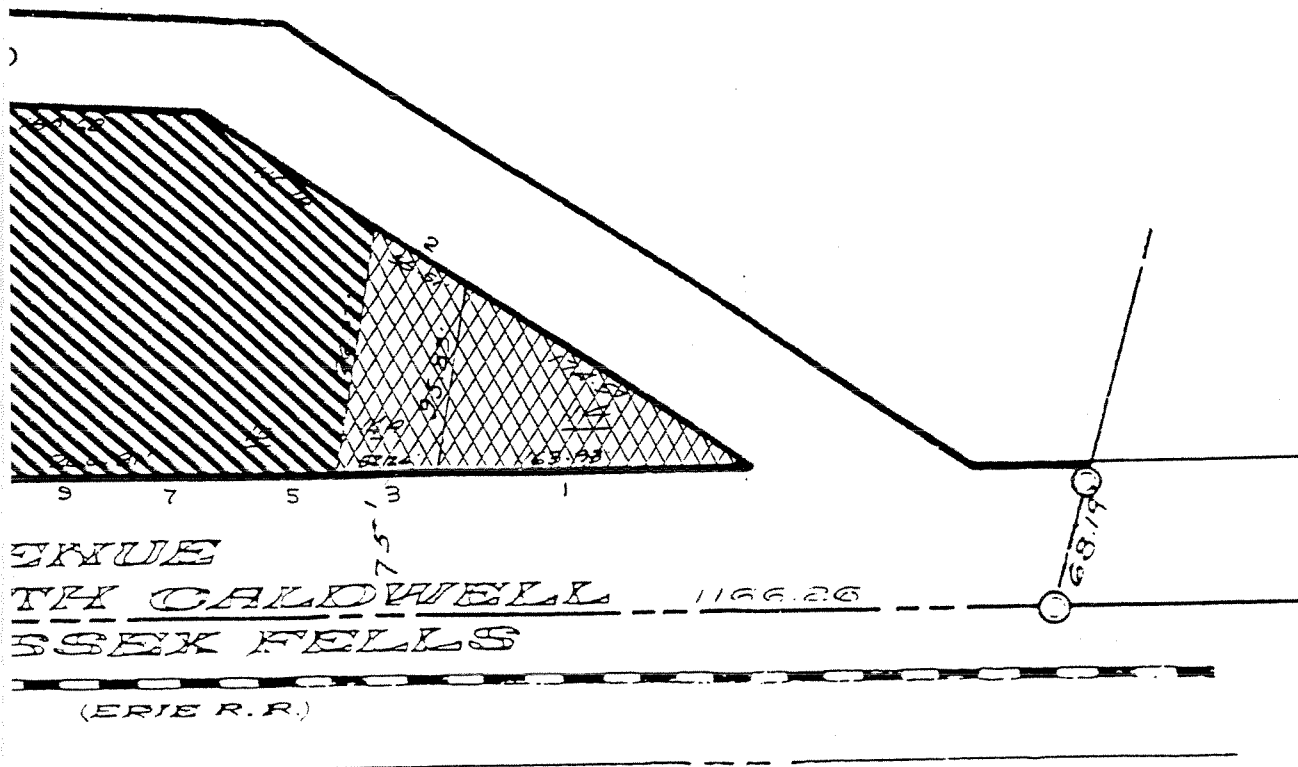
BOROUGH OF NORTH CALDWELL
ESSEX COUNTY, NEW JERSEY



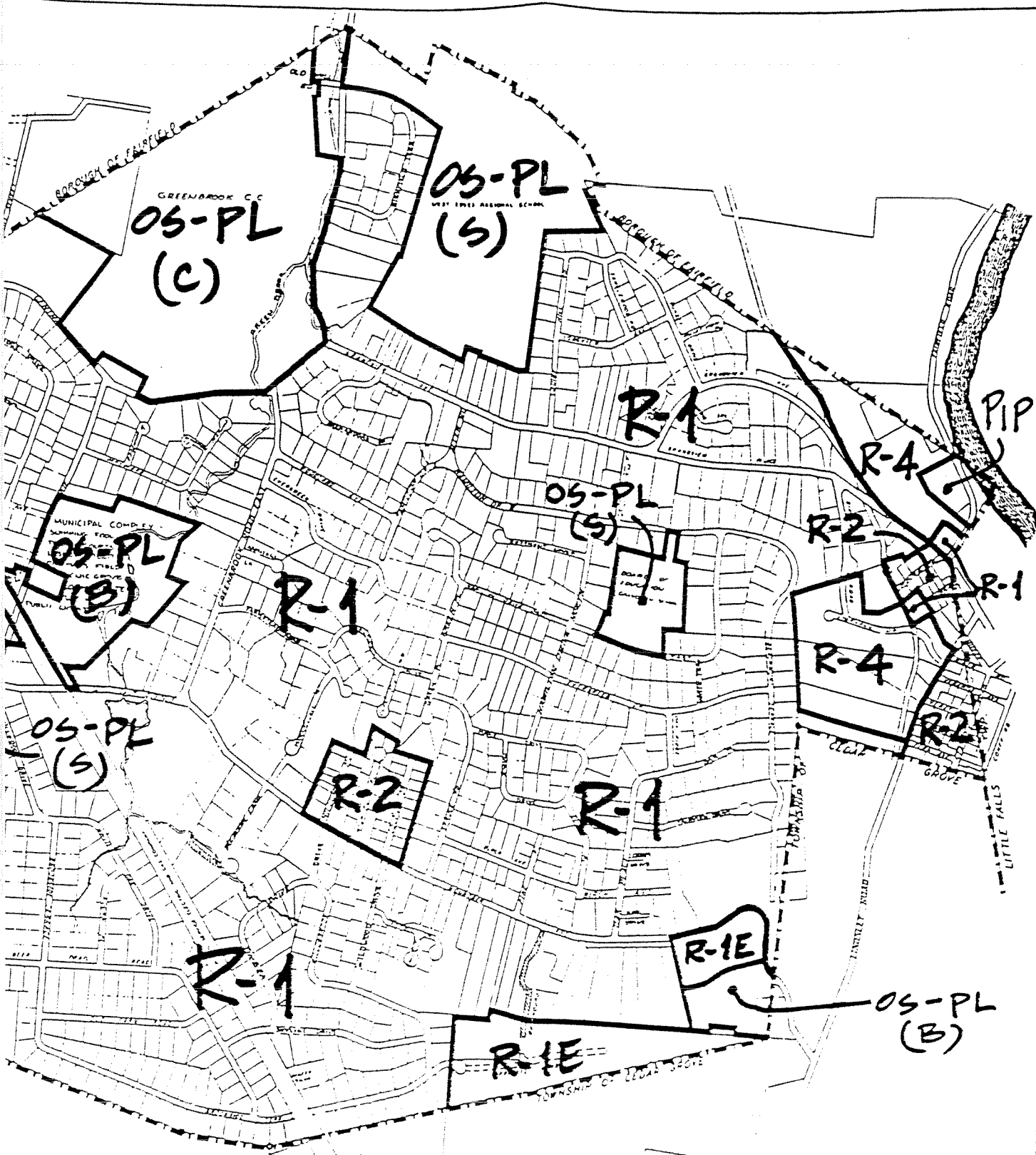
Legend

- RESIDENTIAL, SINGLE FAMILY
- RESIDENTIAL, TWO FAMILY
- RETAIL
- RETAIL (Curley Stone)
- FINANCIAL INSTITUTION
- AUTO RELATED COMMERCIAL
- OFFICE (Vacant Building)

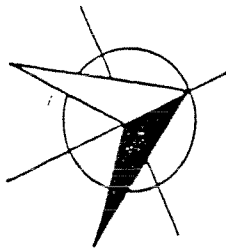




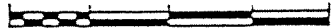
Existing Land Use
 Bloomfield Avenue Area
 BOROUGH OF NORTH CALDWELL
 ESSEX COUNTY, NEW JERSEY



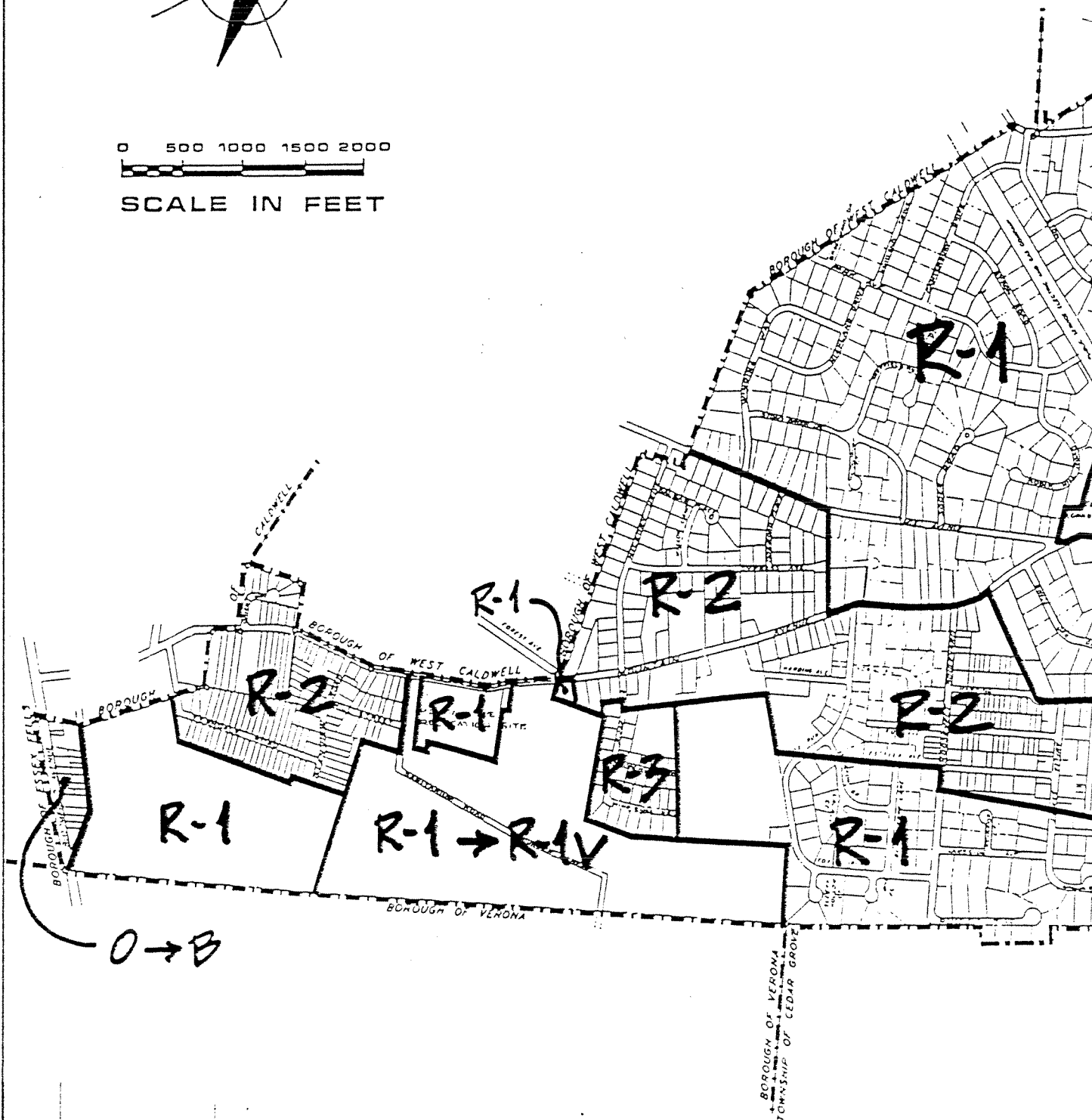
LAND USE PLAN
Borough of North Caldwell
ESSEX COUNTY, NEW JERSEY

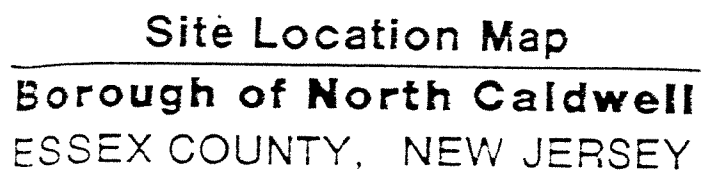


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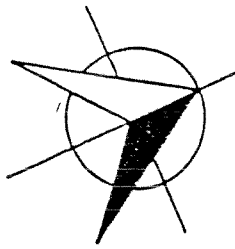


SCALE IN FEET





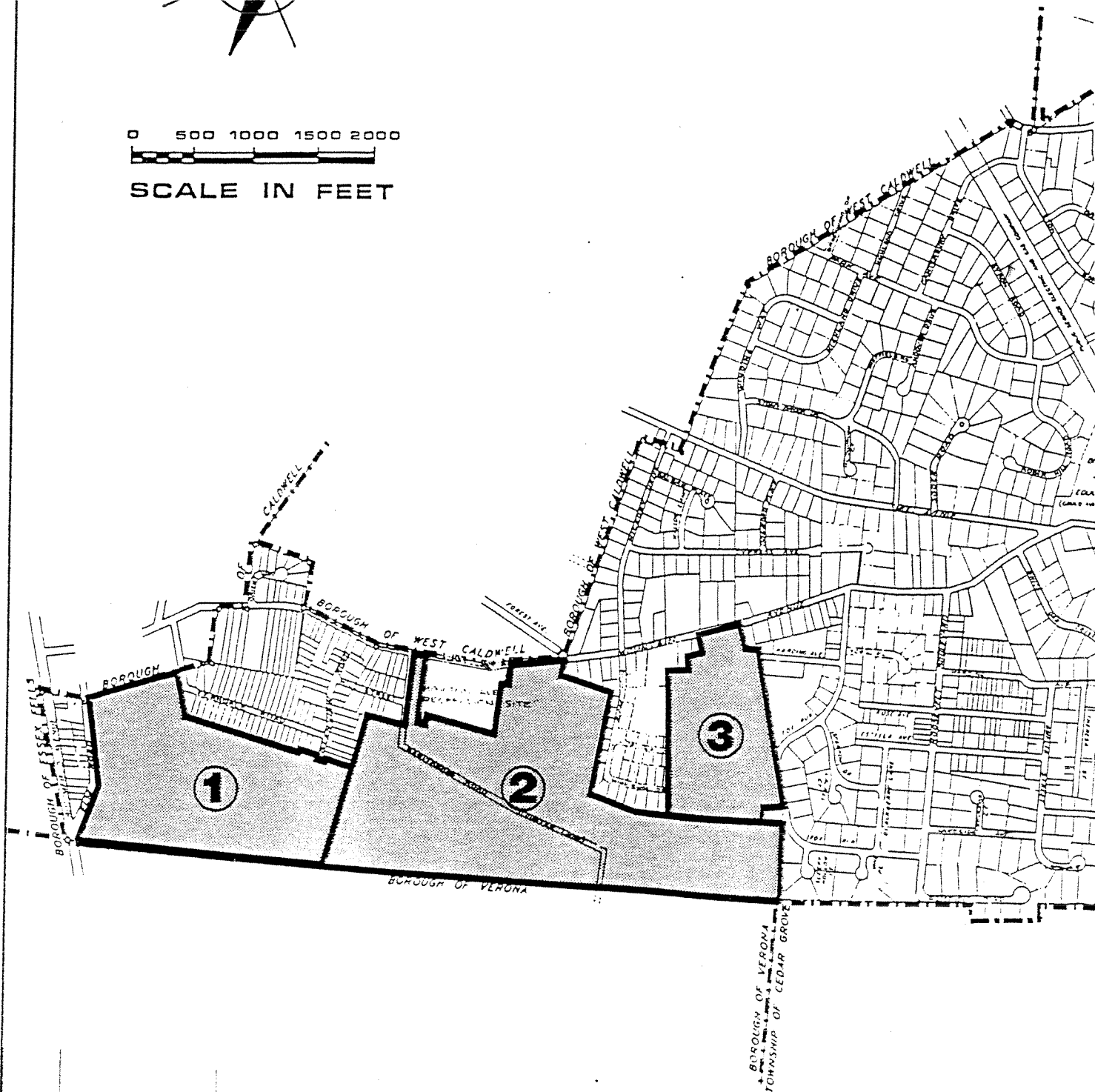
Borough of North Caldwell
ESSEX COUNTY, NEW JERSEY

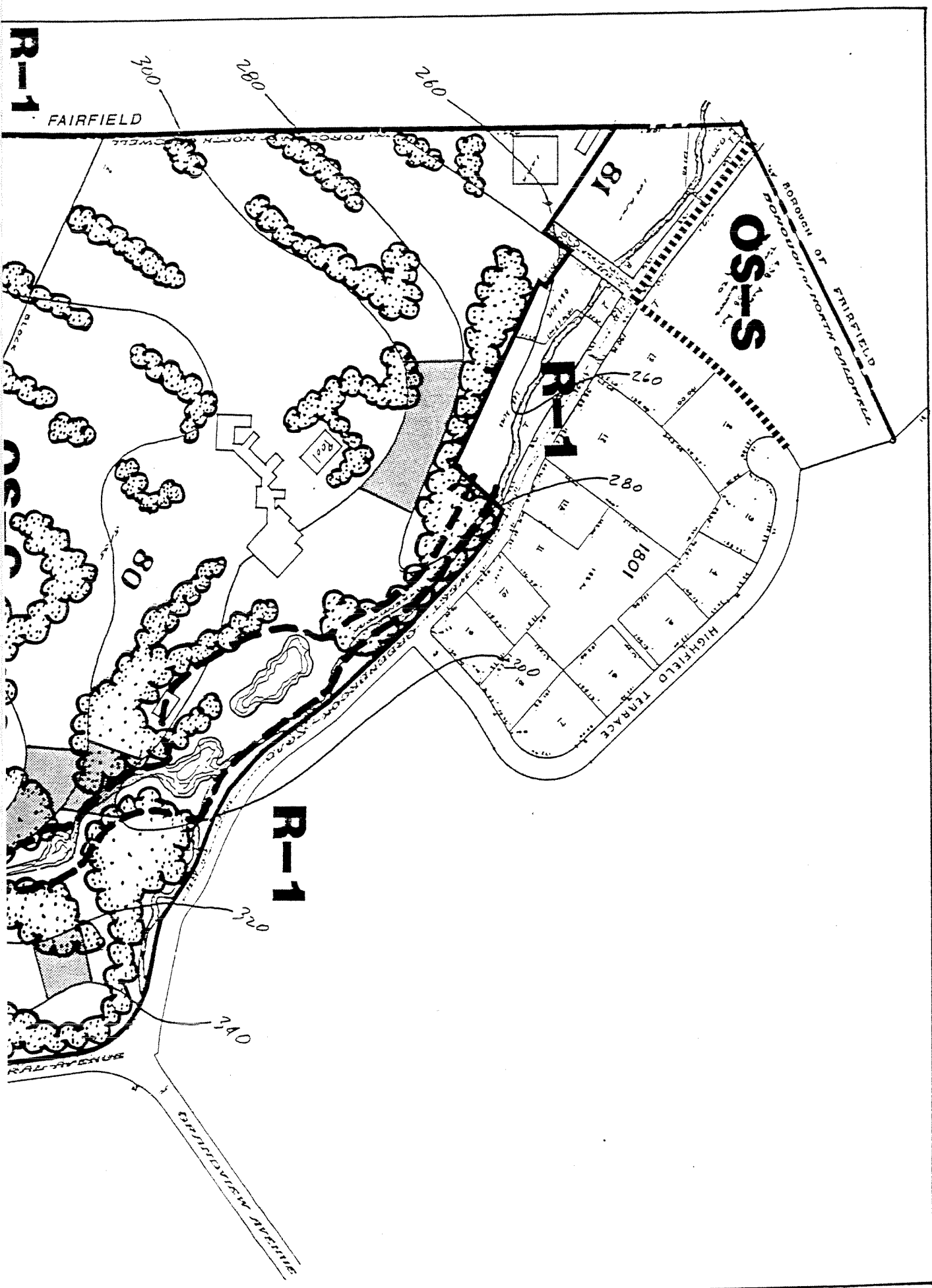


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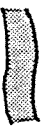

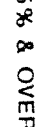





Site 5 **Greenbrook Country Club** **Borough of North Caldwell** **ESSEX COUNTY, NEW JERSEY**

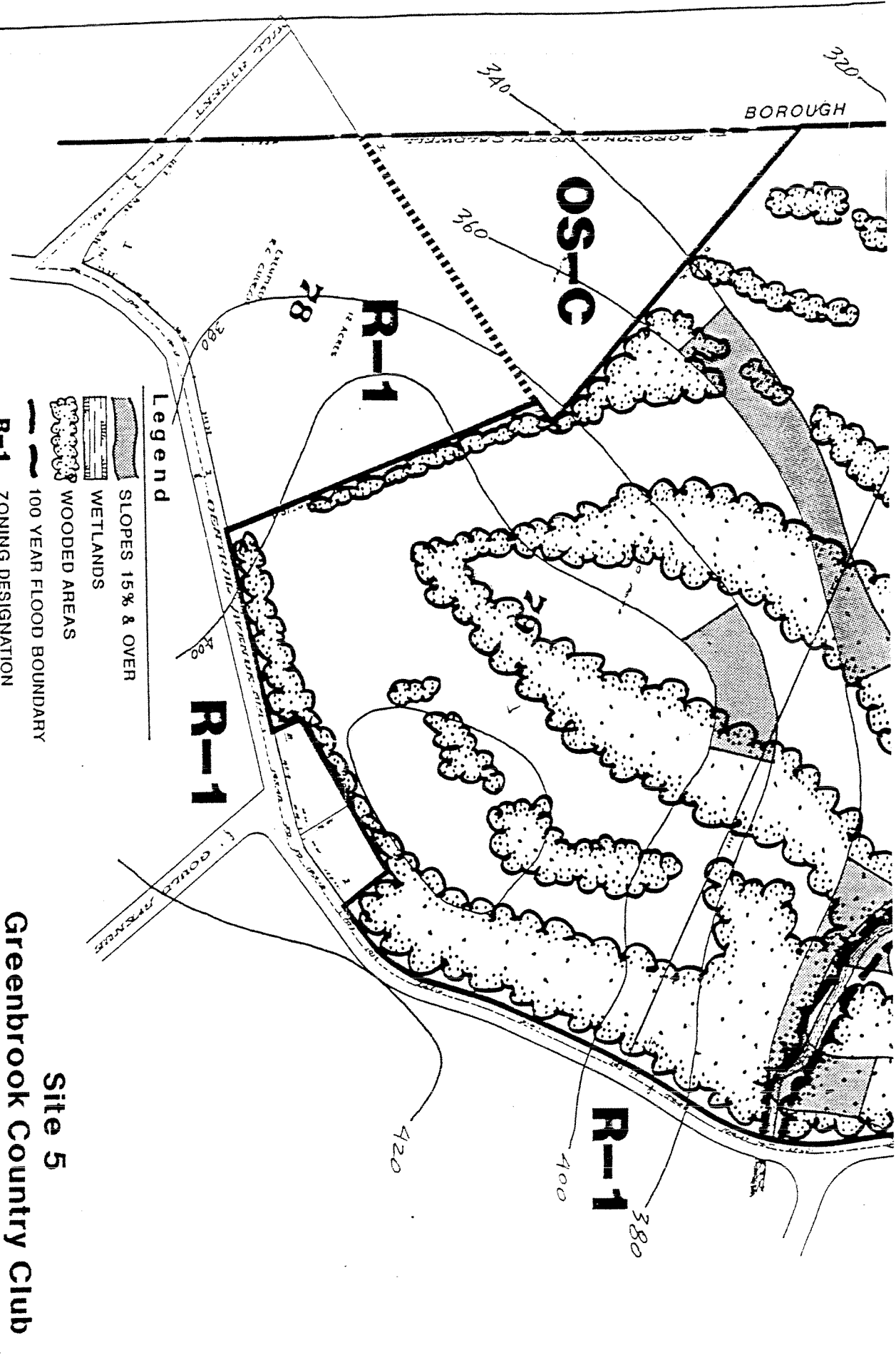
R-1 ZONING DESIGNATION

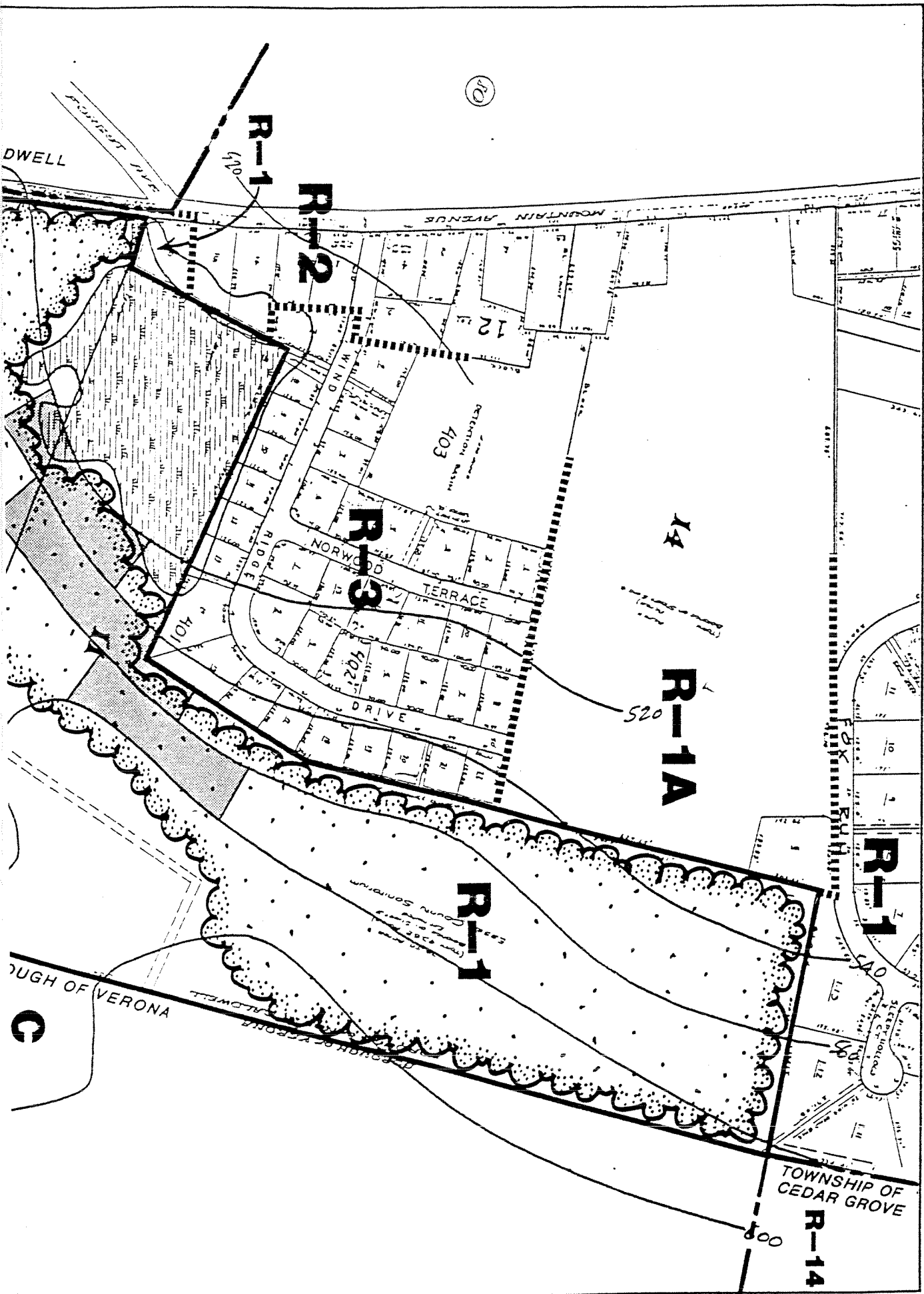
Legend

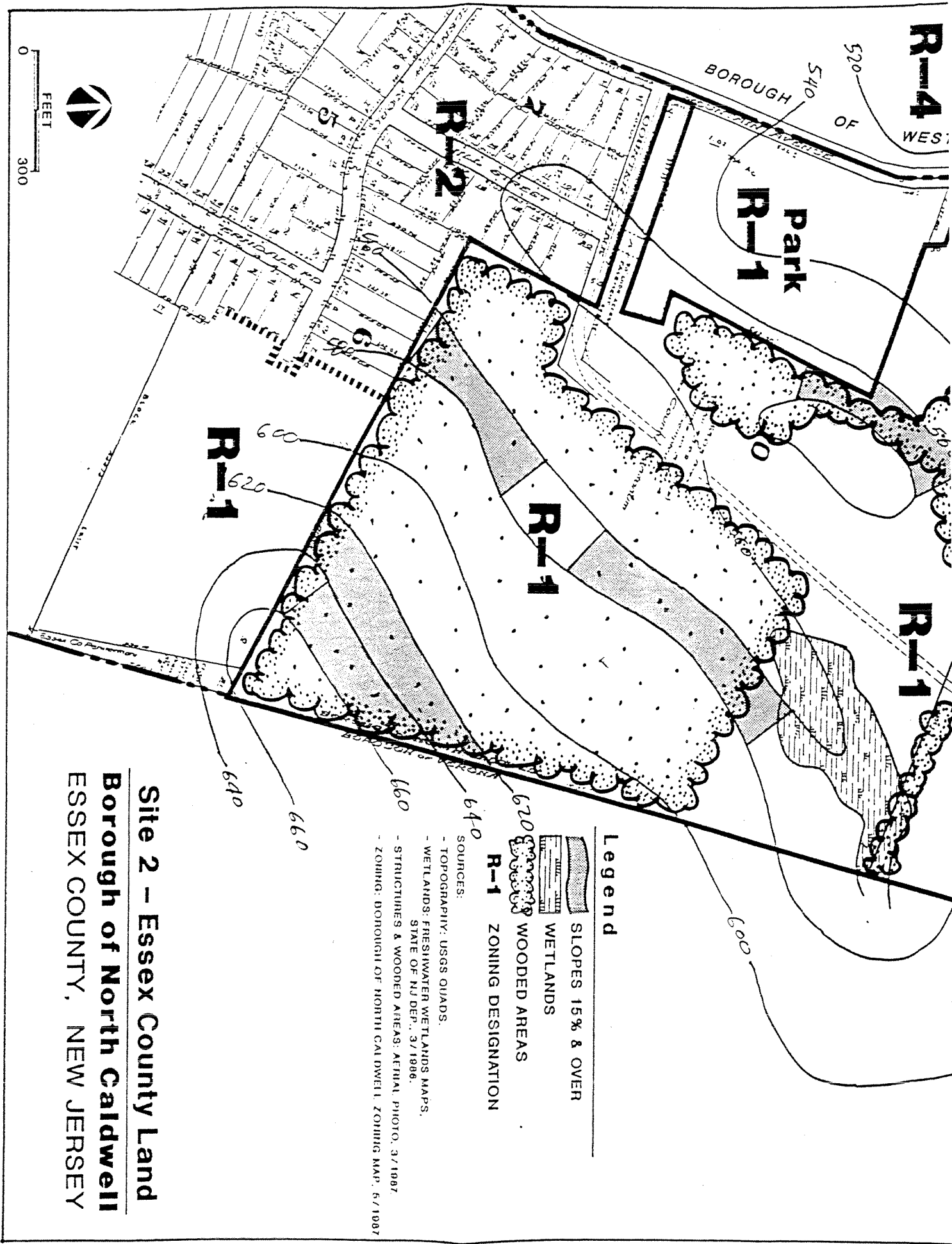
-  SLOPES 15% & OVER
-  WETLANDS
-  WOODED AREAS
-  100 YEAR FLOOD BOUNDARY

SOURCES:

- TOPOGRAPHY: USGS QUADS.
- WETLANDS: FRESHWATER WETLANDS MAPS, STATE OF NJ DEP., 3/1986.
- STRUCTURES & WOODED AREAS: AERIAL PHOTO, 3/1987.
- FLOOD: FEMA MAPS, APRIL 1985.
- ZONING: BOROUGH OF NORTH CALDWELL ZONING MAP, 5/1987.







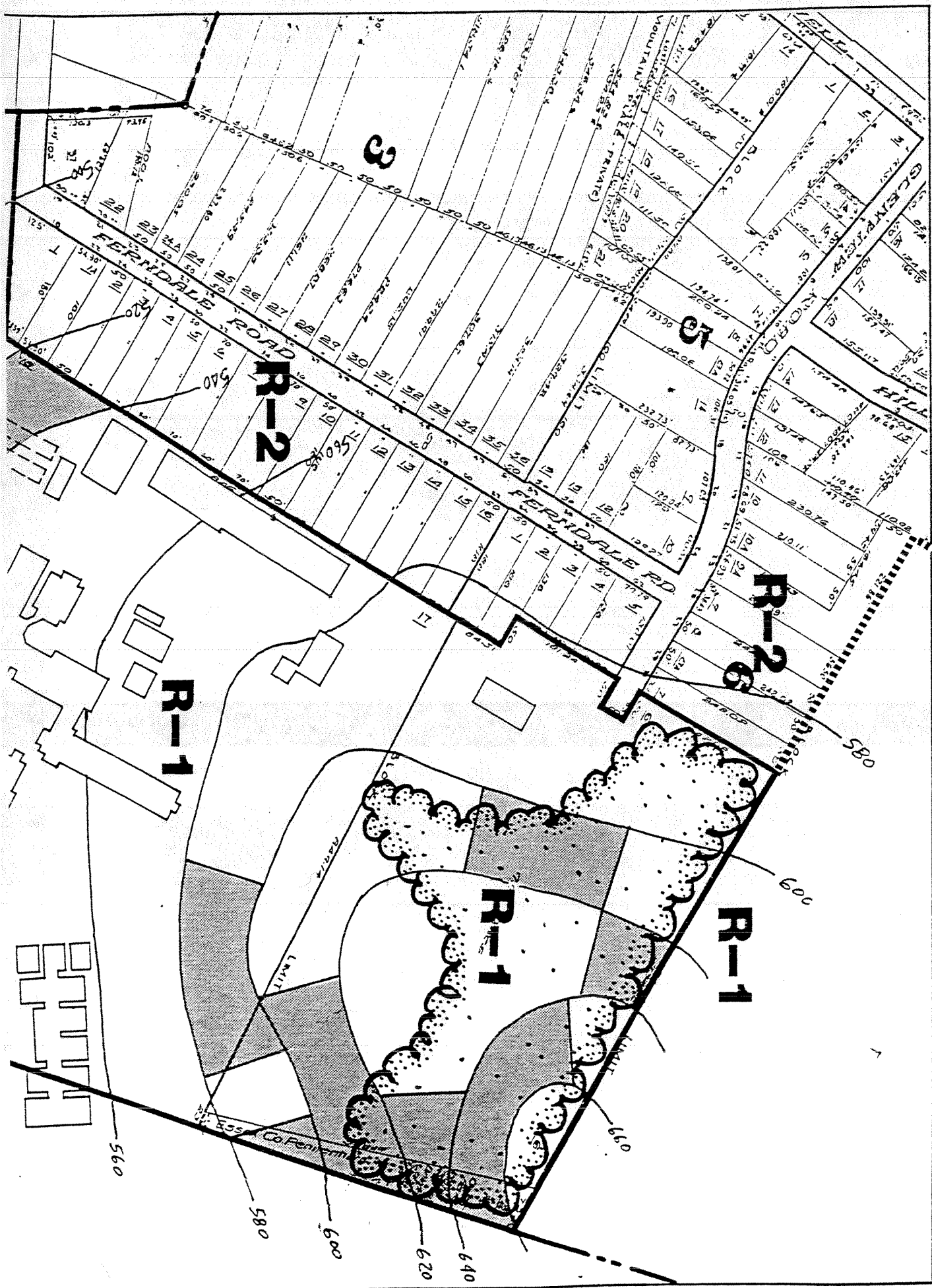
Site 2 – Essex County Land
Borough of North Caldwell
ESSEX COUNTY, NEW JERSEY

Legend

- SLOPES 15% & OVER
- WETLANDS
- WOODED AREAS
- R-1 ZONING DESIGNATION**

SOURCES:

- TOPOGRAPHY: USGS QUADS.
- WETLANDS: FRESHWATER WETLANDS MAPS, STATE OF NJ DEP., 3/1986.
- STRUCTURES & WOODED AREAS: AERIAL PHOTO, 3/1987
- ZONING: BOROUGH OF NORTH CALDWELL ZONING MAP, 6/1987





Site 1 - Essex Co. Jail Annex
Borough of North Caldwell
ESSEX COUNTY, NEW JERSEY

Legend

- SLOPES 15% & OVER**
WETLANDS
WOODED AREAS
ZONING DESIGNATION
R-1

SOURCES:

- TOPOGRAPHY: USGS QUADS.
- WETLANDS: FRESHWATER WETLANDS MAPS, STATE OF NJ DEP., 3/1986.
- STRUCTURES & WOODED AREAS: AERIAL PHOTO, 3/1987.
- ZONING: BOROUGH OF NORTH CALDWELL ZONING MAP, 5/1987.