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**REEXAMINATION OF THE MASTER PLAN
AND DEVELOPMENT REGULATIONS
BOROUGH OF NORTH CALDWELL
Essex County, New Jersey**

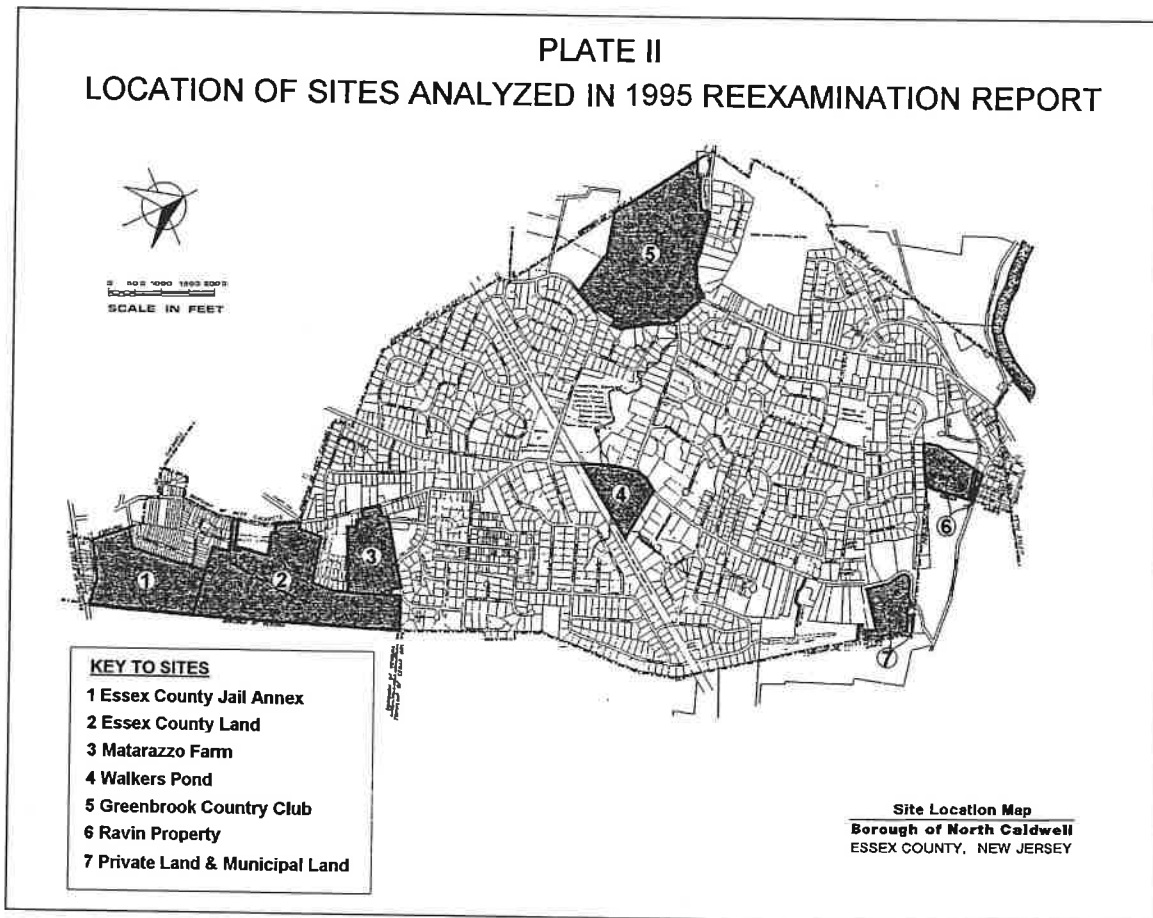
*North Caldwell Planning Board
Municipal Building
Gould Avenue
North Caldwell, New Jersey 07006*

Adopted February 7, 2005

DESCRIPTION OF THE 1995 MASTER PLAN REEXAMINATION

The December 1995 Master Plan Reexamination Report consisted of 64 pages structured to follow the five mandatory topics in the Municipal Land Use Law. The planning documents reexamined included a 1981 Vacant Lands Study and a November, 1983 Master Plan Revision which was readopted by the Planning Board in 1988.* The latest Land Use Plan map referenced in the 1995 Report is reproduced on Plate I. Although not referenced in the 1995 Reexamination Report, the Planning Board adopted an earlier North Caldwell Summary Master Plan dated February, 1975.**

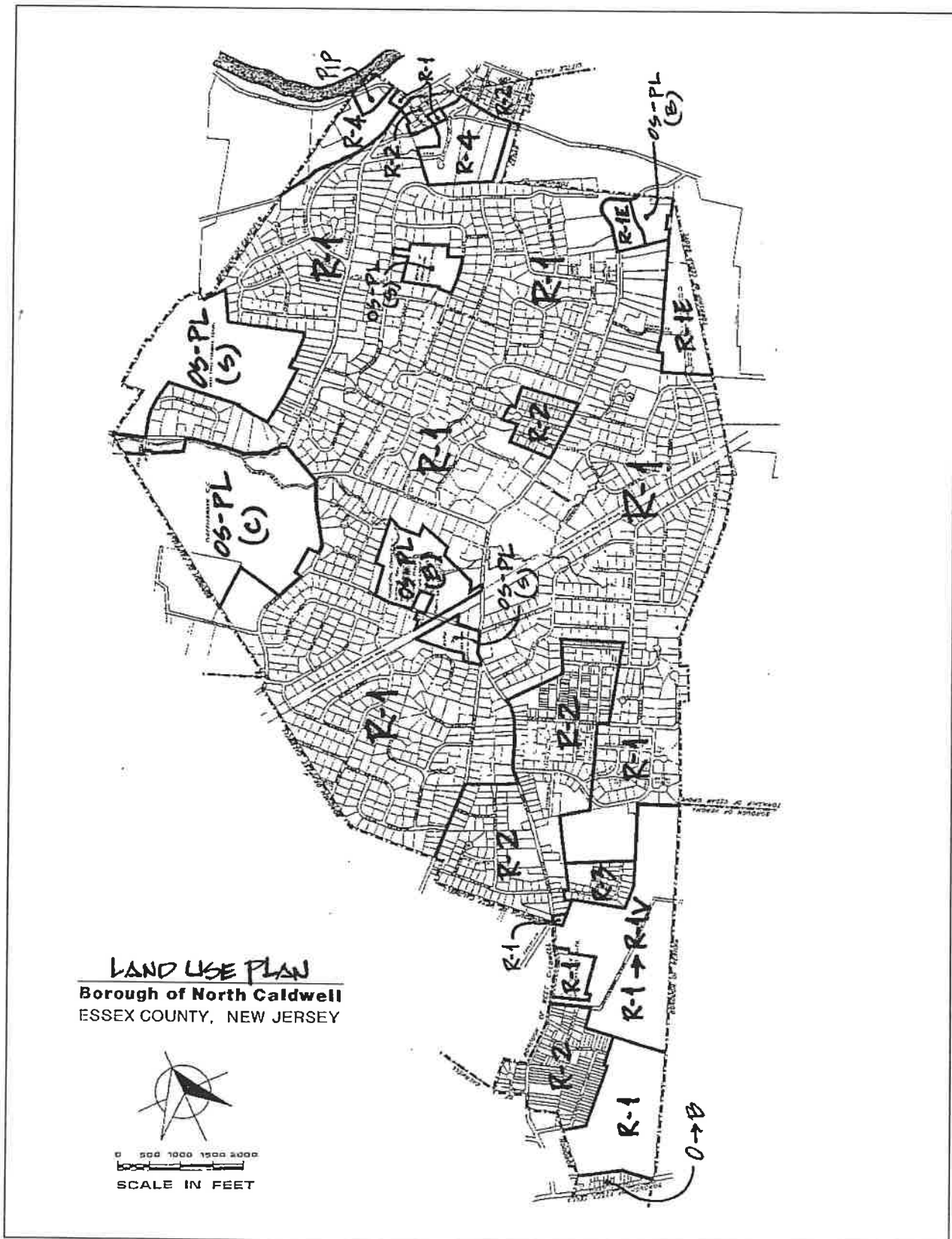
Under the heading of "Specific Changes Recommended for the Master Plan and Development Regulations," an evaluation was offered of seven significant vacant tracts which included the Essex County Jail Annex, the Essex County Hilltop, Matarazzo Farm, Walker's Pond, the Green Brook Country Club, the Ravin Property, and 9.0 acres of vacant Borough land and 6.9 acres of privately owned land on the east side of Mountain Avenue adjacent to the Township of Cedar Grove. The locations of the vacant tracts studied in the 1995 Reexamination Report are shown on Plate II below.



* The November 14, 1983 Master Plan Revision was prepared by consultant Harvey S. Moskowitz, P.P., P. A. It consisted of 82 pages and contained section on population, housing, employment, regional perspectives, community facilities and services, circulation and a land use element.

**The February, 1975 North Caldwell Summary Master Plan was prepared by the consulting firm of Boorman and Dorram, Inc. It consisted of 30 pages, including appendices, and summarized five research reports titled Land Use, Physical Characteristics, Traffic and Circulation, Housing, Population and Community Facilities and Utilities. The Utilities report was prepared with the assistance of Alfred Crew Consulting Engineers, Inc.

PLATE I
LAND USE PLAN FROM THE 1995 REEXAMINATION REPORT



LAND USE AND DEVELOPMENT PROBLEMS IN 1995

A review of the December, 1995 Reexamination Report identified the following land use and development areas of concern at that time:

1. Future use of the few large parcels of undeveloped land remaining in the Borough

Of the seven substantial vacant tracts identified in 1981, four remained undeveloped in 1995 constituting approximately 300 acres or almost nine percent of the Borough's land area. Placed in the "developed" category were the 44-lot Glover property north of Grandview School, the Kessler property between Grandview Avenue and Fairfield Road which was developed as the 70 unit Stepping Ridge condominium project, the six and five lot development known as The Crossing or the Paragano parcel, and the 15 lot development of the Wildwood Swim and Tennis Club east of Mountain Avenue. The development of the remaining substantial vacant tracts as single-family homes was estimated to generate approximately 356 dwelling units and an additional population of 1,100 residents based on an average household size of 3.1 persons.

2. Environmental constraints and their impact on development

The substantial tracts of remaining vacant land were characterized as having environmental constraints on at least 21% of their land areas. The environmental constraints included flood plains associated with the Passaic River and Green Brook and the presence of ponds, wetlands and steep slopes. Noted as a particular concern was the impact of the 1992 Manalapan Builders vs. Twp. Committee, Appellate Division decision [256 N.J.295] which mandated consideration of gross acreage including environmentally sensitive lands in calculating permitted development densities.

3. Overall land use patterns

Observed in the 1983 Master Plan Revision was that less than one percent of the Borough's land was devoted to commercial or industrial uses and that over 90 percent of the housing stock consisted of detached single-family dwellings. The small nonresidential areas along Bloomfield Avenue and along Main Street were not viewed as desirable for expansion.

4. Present and future needs for community facilities

Based on the 1983 inventory of community facilities which included schools, parks, police and fire protection facilities and municipal facilities, the 1983 Master Plan Revision examined the need for and feasibility of a North Caldwell Borough library. The 1995 Reexamination Report concluded that a fee arrangement for use of the Caldwell Borough library was a satisfactory resolution of the issue. Additionally, the 1995 Reexamination Report noted that improvements to the Gould Avenue School were approved in the summer of 1995 and involved an addition to increase capacity and comply with handicapped person accessibility requirements.

The West Essex Junior High School and Regional High School, located in the Borough, were seen as having sufficient capacity and in the process of becoming handicapped person accessible.

Using National Recreation and Park Association standards of 6.25 acres to 10.5 acres of neighborhood and community parkland per 1,000 residents, the 1995 Reexamination Report calculated a need of between 37 and 63 acres of recreational and open space lands. The Report noted that although the Borough satisfied this recommended acreage standard, there continued to be a resident demand for additional baseball fields. The Borough was reported to be pursuing the acquisition of Essex County owned land for recreational purposes.

In terms of municipal facilities, the 1995 Report observed that the public works garage on the lower level of the Fireman's Community Center on Gould Avenue was inadequate and that the Borough was exploring the option of constructing a public works facility in a portion of the picnic area behind the existing building. Additionally, under the condition of a willing seller, it was recommended that the Borough consider acquiring the single-family home on Gould Avenue separating the Borough Hall from the Fireman's Community Center possibly to house office space for the recreation department.

The 1995 Reexamination Report made a specific recommendation that the Borough acquire 10 to 20 acres of Essex County land adjacent to the existing recreation field in the "Hilltop" area to serve future recreational needs.

5. Improvement to the Borough's road network

Identified from the 1983 Master Plan Revision were hazardous road conditions resulting from steep grades and older intersections. Recommendations were also made at that time concerning the future extension of existing streets, improvements to "paper" streets, and street vacations. The 1995 Reexamination report viewed the traffic problems in the Borough to be principally matters of alignment and grades and not caused primarily by traffic volume.

With respect to intersection improvements, the 1995 Reexamination Report observed the following:

- a. The road widening improvements recommended in a 1990 Essex County study for Fairfield Road had not been implemented.
- b. New striping by the County to channel traffic making left and right turns from Gould Avenue to Central Avenue appear to be effective.
- c. Further study was recommended for the intersection of Gould Avenue and Mountain Avenue prior to undertaking any improvements.
- d. The Essex County plan to make Elm Road a one-way street traveling west along with the signalization of the Mountain Avenue and Bloomfield Avenue intersection should be reconsidered in light of a new access to the Essex County jail.

Improvement to the Borough's road network – continued.

The 1995 Reexamination Report also referenced the expected adoption of uniform statewide site plan and subdivision standards which would apply to street extensions and cul-de-sacs.

Additionally, certain roadway improvements anticipated in the 1983 Master Plan Revision were observed as being completed as a result of the private development of adjacent lands. Noted as constructed were Stony Brook Drive, Sheffield Road, Farmstead Road, Hamilton Drive East, Beachmont Terrace (western end), Main Boulevard-Roosevelt Boulevard area, two access drives for the Stepping Ridge Development, and a section of Birchwood Road which connects to Stephanie Drive (developed as private road).

Recommended road improvements not completed included the following:*

- a. The extension of Meadow Lane into the Walker Pond property.
- b. Extension of Shenandoah Drive ending in a cul-de-sac.
- c. Glenview Road was not recommended as an access for the development of Essex County property.
- d. Improvement to the eastern end of Beachmont Terrace was not recommended as a connection to Mountain Avenue.

Street vacations which had been implemented included Sunset Parkway, Oak Drive, Oak Place (between Oak Drive and Mountain Avenue), Cedar Drive, and Elm Place (between Birch Avenue and Mountain Avenue). Continued as recommended but not yet implemented were the vacation of the portion of Birch Avenue which connected with Spruce Road and the vacation of Theresa Street with the disposition of certain Borough properties.

6. The need to promote energy conservation

As essentially a fully developed community, the 1983 Master Plan Revision sought to encourage the installation of solar energy systems on existing buildings. However, the provision of the Municipal Land Use Law which specifically promoted an optional energy conservation plan element was noted as being subsequently deleted from the state law.

7. Adequacy of the Borough's utilities infrastructure, including water, sanitary sewers and storm sewers

Cited as problems were capacity limits to the Caldwell Wastewater Treatment Plant which serves the Borough, the need for improved water supply sources for backup and emergency purposes, and the identification of several areas subject to periodic flooding. The 1995 Reexamination Report reported that approximately 60 homes in the northern end of the Borough received service from the New Jersey American Water Company and that for other areas a back-up water supply connection had been arranged with the Passaic Valley Water Commission supply facilities. Finally, the water supply system as improved was considered adequate to serve the additional 356 homes in the Borough predicted at full development.

*Some road improvements were subsequently deemed unnecessary.

Concerning sanitary sewer capacity, the 1995 Report observed that the Caldwell wastewater treatment plant had been upgraded in 1991 thereby lifting the need for a sewer ban. However, the treatment capacity of the plant is rated as 4.5 million gallons was not increased and the 1995 Report did not endorse any increase in treatment capacity.

On the issue of stormwater management, the 1995 document reported that a detention basin had been constructed upstream in Cedar Grove which generally resolved a flooding issue on land in the Borough bounded by Brookside Terrace and White Oak Drive. Additionally, providing there was proper maintenance by the Borough of a drainage ditch, flooding problems in the rear of Mountain Avenue from Wind Ridge Drive to Forest Avenue in West Caldwell were considered to be adequately managed.

Finally, in 1995 engineering plans were being prepared by the Borough to address stormwater issues on the east side of Mountain Avenue from Elm Place to Meadow Lane.

8. **Consistency among the master plans of surrounding municipalities, the County and the State**

The 1995 Reexamination Report cited the requirement that the Municipal Land Use Law required identification of the relationship of the North Caldwell Master Plan to the Master Plans of contiguous municipalities and that of Essex County as well as the relationship to the state plan. The State Development and Redevelopment Plan extant in 1983 was considered to accurately characterize North Caldwell as a developed residential community with limited infill potential. The 1995 Report noted that the Mayor and Borough Council of North Caldwell adopted a 1992 resolution affirming a position that the Essex County "Hilltop" property be preserved as a natural resource.

9. **Disposition of Borough owned lands**

Special considerations were urged in the 1983 Master Plan Revision regarding three tracts of Borough owned land. The 1995 Reexamination Report observed that retained by the Borough and serving as open space were lands in the Sunset Park area and an area adjoining the Gould Avenue School and accessible from Park Avenue. The 1995 Report noted that certain Borough parcels in the Roosevelt Boulevard area had been sold and developed for single-family homes. The Report recommended that Township property on Theresa Street should be examined at the time Theresa Street was to be vacated.

10. **Revisions to the Borough development regulations**

Development regulations recommended for revision included the Bloomfield Avenue Office Zone, the buffer areas required between different residential zones and the need to address lot widths and setbacks for corner lots. The 1995 Reexamination Report observed that the 1983 office zone recommendations for lands adjacent to Bloomfield Avenue had not been implemented but the issues and problems reported in the 1983 plan remained valid and the report continued to call for zoning revisions.

Revisions to the Borough development regulations - Continued

Additionally, the following specific recommendations for study or modification of the Zoning and Land Use Ordinance were offered in the 1995 Reexamination Report:

- A. Retain the existing R-1 Zoning for the Essex County correctional facility.
- B. Retain the existing R-1 and R-2 Zoning for the Matarazzo Farm property. Any future subdivision activity should include a road connection to Wind Ridge Drive. Norwood Terrace should be terminated in a cul-de-sac.
- C. Continue the R-1 Zoning for the Walker Pond property on Mountain Avenue.
- D. Continue the current Open Space and Public Land Zoning for the Greenbrook County Club property.
- E. Continue the R-4 Zoning for the Ravin property on Lindsley Road.
- F. The existing R-1E and Open Space and Public Land Zoning should be retained for the private and Borough owned land on Mountain Avenue adjacent to the Township of Cedar Grove.
- G. The mixture of uses fronting on Bloomfield Avenue should 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.
- H. The R-1, R-2 and R-4 Zoning adjacent to the Township of Little Falls should be retained along with the PIP Zoning.
- I. The Borough should recognize the growing trend in home occupations and consider regulating this type of accessory use recognizing the need to balance this consideration with the need to protect the character of residential areas. Options to be considered would include:
 - 1) Continuing the present prohibition.
 - 2) Allowing a range of home occupations within certain limits.
 - 3) Consider an exempt home occupation category to reflect more persons working at home without the need to get any approval from the Borough.
- J. Specific front yard coverage and driveway opening standards should be considered to limit excessive pavement, gravel areas and driveway openings in residential zones.
- K. The minimum lot width standard for the R-1 Zone should be increased from 125 feet to 140 feet to provided consistency between the lot width and lot area standards. A minimum lot depth of 150 feet and a minimum lot area of 21,875 square feet would necessitate a minimum lot width of over 140 feet for a rectangular lot.

- L. Institutional uses such as churches, libraries, public or private schools, hospitals or governmental buildings should be regulated as conditional uses in all zones. Conditions should be established to mitigate the impacts of these uses. Possible conditions might include minimum lot areas, setbacks, height limits, access requirements along with buffering and parking requirements.
- M. The definition of building height should be reconsidered to consider the average finished grade along the side and rear of a building instead of just at the front elevation. This would prevent massive building facades at the side and rear elevations of a building.

CHANGES IN PROBLEMS AND OBJECTIVES SINCE 1995

The following constitutes an assessment of the extent to which such problems and objectives observed in 1995 have been reduced or have increased since that time.

1. Development has either occurred or has been approved for several of the vacant tracts studied in the 1995 Reexamination Report. Attached housing has been approved for the Ravin property, but has not yet been constructed. Also, portions of the Matarazzo Farm property have been developed with single-family homes.
2. The Essex County lands known as the Hilltop are now controlled by new zoning implemented through a redevelopment plan adopted under the Local Redevelopment and Housing Law. Planned are the expansion of North Caldwell recreational facilities which will include the leasing of approximately 6 acres of land adjacent to the Mountain Avenue site and the purchase of approximately 4 acres of land, 2 acres of which extend into the Borough of Caldwell. Development plans are not finalized on the type of senior housing anticipated near Elm Road although it is currently anticipated that age-restricted housing will replace an earlier proposal for assisted living.
3. Discussions are ongoing about acquiring the Walker Pond property on Mountain Avenue as open space. In the past, Walker Pond has been used by the public for ice skating.
4. Following Hurricane Floyd in 1999 and other storms, the Borough of North Caldwell orchestrated engineering studies of the upper portion of Green Brook to assess what municipal or county improvements might be appropriate to remedy the adverse effects of storm activity.
5. Improvements were made to the Grandview School on Hamilton Drive East. Improvements continue to be made to the West Essex Regional School facilities.
6. Intersection improvements were completed at Greenbrook Road and Central Avenue involving traffic channelization and bridge construction.

7. Improvements were completed for the lighting of Liberty Field and Fireman's Field as Borough recreational facilities.
8. In 1995, an addition to the firehouse on Gould Avenue was completed.
9. The residential property on Gould Avenue which is surrounded by municipal facilities was purchased by the Borough, subdivided and a portion was assembled with adjacent public lands. The remainder containing the dwelling is now leased for residential use, but is potentially available for municipal purposes.
10. Additional traffic has been generated by new land uses in the surrounding municipalities. This has resulted in vehicle speeding and commuter through-traffic on Mountain Avenue, Greenbrook Road as well as Bloomfield Avenue.
11. The Borough of North Caldwell purchased the historic Sanford-Stager House at 9 East Greenbrook Road and established a deed restriction for historic preservation purposes prior to reselling the property.
12. The County of Essex installed a traffic signal at the intersection of Elm Road and Bloomfield Avenue.
13. The Borough's public works facilities were expanded. Completed improvements included the construction of a road salt storage dome.

CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES FORMING THE BASIS OF THE 1983 MASTER PLAN AND THE DEVELOPMENT REGULATIONS

Since the adoption of the last Master Plan Revision in November of 1983 and its subsequent readoption in 1988, there have been several changes in the assumptions, policies and objectives which affect planning considerations in the Borough of North Caldwell. The following items are listed as potentially affecting future land use decisions within the Borough:

New Jersey Development and Redevelopment Plan

On March 1, 2002, the New Jersey State Planning Commission adopted the New Jersey State Development and Redevelopment Plan which replaced the prior state plan. The Borough of North Caldwell was identified as in a PA1 Metropolitan Planning Area with a portion of the Essex County "Hilltop" lands in the southeastern section of the Borough identified as in a PA5 Environmentally Sensitive Planning Area.

Essex County is currently orchestrating municipal participation in the "cross acceptance" process as part of the state's mandate to revise the state plan. The April 29, 2004 draft of the proposed State Development and Redevelopment Plan repeats the March 1, 2002 recommendations with the following exceptions:

- Certain lands on both the east and west side of Mountain Avenue near Walker's Pond are shown as potential critical environmental sites.
- Certain lands east of Mountain Avenue on the Matarazzo Farm property are shown as a potential critical environmental site.
- The PA-5 Environmentally Sensitive Planning Area designation for the Essex County "Hilltop" has been modified to coincide with current development efforts by the County.

In anticipation of revising the March 1, 2002 New Jersey Development and Redevelopment Plan, the New Jersey State Planning Commission has again initiated a cross-acceptance process wherein municipalities are given the opportunity to comment on early drafts of a revised state plan with Essex County serving as facilitator. As part of this process, the Essex County Board of Freeholders adopted an Essex County 2004 Cross-Acceptance Report in December of 2004.

Included in the draft county document were population and employment forecasts. The two population projections for North Caldwell generated by the New Jersey Transportation Planning Authority were anticipated to have increases to the year 2025 as shown in Table I. It is noted that this population forecast is more aggressive than that suggested by estimates offered by the U. S. Bureau of the Census. [See bottom of Appendix B-2.]

Table I
POPULATION PROJECTIONS REFERENCED BY ESSEX COUNTY
2004 ESSEX COUNTY CROSS ACCEPTANCE REPORT

Year	2000	2005	2010	2015	2020	2025
Population Forecast A	7,375	7,486	7,689	7,760	7,853	7,992
Population Forecast B	7,350	7,665	7,861	7,929	8,112	8,359

Forecast A based on figures adopted by the New Jersey Transportation Planning Authority on February 23, 2003.

Forecast B based on figures proposed on June 30, 2004 but not adopted by the New Jersey Transportation Authority.

The employment forecasts referenced in the Essex County 2004 Cross-Acceptance Report also showed increases to the year 2025 as noted below in Table II. No explanation was offered by Essex County regarding the dramatically different employment levels in the base year of 2000 between the two forecasts generated by the New Jersey Transportation Planning Authority.

Table II
EMPLOYMENT PROJECTIONS REFERENCED BY ESSEX COUNTY
2004 ESSEX COUNTY CROSS ACCEPTANCE REPORT

Year	2000	2005	2010	2015	2020	2025
Employment Forecast A	396	406	416	426	437	447
Employment Forecast B	685	686	689	709	767	828

Forecast A based on figures adopted by the New Jersey Transportation Planning Authority on February 23, 2003.

Forecast B based on figures proposed on June 30, 2004 but not adopted by the New Jersey Transportation Authority.

In reaction to and contesting the population and employment forecasts advanced by Essex County in its 2004 Cross-Acceptance Report, representatives of North Caldwell offered the following comments:

The population and employment data for the Borough of North Caldwell represent circumstances that prevailed prior to the closing of the Essex County Jail Annex Facility. Accordingly, appropriate downward adjustments are necessary in both the "current" and "projected" population and employment numbers relevant to the Borough. For example the Jail Facility houses approximately 1,500 persons which are no longer part of the Borough's population.

Development Pressures

A combination of factors has resulted in increased demand for residential development in the Borough of North Caldwell as well as surrounding municipalities. Factors supporting this development pressure include the continued attractiveness of North Caldwell's residential areas, lower mortgage interest rates and, more recently, the placement of new development restrictions in rural portions of New Jersey imposed both by state regulation and by municipal zoning. The increased demand for single-family development is reflected in the Borough's high real estate values.

Amendments to the Zoning Ordinance

Since the 1995 Reexamination Report, the Borough of North Caldwell has adopted the following amendments to its Zoning and Land Use Ordinance:

Table III
RECENT AMENDMENTS TO THE ZONING AND LAND USE ORDINANCE

Ord. #	Adoption Date	Description of Regulation
8-95	July 11, 1995	Requires building permits for satellite earth stations exceeding 18 inches in diameter and for amateur radio or fixed external television antennae and exempts antennae less than 18 inches in diameter.
3-96	May 14, 1996	Alters the standards for signs in residential and nonresidential zones.
4-97	June 10, 1997	Establishes standards for fences being less than 50% solid in residential districts with respect to front and other yards and corner lots.
2-00	March 14, 2000	Regulates development on lands with a slope of 10% or more by establishing plan submission requirements and by lessening the permitted residential density and increasing the minimum lot size where steeper slopes are present.
12-00	August 8, 2000	Establishes required fence height limits around swimming pools in residential zones of from 4 feet to 5 feet.
1-01	February 13, 2001	Changes the Zoning Map instituted to reference the RAD Redevelopment Area District on certain "Hilltop" lands owned by the County of Essex.
11-02	May 14, 2002	Permits the installation of private cellular communication antennae on municipal buildings and facilities in the R-1 Residence District
7-04	June 15, 2004	Introduces a new section, Section 107-32E, which regulates the height and placement of retaining walls.
9-04	September 21, 2004	Amends the sign regulations by prohibiting temporary contractor or related signs.

New Jersey Stormwater Management Regulations

In February of 2004, new statewide stormwater regulations became effective. These regulations impose stricter standards on stormwater detention volumes and stormwater quality and encourage recharging of the groundwater supply. The regulations will result in larger detention facilities for certain design storms (two-year or greater frequency), construction of stormwater filtration systems, and establishment of maintenance programs for the filtration systems.

Zoning Flexibility Under Case Law

Decided August 5, 2003 by the Appellate Division were two cases in Fair Haven and Atlantic Highlands* which reversed an earlier decision known as Manalapan Builders Alliance, Inc. v. Township Comm. of Manalapan. This new ruling frees municipalities to craft their own zoning definitions and no longer mandates that such definitions align with terms as specifically defined in the Municipal Land Use Law. Hence, the Borough now has greater latitude in considering land development regulations such as maximum residential density which excludes environmentally sensitive land.

Mount Laurel Housing Responsibilities

In the first and second rounds of Mt. Laurel housing responsibilities, defined by the New Jersey Council on Affordable Housing as covering the 1987 to 1993 and 1993 to 1999 time periods, the Borough of North Caldwell was assigned a pre-credited responsibility of 63 low and moderate income housing units. Regulations for the third round of Mt. Laurel housing responsibilities were adopted on November 22, 2004 by the New Jersey Council on Affordable Housing and became effective on December 20, 2004. Termed "growth share," future Mt. Laurel housing responsibilities are to be calculated at a rate of one Mt. Laurel Unit for every eight new market rate housing units and one Mt. Laurel Unit for each 25 jobs created through new development. As an example of job creation rates, the new regulations stipulate a ratio of 3 jobs per 1,000 square feet of office use or one affordable housing unit for each 8,333 square feet of newly occupied office space.

The new rules allow up to 50 percent of a municipality's obligation to be income restricted age-restricted housing (55 years and older). Also, at least 25 percent of the dwelling units must be for rental occupancy. Additionally, "two for one" bonuses are established to encourage more than the minimum rental component and to encourage housing affordable to very low income households.

The third round covers the time period ending in 2014 and is retroactive to January of 2004 for the purposes of determining job and housing growth. Regulations for the third round do not alter the housing responsibilities established in the first two rounds.

U. S. Census of 2000

The results of the 2000 U. S. Census were not available for incorporation into the previous planning documents adopted by the North Caldwell Planning Board. However, data from the U. S. Census pertaining to the Borough of North Caldwell is now available and portions are included as Appendix B.

In summary, the population and housing data in the 2000 U. S. Census show the following changes from the 1990 U. S. Census.

* Rumson Estates, Inc. v. Mayor & Council of the Borough of Fair Haven et al. (A-159-01), Ferraro Builders, LLC v. Borough of Atlantic Highlands Planning Board, et al. (A-45-02), 177 N.J. 338, 828 A.2d 317.

- From 1990 to 2000, the total population in North Caldwell increased from 6,702 persons to 7,375 persons, an increase of 673 persons or 10.0%.
- From 1990 to 2000, the population in correctional institutions in North Caldwell increased from 733 persons to 1,123 persons, an increase of 390 persons or 53.2%.
- Deducting the correctional institutional population, the resident population in North Caldwell increased from 5,969 persons to 6,252 persons from 1990 to 2000, an increase of 283 persons or 4.7%.
- From 1990 to 2000, the population increases in North Caldwell were in the under 15 age category, the 25-34 age category and the 45 and older age categories as shown in Table IV.

Table IV
Total North Caldwell Population Distribution from the U. S. Census

Cohort	1990 Census		2000 Census*		Change 1990-2000	
	Number	% Dist.	Number	% Dist.	Number	% change
Under 5	370	5.52	431	5.84	61	+46.5
5-14	856	12.76	987	13.38	131	+15.3
15-24	1,042	15.54	923	12.52	-119	-11.4
25-34	945	14.09	1,092	14.81	147	+15.6
35-44	1,259	18.77	1,196	16.22	-63	-5.0
45-54	896	13.36	1,223	16.58	327	+36.4
55-64	687	10.24	722	9.80	35	+5.1
65+	651	9.71	801	10.86	150	+23.0
Total	6,706	100.00	7,375	100.00	669	+9.97

* The 2000 correctional institutional population was in the 18 to 64 age bracket and consisted of 931 males and 191 females.

- The U. S. Census indicated that the average household size decreased over the past decade from 3.10 persons per household in 1990 to 3.02 persons per household in 2000 as shown in Table V.

Table V
Size of Households from the U. S. Census

Size	1990 Census		2000 Census*		Change 1990-2000	
	Number	% Dist.	Number	% Dist.	Number	% change
1 person	192	9.9	198	9.6	6	+3.1
2 persons	592	30.6	687	33.2	95	+16.0
3 persons	392	20.3	437	21.1	45	+11.5
4 persons	474	24.5	464	22.4	-10	-2.1
5 persons	206	10.7	211	10.2	5	+2.4
6 or more	78	4.0	73	3.5	-5	-6.4
Total	1,934	100.0	2,070	100.0	137	+7.0
Persons/ Household	3.10		3.02			

- The U. S. Census counted the number of housing units in North Caldwell as increasing from 1,996 units in 1990 to 2,108 units, an increase of 112 units or 5.6% as shown in Table VI below.

Table VI
Housing Units from the U. S. Census

Housing Units	1990 Census		2000 Census*		Change 1990-2000	
	Number	% Dist.	Number	% Dist.	Number	% change
Owner Occupied	1,851	96	1,994	96	143	+7.7%
Renter Occupied	83	4	76	4	-7	-8.4%
Total Occupied	1,934	100	2,070	100	136	+7.0%
Vacant	62		38			
Total	1,996		2,108			

Hilltop Redevelopment Plan

The most significant change since 1995 is the Borough's adoption of the January, 2001 North Caldwell Hilltop Redevelopment Plan for the 132 acres of a 618 acre tract owned by Essex County and the Essex County Improvement Authority. The Hilltop Redevelopment Plan constitutes replacement zoning for the property from the previous R-1 and R-IV residential zoning. The new zoning controls as expressed in the redevelopment plan include the following:

- The Hilltop Reservation/Conservation designation applies to 40 acres intended for recreation and open space.
- The Municipal Recreation designation applies to a Mountain Avenue site and to Magnusson Field on Elm Road abutting the Borough of Caldwell.
- A residential designation is divided into two subcategories: a Residential R-18 single-family 18,000 square foot lot area designation and a Residential R-30 single-family 30,000 square foot lot area designation.
- A Senior Housing designation applies to a parcel on Elm Road which is intended to accommodate up to 240 units of assisted care. Alternatively, an age-restricted (55 years and older) residential use could be entertained if the assisted care use proves unfeasible. The age-restricted use would be at a density of 5 dwelling units per acre and in the form of apartments, cluster units or detached units with the dimensional standards yet to be determined.

As discussions with developers progress, changes to the Redevelopment Plan are likely such as the shifting of the Elm Road intersection at Bloomfield Avenue.

Relocation of the Essex County Correctional Institution

In February of 2004 the County of Essex completed its relocation of occupants and jobs from its correctional facility in North Caldwell. Because the institutional population and presumably the associated employees were registered by the U. S. Census as being in North Caldwell, future population and employment counts are expected to be substantially lower than would otherwise be the case. This observation of reduced population and employment levels should be accommodated in future local, regional and state planning efforts.

RECOMMENDED MASTER PLAN CHANGES

In most instances the North Caldwell Borough Master Plan accurately represents the planning policies of the Borough and can continue to serve as the basis for land use decisions and implementing legislation. However, there are several areas where additional research or new master plan policies are needed. The areas of potential change include the following:

1. The Office Zone between Bloomfield Avenue and Elm Road to be characterized by a high proportion of nonconforming uses. Despite the 1983 Master Plan's recommendation for commercial zoning and the 1995 Reexamination Report's encouragement of low traffic generating commercial uses, the area has not been rezoned nor have land uses changed. A new planning study should be considered which evaluates alternate techniques to encourage redevelopment of this commercial area.
2. Consideration should be given to adding a historic preservation element to the North Caldwell master plan.
3. Installation of traffic-calming devices should be studied to determine if they would be effective in mitigating excessive vehicular speeds on selected streets in the Borough.

RECOMMENDED DEVELOPMENT REGULATION CHANGES

1. The lot coverage and other regulations for single-family homes should be revisited to better assure that new or replacement homes blend in with established development patterns. More particularly, the definition of building height which limits measurement to the front façade should be reviewed to determine if modifications are necessary to discourage extensive wall exposures in the rear of dwellings.

REDEVELOPMENT PLAN RECOMMENDATIONS

1. Acknowledging the specialized nature of the Hilltop Redevelopment Plan and need to remain flexible, it is not recommended that the Hilltop Redevelopment Plan be incorporated as a formal part of the Master Plan. A reference to the Redevelopment Area is already included on the Zoning Map for the Borough of North Caldwell.

PORITION OF THE MUNICIPAL LAND USE LAW CHAPTER 291, LAWS OF N. J. 1975

Article 11 Periodic Reexamination of Municipal Plans and Regulations

40:55D-89 Periodic examination.

The governing body shall, at least every six years, provide for a general reexamination of its master plan and development regulations by the planning board, which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the county planning board. A notice that the report and resolution have been prepared shall be sent to the municipal clerk of each adjoining municipality, who may, on behalf of the governing body of the municipality, request a copy of the report and resolution. A reexamination shall be completed at least once every six years from the previous reexamination.

The reexamination shall state:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
 - b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
 - c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land 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 al.) 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.
- L.1975,c.291,s.76; amended 1980, c.146, s.6; 1985, c.516, s.18; 1987, c.102, s.29; 1992, c.79, s.50; 2001, c.342, s.9.

40:55d-89.1 Rebuttable presumption.

The absence of the adoption by the planning board of a reexamination report pursuant to section 76 of P.L. 1975, c. 291 (C. 40:55D-89) shall constitute a rebuttable presumption that the municipal development regulations are no longer reasonable. L. 1985, c. 516, s. 19.

Article 8 Zoning

40:55d-62.1 Amendment to zoning ordinance.

Notice of a hearing on an amendment to the zoning ordinance proposing a change to the classification or boundaries of a zoning district, exclusive of classification or boundary changes recommended in a periodic general reexamination of the master plan by the planning board pursuant to section 76 of P.L. 1975, c.291 (C.40:55D-89), shall be given at least 10 days prior to the hearing.....

APPENDIX B-1

UNITED STATE BUREAU OF THE CENSUS: CENSUS 2000 FOR NORTH CALDWELL

Total population in North Caldwell by age for 2000 (Including institutional population)					
Male:	3,999	Female:	3,376	Total	7375
Under 5 years	220	Under 5 years	211	Under 5 years	431
5 to 9 years	255	5 to 9 years	236	5 to 9 years	491
10 to 14 years	241	10 to 14 years	255	10 to 14 years	496
15 to 17 years	140	15 to 17 years	144	15 to 17 years	284
18 and 19 years	77	18 and 19 years	47	18 and 19 years	124
20 years	87	20 years	21	20 years	108
21 years	56	21 years	43	21 years	99
22 to 24 years	205	22 to 24 years	103	22 to 24 years	308
25 to 29 years	402	25 to 29 years	89	25 to 29 years	491
30 to 34 years	365	30 to 34 years	236	30 to 34 years	601
35 to 39 years	329	35 to 39 years	303	35 to 39 years	632
40 to 44 years	273	40 to 44 years	291	40 to 44 years	564
45 to 49 years	307	45 to 49 years	346	45 to 49 years	653
50 to 54 years	274	50 to 54 years	296	50 to 54 years	570
55 to 59 years	208	55 to 59 years	199	55 to 59 years	407
60 and 61 years	63	60 and 61 years	71	60 and 61 years	134
62 to 64 years	105	62 to 64 years	76	62 to 64 years	181
65 and 66 years	46	65 and 66 years	42	65 and 66 years	88
67 to 69 years	78	67 to 69 years	84	67 to 69 years	162
70 to 74 years	105	70 to 74 years	103	70 to 74 years	208
75 to 79 years	93	75 to 79 years	83	75 to 79 years	176
80 to 84 years	56	80 to 84 years	63	80 to 84 years	119
85 years and over	14	85 years and over	34	85 years and over	48

Race (Including institutional population)		Median age, No. of families & households, pop. in households	
Total:	7,375	Median age--	
White alone	5,873	Both sexes	37.3
Black or African American alone	1,070	Male	34.3
American Indian and Alaska Native alone	2	Female	40.0
Asian alone	347	Families -- Total	1,835
Some other race alone	19	Average family size	3.23
Two or more races	64	Population in Households -- Total	6,252

Household type by age of householder		Household type by household size	
Total households	2,070	Total:	2,070
Family households:	1,835	Family households:	1,835
Householder 15 to 24 years	6	2-person household	654
Householder 25 to 34 years	120	3-person household	434
Householder 35 to 44 years	429	4-person household	463
Householder 45 to 54 years	559	5-person household	211
Householder 55 to 64 years	368	6-person household	57
Householder 65 to 74 years	205	7-or-more person household	16
Householder 75 to 84 years	136	Nonfamily households:	235
Householder 85 years and over	12	1-person household	198
Nonfamily households:	235	2-person household	33
Householder 15 to 24 years	5	3-person household	3
Householder 25 to 34 years	17	4-person household	1
Householder 35 to 44 years	28	5-person household	0
Householder 45 to 54 years	42	6-person household	0
Householder 55 to 64 years	36	7-or-more person household	0
Householder 65 to 74 years	46		
Householder 75 to 84 years	53		
Householder 85 years and over	8		

APPENDIX B-2

UNITED STATE BUREAU OF THE CENSUS: CENSUS 2000 FOR NORTH CALDWELL

Characteristics of the North Caldwell population in group quarters for 2000			
Institutionalized population:	1,122	Male:	931
Correctional institutions	1,122	18 to 64 years:	931
Nursing homes	0	Correctional institutions	931
Other institutions	0	Female:	192
Noninstitutionalized population:	1	18 to 64 years:	192
College dormitories (includes college quarters off campus)	0	Correctional institutions	191
Military quarters	0	Noninstitutionalized population:	1
Other noninstitutional group quarters	1	Other noninstitutional group quarters	1
Total:	1,123		

Characteristics of the North Caldwell housing stock for 2000			
Total:	2,108	Total vacant units:	38
Occupied	2,070	For rent	3
Vacant	38	For sale only	11
Total:	2,070	Rented or sold, not occupied	7
Owner occupied	1,994	For seasonal, recreational, or occasional use	15
Renter occupied	76	For migrant workers	0
Average household size--		Other vacant	2
Total	3.02		
Owner occupied	3.04	Total population in households (excl. institutional)	6,252
Renter occupied	2.59		

2000 Number of housing units in structure for North Caldwell		1990 Number of housing units in structure for North Caldwell	
Total:	2,108	Total	1996
1, detached	1,957	1, detached	1825
1, attached	116	1, attached	110
2	18	2	22
3 or 4	9	3 or 4	14
5 to 9	0	5 to 9	3
10 to 19	8	10 to 19	0
Boat, RV, van, etc.		Other	22

Estimates of Resident Population by Municipality: Essex County, 2000-2003						
County/Municipality	Census 2000 count		Estimates as of July 1,			
	Original	Corrected	2000	2001	2002	2003
Essex County	793,633	792,305	792,428	794,408	795,905	796,313
Belleville township	35,928	35,928	35,896	35,837	35,756	35,604
Bloomfield township	47,683	47,683	47,632	47,520	47,382	47,165
Caldwell borough	7,584	7,584	7,584	7,600	7,645	7,620
Cedar Grove township	12,300	12,300	12,295	12,297	12,293	12,266
City of Orange township	32,868	32,799	32,778	32,757	32,677	32,556
East Orange city	69,824	69,824	69,750	69,588	69,518	69,212
Essex Fells borough	2,162	2,162	2,161	2,162	2,158	2,156
Fairfield township	7,063	7,063	7,094	7,230	7,413	7,442
Glen Ridge borough	7,271	7,271	7,261	7,236	7,208	7,166
Irvington township	60,695	60,695	60,635	60,506	60,330	60,057
Livingston township	27,391	27,391	27,430	27,639	27,632	27,972
Maplewood township	23,868	23,868	23,848	23,811	23,738	23,646
Millburn township	19,765	19,765	19,754	19,747	19,733	19,670
Montclair township	38,977	38,658	38,624	38,563	38,672	38,584
Newark city	273,546	272,537	272,808	274,396	276,189	277,911
North Caldwell borough	7,375	7,375	7,375	7,386	7,384	7,380
Nutley township	27,362	27,362	27,466	27,936	28,083	28,091
Roseland borough	5,298	5,298	5,296	5,301	5,301	5,297
South Orange Village towns	16,964	16,964	16,957	16,957	16,942	16,899
Verona township	13,533	13,533	13,522	13,506	13,465	13,402
West Caldwell township	11,233	11,233	11,225	11,214	11,193	11,148
West Orange township	44,943	45,012	45,037	45,219	45,193	45,069
Source: US Bureau of the Census, Population Division, 6/24/04.						