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2013 LAND USE ELEMENT OF THE MASTER PLAN
AND
PERIODIC REEXAMINATION REPORT OF THE MASTER PLAN

Borough of Tenafly
Bergen County, New Jersey





COMMUNITY PLANNING PRINCIPALS:
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

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2013 Land Use Element of the Master Plan And Periodic Reexamination Report of the Master Plan

Borough of Tenafly
Bergen County, New Jersey

Prepared for:
Borough of Tenafly Planning Board

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DEDICATION

The Tenafly Master Plan of 2013 is dedicated to Mary D. (Dee) Lorberbaum, a 35 year resident of the Borough. Dee served as the Tenafly Municipal Land Use Officer who for decades provided the Mayor & Council, Borough Administrators and the Tenafly Planning Board with unquestionable knowledge and advice. Her persistence led to completion of earlier versions of the Master Plan and most importantly to this document.



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BOROUGH HALL



Section 1:

Introduction

Section 1:

Introduction



Peace Plaza. Credit: David Novak

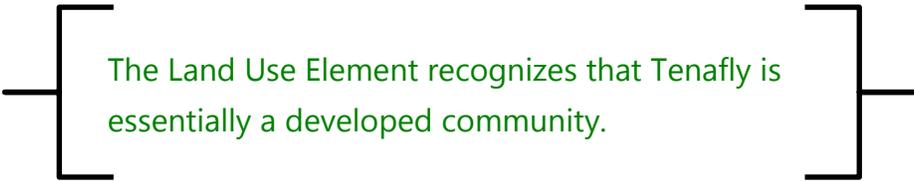
1.1 Overview

A master plan serves as a blueprint for shaping a community's future. Through a series of goals, objectives, policy statements, diagrams and maps, the master plan sets forth a long-term, comprehensive framework to guide the use of land throughout a municipality. By developing the parameters around which development and redevelopment should occur, the master plan ultimately serves as a guidebook for the decisions and actions made by residents, business owners, public employees, and private investors alike. As a result, the master plan is a dynamic document, one that must be visited and revisited in order to ensure its relevancy and effectiveness.

The 2013 Borough of Tenafly Land Use Element of the Master Plan is part of a continuing comprehensive planning process initiated by the Borough over 70 years ago, when it was the first community in Bergen County to adopt a master plan. Since then, the Master Plan has been updated on a regular basis to address on-going development pressures, an evolving development pattern, and various judicial, legislative and administrative actions affecting the Borough's land use arrangement. The Planning Board adopted its previous Master Plan in 1992. Three subsequent master plan reexamination reports designed to guide the future development of the community were adopted by the Planning Board in 1999, 2005 and 2012.

This Land Use Element represents a continuing effort to ensure that the Borough's planning policies and land use goals and objectives remain current and up-to-date. This document does not radically depart from the policies and land use goals set forth in the previous plans and studies, although it does update the goals, objectives and policy statements regarding the Borough's future growth and development, and recommends modifications to the Borough's land use plan and zoning ordinance where conditions warrant. It also provides updated demographic and related background information on the Borough.

The following Land Use Element recognizes that Tenafly is essentially a developed community, having grown considerably from its beginnings before the time of the American Revolution when it consisted of four homes, a militia headquarters and a schoolhouse surrounded by forests and hills. Today, the 4.5 square mile Borough boasts a population of over 14,000 residents, an attractive central business district, well-planned open space and recreation amenities, and a renowned public school system, all of which add to the community's reputation as a very desirable place to live. The fully developed character of the Borough necessitates a planning response that focuses on maintaining the established character of the community, and identifying those areas warranting an upgraded planning and zoning approach to development.



The Land Use Element recognizes that Tenafly is essentially a developed community.

The Municipal Land Use Law (MLUL) establishes the legal requirement and criteria for the preparation of a master plan. The Planning Board is responsible for the preparation of these documents, which may be adopted and/or amended by the board subject to a public hearing. The MLUL was recently amended to require the board to prepare a review of the master plan at least once every ten years. Prior to May of 2011, the Planning Board was required to prepare such a review, minimally, once every six years.

The MLUL also identifies the mandatory contents of a master plan. The statute requires that a master plan must include the following:

1. A statement of objectives, principals, assumptions, policies and standards upon which the constituent proposals for the physical, economic, and social development of the municipality are based;
2. A land use plan element that takes into account physical features, identifying the existing and proposed location, extent, and intensity of

1.2 Legal Requirements for the Master Plan

development for residential and non-residential purposes, and states the relationship of the plan to any proposed zone plan and zoning ordinance;

3. A housing plan and recycling plan by the municipality.

In addition, the MLUL identifies a number of other plan elements that may be incorporated into a comprehensive master plan document, such as: circulation, open space, recreation, community facilities, and historic preservation plan elements. These are not obligatory elements.

The master plan gives the community the legal basis to control development in the municipality. This is accomplished through the adoption of development ordinances that are designed to implement the plan's recommendations.

1.3 Previous Master Plan Efforts Undertaken by the Borough

The Borough of Tenafly formed its Planning Board in 1931 and shortly thereafter became the first community in Bergen County to adopt a master plan. A new master plan was adopted in 1971, which was updated in 1978 to meet the requirements of the State's new Municipal Land Use Law legislation that was adopted by the State in 1975 superseding its predecessor 1954 legislation. In 1984, the Planning Board adopted a Reexamination Report as required by the MLUL. A new comprehensive master plan was adopted by the Borough on April 17, 1992. This plan included elements for land use, housing, circulation, community facilities, historic preservation and recycling.

The Borough has adopted a number of master plan amendments and three reexaminations of the master plan since 1999. These include:

1. The Planning Board adopted the Magnolia Avenue Historic District on September 12, 2000. Twenty-one properties were recommended by the Borough Historic Preservation Commission to be included as part of this historic district.
2. An update to the Borough's Housing Element and Fair Share Plan was adopted August 12, 2002, and amended on April 9, 2003. Tenafly received a judgment of repose on July 2, 2003 regarding its affordable housing obligation. A new Housing Element and Fair Share Plan was adopted by the Planning Board in November 2008 and filed with the New Jersey Council on Affordable Housing the following month. The Borough is still awaiting its certification of this plan.
3. The Tenafly Environmental Commission prepared an Environmental Resource Inventory (ERI), in a report dated June 20, 2002. The report details the Borough's environmental features, including physical features such as topography, soils, vegetation and wildlife, among other

features. It also provides information on public services, historical sites and computer mapping information with the idea of expanding the ERI into a full-blown Geographical Information System (GIS) at some point in the future. A new ERI was prepared for the Borough in August 2011, and included additional information regarding critical habitats, wetlands, aquifers, watersheds, and contamination.

4. On June 23, 2004, the Planning Board amended the Historic Preservation Element to include the Herbert Coppell estate, known as "Cotswold." This designation is based on a report prepared in 2002 by the Tenafly Historic Preservation Commission describing the history of the property and its significance to the Borough. In 2008, three additional locations were designated as historic properties and were subsequently included in the Element: 60 Elm Street, 177 Highwood, and 330 Engle Street. Most recently, the Lyman-Browning Estate Cottage at 170 Thatcher Road was designated as a historic landmark. An updated Historic Preservation Element of the Master Plan was prepared and subsequently approved by the planning board in January, 2012.
5. Three reexamination reports were adopted, in 1999, 2005, and 2012, subsequent to the adoption of the last comprehensive Master Plan in 1992, pursuant to the requirements of the MLUL.



Credit: David Novak



Section 2:

Goals and Objectives

Section 2:

Goals and Objectives



Theodore Roosevelt Monument. Credit: Councilman Jon Warms

2.1 General Goals and Objectives of the Borough

The Municipal Land Use Law requires that all municipal master plans set forth a statement of objectives, principles, assumptions, policies and standards upon which the master plan recommendations are based. This section of the Borough of Tenafly's Master Plan sets forth the general objectives which are consistent with the "purposes of zoning" as defined in the Municipal Land Use Law. The Master Plan is predicated on the following general objectives:

1. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
2. To secure safety from fire, flood, panic and other natural and man-made disasters;
3. To provide adequate light, air and open space;
4. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
5. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the

environment;

6. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
7. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;
8. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;
9. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
10. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
11. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;
12. To encourage senior citizen community housing construction and assisted living housing construction;
13. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
14. To promote utilization of renewable energy resources; and
15. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.

2.2 Borough of Tenafly Land Use Goals and Policies

1. **Goal:** To maintain and enhance the existing areas of stability in the community; to encourage a land use pattern that establishes areas which have their own unique development characteristics. A principal goal of this plan is to preserve and protect the residential character and existing density of the community, and reinforce the Borough's commercial and business areas, by restricting incompatible land uses from established neighborhoods, and limiting intensities of use to the levels prescribed herein.

Policy Statement: The Borough recognizes that one of its most significant attributes is its unique land use arrangement, one that is characterized by attractive, detached single-family residential neighborhoods with a distinctive suburban flavor. This Plan's land use recommendations are designed to protect and reinforce this prevailing pattern. It recognizes the established densities existent within the Borough's residential neighborhoods and precludes the introduction of incompatible, non-residential use or intensity of development into these communities.

2. **Goal:** To ensure that any prospective development and/or redevelopment is responsive to Tenafly's environmental features.

Policy Statement: The Borough seeks to limit development to that which is sensitive to the community's particular characteristics and preserves its sensitive environmental elements. In particular, the Borough seeks to limit development to that which retains existing vegetation and preserves steeply sloped areas, wetlands and floodplains. Tributary watercourses that lead to drinking water sources should also be protected. Numerous sites exist throughout the Borough which contain extensive environmentally sensitive features, and therefore may not be able to accommodate their full-zoned development potential.

3. **Goal:** To ensure that any future development of the Borough's infrastructure be limited to accommodate the Borough's present level of intensity as identified in this Plan.

Policy Statement: The Borough seeks to encourage a limited level of infrastructure improvement to accommodate local needs. The addition of new facilities that may be utilized to support higher levels of development than considered in this Plan is discouraged. The Borough's land use policy is explicitly designed to discourage infrastructure improvement projects that would encourage a significant increase in the carrying capacity of the land and consequently result in increased pressures for higher levels of development.

4. **Goal:** To encourage and provide buffer zones to separate incompatible land uses.

Policy Statement: The Borough recognizes the need to reinforce the delineation of boundaries separating residential and non-residential uses, as well as those separating residential uses of significantly differing intensities. This Plan encourages the use of buffer and screening devices utilizing suitable planting elements (incorporating such elements as multiple rows of plant material, planting clusters, etc.) with supplemental aesthetically pleasing fencing where appropriate. This should be accomplished primarily within the framework of appropriate open space buffers. In addition to the physical elements noted above, it is appropriate to provide suitable distances between on-site activity on non-residential lots and adjoining residential lots in instances where it can be provided.

5. **Goal:** To encourage residential zone bulk requirements, such as setbacks and coverage, as well as regulations regarding lighting, noise, etc., to permit development consistent with the established community character.

Policy Statement: The Borough seeks to encourage single-family detached housing that permits more creative designs while minimizing any impacts that would detract from the preexisting neighborhood character currently present in Tenafly.

6. **Goal:** To consider environmentally sensitive features and extensive woodland vegetation as a means of preserving steep slopes, wetlands, wooded areas, scenic qualities, historic facilities, retaining open space and reducing infrastructure costs.

Policy Statement: The Borough seeks to encourage single-family detached housing that preserves and protects environmentally sensitive features, wooded acreage and open space.

7. **Goal:** To preserve and enhance the Borough's community facilities, ensuring that the Borough address the public safety, recreational, and other needs.

Policy Statement: The Borough seeks to enhance its existing community facilities while pursuing additional facilities where possible. In particular, the Borough seeks to develop a community center. In addition, any major residential and non-residential development projects should address how their proposals would affect the provision of community services and what additional burdens, if any, would be placed on the Borough.

8. **Goal:** To preserve and enhance the Borough's Central Business District by defining its functional role in the community and enhancing the quality of life within the commercial center through an appropriate mixture of activities; permit a reasonable level of development in the business district; and to encourage the use of off-street parking facilities to provide greater convenience for shoppers and reduce conflicting traffic movements in the Central Business District.

Policy Statement: The Borough seeks to encourage the continuing development of its Central Business District for retail and commercial uses serving the daily needs of the area's resident population. The Borough's broad land use policy is to limit commercial development to the areas depicted on the Land Use Plan map. In addition, this Plan encourages a building design that is oriented toward the street corridor, to the extent possible. Consideration should be given to design features that encourage the integration of building, parking, signage and landscaping elements (including tree wells in parking lots) into a comprehensive and unified framework. In particular, this framework should include an emphasis on enhancing safety for pedestrians. Further, the Borough encourages the development of additional pedestrian and green spaces in its Central Business District.

In an effort to facilitate the occupancy of buildings in the area and enhance the district's character, this plan is designed to encourage a broader array of uses that are complementary to the commercial character, and to simplify the development application process.

9. **Goal:** To address the Borough's affordable housing obligation in a manner that is consistent with other goals and objectives set forth herein.

Policy Statement: The Borough recognizes that the State is currently undergoing significant changes in its treatment of affordable housing, and it is therefore difficult to conclusively determine what its new prospective need numbers will be. If the state relies upon historic development trends, which would include the past few years when the Borough and the State as a whole experienced fairly little development, the housing need numbers should likely be lower than COAH had previously projected.

10. **Goal:** To promote a safe and efficient circulation that serves the Borough while retaining Tenafly's community character.

Policy Statement: The Borough seeks to continue improving its circulation issues, and in particular those regarding roads in the Central Business District. The Borough seeks to implement improved traffic signage and signalization and improve roadway alignments and the effectiveness and safety of certain intersections, as is necessary. Future residential and non-residential development should review the proposed impact of activity on the Borough's street network and minimize, if not eliminate, any potential adverse impacts. The plan also seeks to promote safe and efficient circulation for pedestrians and cyclists.

11. **Goal:** To preserve the historic features of the Borough as an integral part of Tenafly's unique character.

Policy Statement: As is consistent with the Municipal Land Use Law's intention to preserve historic properties, the Borough seeks to continue its policy of protecting historically significant structures as identified within the Historic Preservation Element through the adoption of regulations. The community should give consideration to the provisions provided by the Residential Site Improvement Standards that allow for exceptions in construction and design criteria for historic areas.

12. **Goal:** To support the overall philosophy of the State Development and Redevelopment Plan (SDRP) as a means of providing growth management on a statewide basis while retaining the principles of home rule.

Policy Statement: The Borough acknowledges that the general intent of the SDRP – to manage growth within the framework of a municipality's needs, infrastructural capabilities and environmental constraints – and the SDRP's specific tier designation represent a reasonable approach to growth management.

13. **Goal:** To limit the further expansion of two-family dwellings in the R-7.5 District.

Policy Statement: The Borough seeks to encourage residential development that is consistent with historical densities and intensities of use. Therefore, it is the policy of the Borough to limit the expansion of two-family dwellings, which are largely out-of-character with the overall neighborhood pattern of development and have contributed to a general sense of over-crowding on building lots.

14. **Goal:** To preserve the Borough's large open tracts.

Policy Statement: The Borough recognizes that its larger, undeveloped and underdeveloped lots provide an enhanced aesthetic and visual impression and define the community's appeal by virtue of its open space character and treed environment. The development and redevelopment of such tracts would not only have adverse impacts on the capabilities of the municipality's infrastructure, traffic, and community facilities, but would also detract from the Borough's existing open space assets.

15. **Goal:** To encourage senior citizen housing construction as well as special needs and assisted living housing construction.

Policy Statement: The Borough seeks to encourage the construction of senior citizen housing, assisted living housing, and special needs housing. These facilities provide housing opportunities for special needs residents who wish to remain in Tenafly who would otherwise be unable to do so. Such senior citizen housing and assisted living housing should be located in proximity to the Central Business District (CBD).



BRASSerie

Credit: David Novak



Credit: David Novak



Section 3

Land Use Plan

Section 3:

Land Use Plan



Washington Street, looking east. Credit: David Novak

3.1 Overview of the Land Use Plan

The following Land Use Plan for the Borough of Tenafly identifies the proposed location, extent and intensity of development of land to be used in the future for residential, commercial, business, office, recreational and other public and semi-public uses.

In accordance with the provisions of the Municipal Land Use Law, the plan is intended to guide the future development of the Borough for at least the next ten year period in a manner which protects the public health, safety and general welfare. This plan is designed to serve as the basis for revisions to the Borough's land use ordinances including zoning, subdivision and site plan codes.

3.2 Land Use Categories

The land use plan is based on nineteen categories of development, including eight residential categories, eight nonresidential categories, and three public categories. These categories do not substantially differ from the community's prior master plan designation, although some modifications are proposed.

The categories are described below:

3.2.1 Residential Land Use Categories

The Borough's residential land use categories are designed to identify the locations for a broad array of housing types, including detached single-family residential dwellings, two-family residential dwellings, and multi-family dwellings intended for a range of families, senior citizens, special needs citizens, and low- and moderate-income households. Each of these land use categories are described as follows. In addition, each category can be seen on the accompanying land use plan map.

Single-Family Residential:

Areas designated for single-family residential development identify the locations where detached single-family residential development may occur, and are for the most part already developed with single family residential uses on lots that range from 40,000 to 7,500 square feet. The category is further refined into three land use sub-categories: Low Density Residential, Moderate Density Residential, and Medium Density Residential. The Low Density Residential land use category encompasses portions of the Borough that are located in the R-40 Residence District. The Moderate Density Residential land use category corresponds to the R-20 Residence District. The Medium Density Residential land use category corresponds to the R-10 and R-9 Residence Districts. The land use classifications are identified below:

1. **Low Density Residential (R-40):**

The Low Density Residential land use category corresponds to the R-40 Residence District, which is a detached single-family zone requiring a minimum lot area of 40,000 square feet. This area encompasses the east-central portion of the Borough, and is generally located to the west of the Tenafly Nature Center, north of Mayflower Drive and Bliss Avenue, and east of Leroy Street and Homestead Road. An additional lot located along Hudson Avenue near the Tenafly Nature Center is also identified as Low Density Residential.

Properties in this land use category area are developed with single family detached residential dwellings. It is recommended that the established character of these areas be preserved and current zoning densities be maintained.

2. **Moderate Density Residential (R-20):**

The Moderate Density Residential land use category corresponds to the R-20 Residential District, which is a detached single-family zone requiring a minimum lot size of 20,000 square feet. This includes properties located in the north-central portion of the Borough, generally bounded by Edgewood Street to the south, Depeyster Avenue and Engle Street to the west, Cresskill Borough to the north,

and Farview Road and Homestead Road to the east. An additional area is located in the southwestern corner of the Borough as well, along the westerly portion of Knickerbocker Road.

Properties in this land use category are primarily developed with single family detached residential dwellings. It is recommended that the established character of these areas be preserved and current zoning densities be maintained.

3. **Medium Density Residential (R-10 and R-9):**

The Medium Density Residential land use category corresponds with the R-10 and R-9 Residential Districts.

The R-10 Residence District is a detached single-family zone requiring minimum lot sizes of 10,000 square feet, and is located near the center and western portions of the Borough. Near the center of the Borough, the R-10 district is generally bounded by the Central Business District to its west and Leroy Street, Depeyster Avenue and Engle Street to its east. In the western portion of the Borough, the R-10 district is located along the easterly side of Knickerbocker Road. Properties in this district are primarily already developed with single family detached residential dwellings. It is recommended that the established character of these areas be preserved and current zoning densities be maintained.

The R-9 Residence District is a detached single-family zone requiring minimum lot sizes of 9,000 square feet, and is located along the easterly and westerly edges of the Central Business District as well as the northwesterly corner of the Borough. Properties in this district are primarily already developed with single family detached residential dwellings. It is recommended that the established character of these areas be preserved and current zoning densities be maintained.

One- and Two-Family Residential (R-7.5):

A new One- and Two-Family Residential land use category is proposed, which corresponds to the existing R-7.5 District.

The R-7.5 District, located along the fringes of the CBD, is currently a one- and two-family zone that requires a minimum lot size of 7,500 square feet. As such, current zoning for the R-7.5 District provides a density of 5.8 units to the acre for single family dwellings and up to 11.6 units to the acre for two-family dwellings.

A study conducted in 2007 by Burgis Associates, Inc. examined the established development pattern in all of the R-7.5 Districts in the Borough. Eleven separate

blocks containing 334 lots were analyzed. Approximately 42% of these lots were found to be two-family lots, indicating that the overall density of the district is approximately 8.2 units to the acre. In order to encourage a greater balance with the surrounding land use arrangement, it is recommended that the current zoning densities of the R-7.5 District be studied.

Multifamily Residential (R-MF, R-RMF, MF-C, MF-1):

The Multifamily Residential land use category corresponds to the R-MF Residence District, R-RMF Residence District, MF-C Residence Multifamily Contributory Housing District, and MF-I Multifamily Contributory Inclusionary Housing. These districts permit garden apartments, townhouse units, and any other R-7.5 principal permitted use. The established densities for the Multifamily Residential land use category vary by both district and type of development. Within the R-MF and R-RMF Districts, garden apartments have a maximum established density of ten units per acre, while townhouses have a maximum density of six units per acre. The maximum densities established for the MF-C and MF-I Districts are 7 dwelling units per acre and 23 dwelling units per acre, respectively.

These areas are for the most part already developed with multifamily housing. It is recommended that the established character of these areas be preserved and current zoning densities be maintained. Furthermore, it is noted that the Borough acknowledges the Browning House as an established development within the R-RMF District.

In order to provide for the creation of affordable housing units, two additional residential overlay land use categories are proposed which correspond to existing overlay zoning, and are as follows:

Affordable Housing Overlay 1 (AHO-1/R)

A new Affordable Housing Overlay 1 land use category is proposed. This category would correspond to the AHO-1/R Affordable Housing Overlay, No. 1 District which permits multi-family residential with low and moderate income housing, with a maximum permitted density of 22 units per acre. The AHO-1/R district is located along the northerly side of Prospect Terrace, and comprises the entirety of Block 1309 Lots 9 and 10, as well as the southerly portion of Block 1309 Lots 1 and 2. The underlying M-I District uses and regulations can still be utilized; the overlying AHO-1/R District allows developers who wish to develop affordable housing units to do so.

The area is currently developed with The Plaza at Tenafly. It is recommended that current zoning densities be maintained.

3.2.2 Affordable Housing Overlay Land Use Categories

Affordable Housing Overlay 2 (AHO-2)

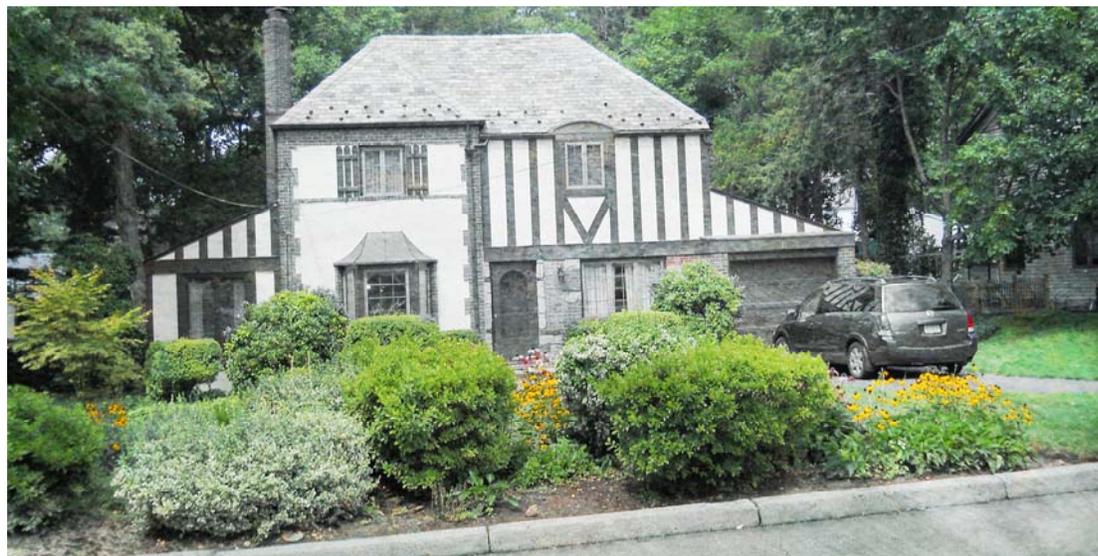
A new Affordable Housing Overlay 2 land use category is proposed. This category would correspond to the AHO-2 Affordable Housing Overlay, No. 2 District, which permits multifamily housing with a maximum permitted density of 12 units per acre. The AHO-2 district is located along the easterly side of Grove Street, and comprises the majority of Block 1104. The underlying district uses and regulations can still be utilized; the overlying AHO-2 District allows developers who wish to develop affordable housing units to do so.

The area is currently developed with townhouse units, as well as a detached single family residential and commercial uses. It is recommended that current zoning densities be maintained.

3.2.3 Historic Residential Overlay Land Use Category

A new residential Historic Overlay Land Use Category is proposed, which would correspond to the existing HOD Historic Overlay District. The Historic Residential Overlay Land Use Category includes two residential historic districts: Atwood's Highwood Park and Magnolia Avenue. It is acknowledged that these historic features are an integral part of Tenafly's unique character. Therefore, it is recommended that the Borough continue its policy of protecting historically significant structures as identified within the Historic Preservation Element through the adoption of regulations. In addition, it is recommended that the Borough give consideration to the provisions provided by the Residential Site Improvement Standards that allow for exceptions in construction and design criteria for historic areas.

A separately proposed land use category for the Palisades Interstate Park, which is also contained in the HOD Historic Overlay District, is discussed in Section 3.2.7.



Credit: David Novak

3.2.4 Non-Residential Land Use Categories

The Borough's non-residential land use categories permit a variety of uses, including: retail and service commercial, business, office, limited industrial, recreation and open space, and other public and semi-public uses.

Each of these land use designations are identified as follows:

Central Business District (B-1)

This category corresponds to the B-1 Business District, which is a mixed-use district that currently permits a variety of uses including: public buildings and uses, retail stores and shops, personal service establishments, business and professional offices, restaurants, bars, taverns, delicatessens, lunch counters, telecommunications studios and offices, utility offices and installations, indoor theaters, nonprofit clubs, lodges, and cultural and charitable organizations.

The Central Business District serves as the heart of the Borough's downtown shopping area, and is intended to function as an attractive shopping area to serve both local residents and visitors. As the ultimate hub of the Borough's downtown, the Central Business District is the busiest area for Tenafly's business community. Recent efforts undertaken by the Borough reflect this importance. In 2008, a Business Improvement District (BID) Committee was established to promote the development of the Borough's downtown. Composed of local merchants, a Borough liaison, property owners and a hired outside professional, the BID has worked to attract new businesses to the Borough and promote a more business-friendly environment.

Nevertheless, despite these efforts, competitive forces from both regional shopping centers and online retail providers have the potential to detract from the viability of the Central Business District. As such, the Borough should encourage a wider array of permitted principal uses in the B-1 District while eliminating some anachronistic uses which are no longer relevant. Future development in the Central Business District should complement the downtown's vibrant, mixed use community and serve both the residents of the Borough as well as regional consumers.

The proposed permitted uses include:

- Public buildings and uses
- Retail stores and shops
- Personal service establishments
- Business and professional offices
- Restaurants, bars, taverns, delicatessens, lunch counters, and fast food establishments
- Nonprofit clubs, lodges, fraternal, civic, cultural and charitable organizations
- Telecommunication studios and offices

- Indoor theaters
- Child care centers
- Dwelling units above the first floor
- Professional studios
- Technology services
- Health clubs

Although the land use category already has a significant amount of residential units located above at-grade uses, the current zoning for the area does not currently permit any residential uses. Therefore, one of the more significant proposed modifications regard allowing residential apartments above at-grade uses.

In addition, due to the area’s density and pre-developed nature, the Borough should adjust some of its more stringent parking regulations. These proposed alterations to the Borough’s use and parking regulations are in the following section. Shared parking arrangements should also be encouraged.

General Business Area (B-2)

The General Business Area corresponds to the B-2 Business District, which currently permits: public buildings and uses, retail stores and shops, personal service establishments, business and professional offices, drive-up banks, professional studies, business and secretarial schools, restaurants, bars, taverns, delicatessens, lunch counters, hotels, museums, art galleries and libraries, utility offices and installations, telecommunication studios, child care centers, and nonprofit clubs, lodges, cultural and charitable organizations.

Located along the fringe of the Central Business District, the General Business Area was originally established as an auto-oriented business area and for retail uses that have functioned independently of downtown shopping areas. However, the Borough could better integrate the two areas as well as increase the viability of the General Business Area by updating the list of permitted uses.

In order to enhance the aesthetics and cohesiveness of the areas designated for the General Business Area, future development and redevelopment should integrate landscaping and pedestrian amenities along the frontage of sites. It is further recommended that buildings, signage and streetscape elements be designed with a unifying theme.

These proposed permitted uses are as follows:

- Any use permitted in the Central Business District (B-1 Business District)
- Business and secretarial schools
- Hotels
- Museums, art galleries, and libraries

Due to the area's developed nature and higher density, it is recommended that the Borough revise some of its stricter parking regulations. Any accessory parking areas built in the area should be situated in rear yards, and shared parking arrangements between adjacent uses should be encouraged.

Commercial Area (C)

The Commercial Area corresponds to the C Commercial District, which permits a variety of commercial uses and businesses, as well as public buildings and uses, membership corporations, public utility installations, and nonprofit clubs, lodges, fraternal, civic, and cultural and charitable organizations. Automobile and vehicle service stations, public garages, car wash facilities and drive-up banks are permitted as conditional uses.

The Commercial Area is limited to two areas in the Borough: on either side of the railroad from Central Avenue to Prospect Terrace, and along County Road from Prospect Terrace to Cresskill Borough. To increase the viability of the area, the Borough should increase the list of permitted uses in the area. In particular, uses in the Commercial Area should include:

- Any use permitted the Central Business District (B-1 District) and General Business Area (B-2 District)
- New car sales and service
- Greenhouse and garden centers
- Dental and medical laboratories
- Printing and publishing
- Exterminating shops
- Plumbing, heating and AC showrooms and shops
- Photo developing and processing
- Fine arts studios for individual works, including glass
- Building and construction contractors' yards
- Warehousing of general, dry goods and merchandise
- Office equipment and machines
- Wholesale and retail building material, supplies and equipment
- Sale of auto parts, accessories and equipment
- Linen, towel and drapery service
- Membership corporations
- Public utility installations

Where possible, in order to enhance the aesthetics and cohesiveness of the areas designated for the Commercial, future development and redevelopment should integrate landscaping and pedestrian amenities along the frontage of sites. It is further recommended that buildings, signage and streetscape

elements be designed with a unifying theme. In addition, the Borough should look for opportunities to reflect and tie into recent commercial developments in the adjoining Cresskill Borough business district.

Any accessory parking areas built in the area should be situated in rear yards, and shared parking arrangements between adjacent uses should be encouraged.

Senior Housing and Business Area (SR/B)

A new Senior Housing and Business Area land use category is proposed, which would correspond to the existing SR/B District. This district permits a variety of commercial uses including self-storage facilities, public and private schools, age-restricted housing, assisted living and/or congregate care housing, nursing homes, and homes for the developmentally disabled. The SR/B District is north of Hudson Avenue between County Road and Piermont Road, and extends to the Borough's border with Cresskill Borough.

The Borough should pursue opportunities to reflect and link the SR/B District to Cresskill Borough's adjoining senior and business districts. Cresskill's Master Plan establishes a senior citizens land use category along Piermont Road which contains two adult communities: Cresskill Commons and Sunrise of Cresskill. Furthermore, to the east of the senior citizens land use designation are commercial, office, and office park designations. These areas have recently experienced an increase in commercial development, particularly with restaurant establishments.

In order to more closely tie into these neighboring land use patterns and increase the viability of the Senior Housing and Business Area, the Borough should expand the list of permitted uses of the SR/B District. Principal commercial uses should include:

- Any use permitted the Central Business District (B-1 District), General Business Area (B-2 District), and Commercial Area (C District)
- Age-restricted housing
- Assisted living and or/congregate care housing
- Nursing homes
- Homes for the developmentally disabled
- Laboratories for scientific research, design and analysis only
- Self-storage facilities
- Warehousing
- Public and private academic schools

Any commercial development in the Senior Housing and Business Area should enhance the aesthetics and cohesiveness of the area. Future development and

redevelopment should integrate landscaping and pedestrian amenities along the frontage of sites, while buildings, signage and streetscape elements should be designed with a unifying theme. Where possible, the innovative re-use of structures should be encouraged wherever doing so would enhance the attractiveness of the area.

Residential development should continue to encourage the construction of assisted living housing to provide housing opportunities for residents who wish to remain in Tenafly.

Industrial Area (M-I)

The Industrial Area corresponds to the M-I Light Industrial Zone, which permits a variety of light industrial and manufacturing uses, as well as public buildings and uses, offices for executive and administrative purposes, laboratories, and child care centers.

The Borough acknowledges the overall decrease in demand of light industrial and manufacturing sites both locally and in the region. Nevertheless, the larger buildings and lots in the Industrial Area can potentially be enticing to business looking for larger spaces. As such, it is recommended that the Borough increase the number of principal permitted uses in the M-I zone to include:

- Any use permitted the Central Business District (B-1 District), General Business Area (B-2 District), Commercial Area (C District), and Senior Housing and Business Area (SR/B District)
- Public uses and buildings
- Automobile/vehicle repair facilities
- Manufacturing limited to assembly, fabrication or processing

Any commercial development in the Industrial Area should enhance the aesthetics and cohesiveness of the area. Future development and redevelopment should integrate landscaping and pedestrian amenities along the frontage of sites, while buildings, signage and streetscape elements should be designed with a unifying theme. Where possible, the innovative re-use of structures should be encouraged wherever doing so would enhance the attractiveness of the area.

Semi-Public

A new Semi-Public land use category is proposed to identify the existing houses of worship throughout the Borough. A semi-public use is one that is owned or operated by a non-profit, religious, or eleemosynary institution and provides educational, cultural, recreational, religious, or other similar types of programs.

3.2.5 Non-Residential Overlay Land Use Categories

Two new non-residential overlay land use categories are proposed, and are as follows:

Commercial Overlay 1

The Commercial Overlay 1 land use corresponds to the existing Commercial Overlay, No. 1 Overlay District, which is located at the intersection of Hudson Avenue and Piermont Road. The district permits banks with no more than four drive-through teller locations.

Commercial Overlay 2

The Commercial Overlay 2 land use category corresponds to the existing Commercial Overlay, No. 2 Overlay District, which is located on the southerly side of Hudson Avenue. The district permits any one of the following permitted principal uses: day care, health and fitness excluding medical offices, recreation, or professional office (excluding medical office).

3.2.6 Public and Open Space Land Use Categories

Two new, distinct land use categories are proposed for the Borough's public and open space land uses. The P Public District zone (formerly labeled as the O Open District) includes both of these land use categories. They do not correspond to their own separate zoning districts.

Public (P)

A new Public land use category is proposed to identify land occupied by municipal functions. These functions include municipal offices, public schools, and municipal recreation fields.

Open Space (P)

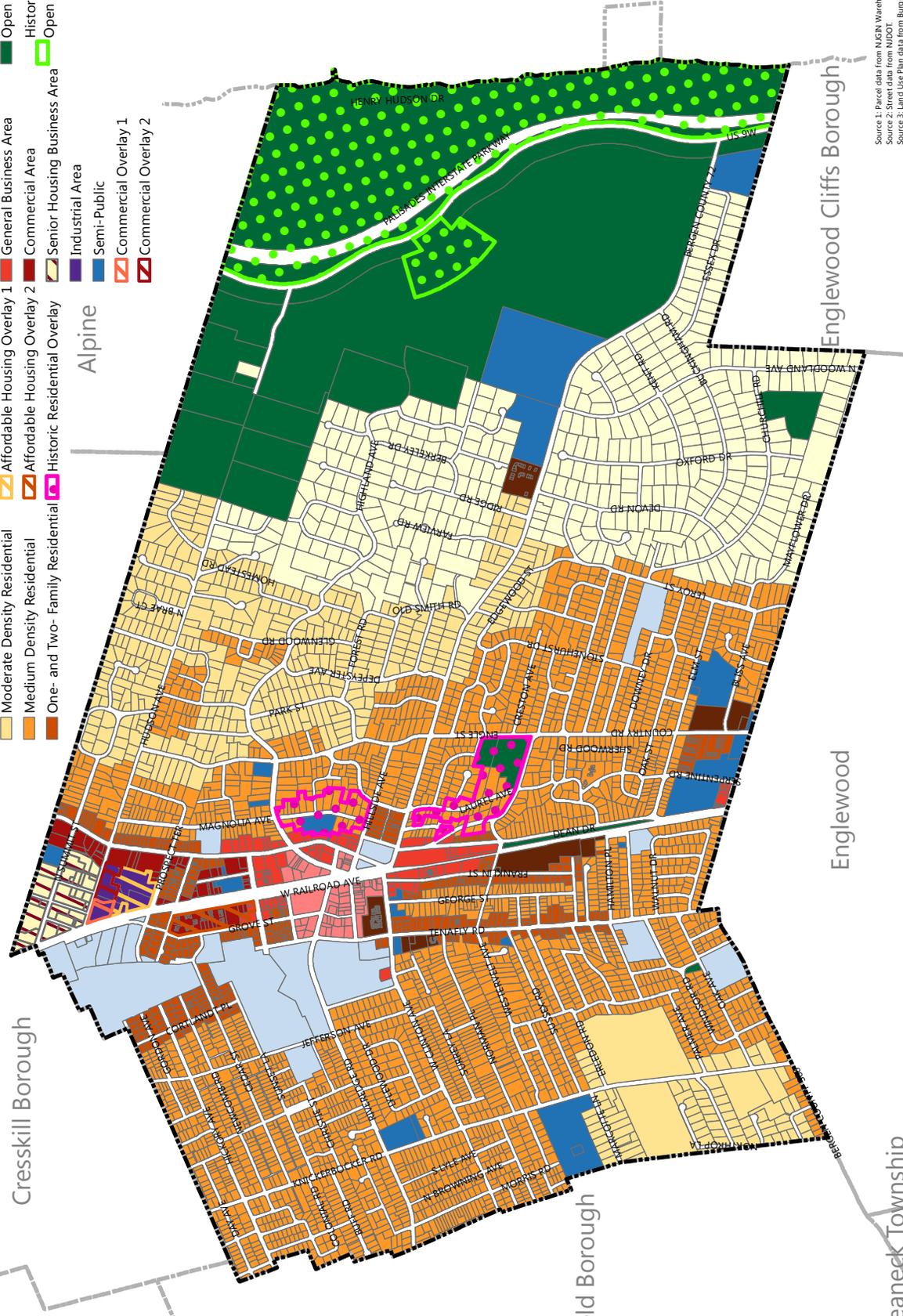
A new Open Space land use category is proposed to identify the Borough's open and conservation properties. The category corresponds to the Tenafly Nature Center, the Churchill Nature Preserve, Davis-Johnson Park, the Palisades Interstate Park, Tenakill Parkway Park, and Dean Drive Park.

3.2.7 Historic Public and Open Space Overlay Land Use Category

A new Historic Public and Open Space Overlay Land Use Category is proposed, to correspond to the existing HOD Historic Overlay District. The proposed Historic Public and Open Space Overlay Land Use Category contains the Palisades Interstate Park. It is recognized that this historic resource provides an enhanced aesthetic and visual impression that defines the community's appeal. It is recommended that the Borough continue its efforts preserving this space from development and redevelopment.



- Land Use Plan**
- Low Density Residential
 - Moderate Density Residential
 - Medium Density Residential
 - One- and Two- Family Residential
 - Multifamily Residential
 - Affordable Housing Overlay 1
 - Affordable Housing Overlay 2
 - Historic Residential Overlay
 - Central Business District
 - General Business Area
 - Commercial Area
 - Senior Housing Business Area
 - Industrial Area
 - Semi-Public
 - Commercial Overlay 1
 - Commercial Overlay 2
 - Public
 - Open Space
 - Historic Public and Open Space Overlay



Source 1: Parcel data from NJGEN Warehouse, Bergen County.
 Source 2: Street data from NJDOT.
 Source 3: Land Use Plan data from Burgis Associates, Inc. 2013

<p>BURGIS ASSOCIATES, INC. COMMUNITY PLANNING LAND DEVELOPMENT AND DESIGN LANDSCAPE ARCHITECTURE p: 201.666.1811 25 Westwood Avenue Westwood, New Jersey 07675 f: 201.666.2599</p>	<p>Project Title 2013 Land Use Element BOROUGH OF TENAFLY BERGEN COUNTY, NEW JERSEY</p>		<p>Project No. 2639.01</p>	<p>Date 06.21.13</p>	<p>Drawn DN</p>
	<p>Scale 1" = 2000'</p>		<p>Sheet No. LUP</p>	<p>2013 COPYRIGHT BA - NOT TO BE REPRODUCED</p>	
<p>Legend</p> <ul style="list-style-type: none"> Municipal Boundary Parcels 					
<p>Land Use Plan</p>					

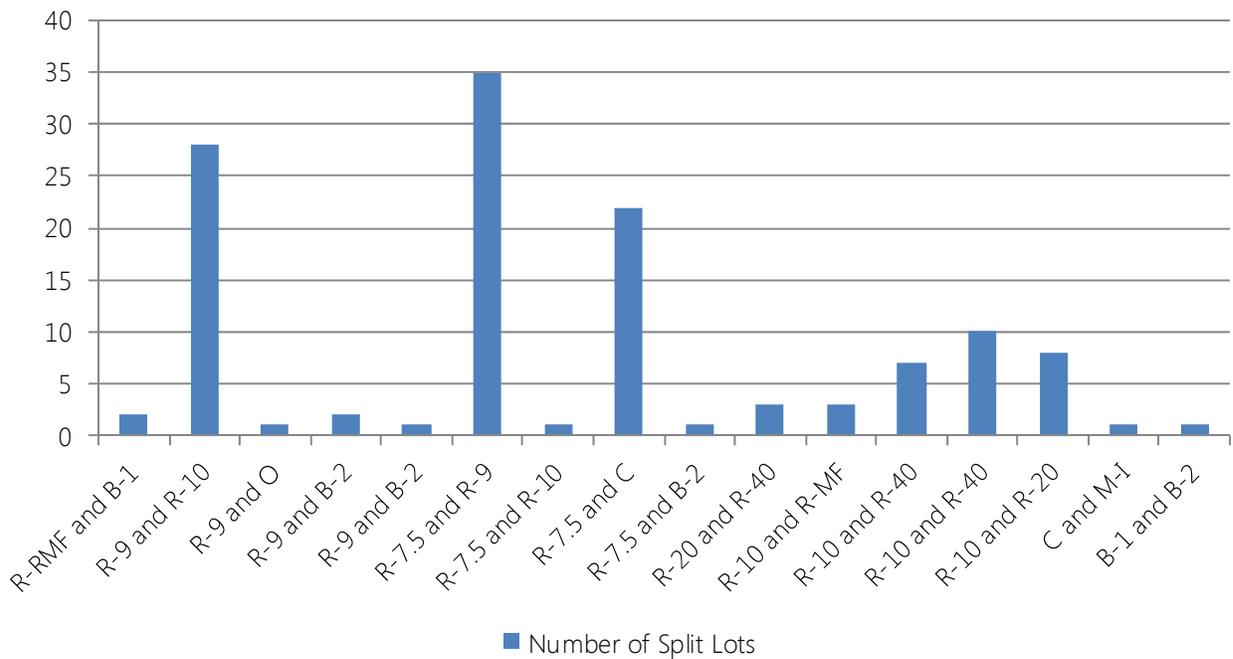
3.3 Recommended Action for the Zoning Map

Over 130 properties throughout the Borough, nearly the entirety of which contain residential uses, are currently located in two separate zone districts. These split lot properties are identified on the following map, and are summarized by Figure 1 below. In addition, each property is identified in Table 19 in the Appendix of this document.

The most commonly occurring instances of split lots occur between the R-7.5 and R-9 Residence Districts, particularly along Tenafly Road and near Courtland Place; in fact, nearly 26% of all split lots in the Borough are located between these two Residence Districts. The second most commonly occurring instances of split lots occur between the R-9 and R-10 Residence Districts, particularly near Highwood Ave.

The Borough should consider studying these parcels and possibly rezoning them in order to better implement the recommendations set forth in the Land Use Plan.

FIGURE 1: LOTS LOCATED IN TWO ZONING DISTRICTS (2013) - TENAFLY, NEW JERSEY



Source: Burgis Associates, Inc., 2013



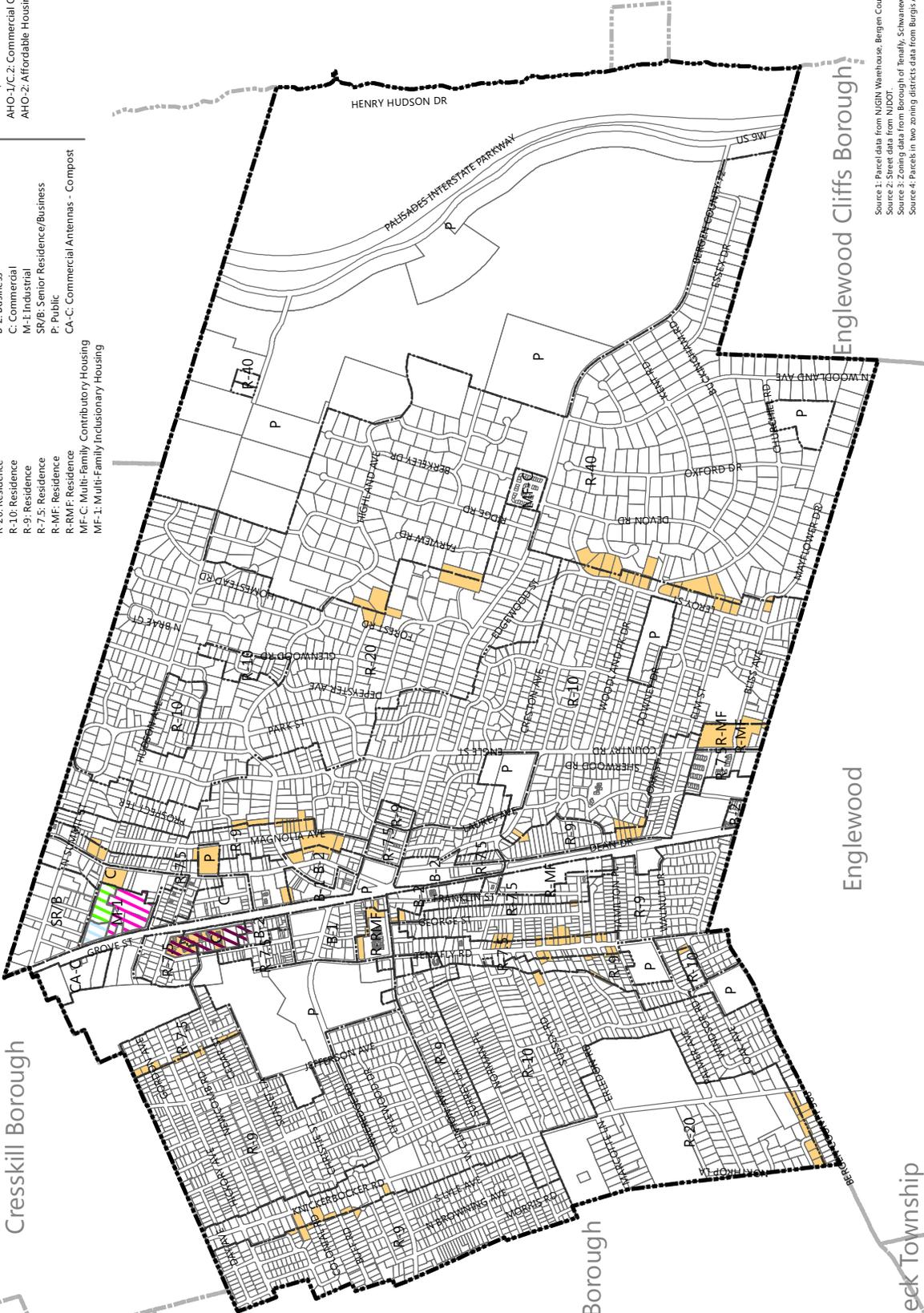
Cresskill Borough

Zone Districts:

- R-40: Residence
- R-20: Residence
- R-10: Residence
- R-9: Residence
- R-7.5: Residence
- R-WF: Residence
- R-RMF: Residence
- MF-C: Multi-Family
- MF-1: Multi-Family
- B-1: Business
- B-2: Business
- C: Commercial
- M-1: Industrial
- SR/B: Senior Residence/Business
- P: Public
- CA-C: Commercial Antennas - Compost
- Contributory Housing
- Inclusionary Housing

Overlay Districts:

- AHO-1/R: Affordable Housing Overlay, No. 1
- AHO-1/C.1: Commercial Overlay, No. 1
- AHO-1/C.2: Commercial Overlay, No. 2
- AHO-2: Affordable Housing Overlay, No. 2



Source 1: Parcel data from NJGN Warehouse, Bergen County
 Source 2: Street data from NJDOT
 Source 3: Zoning data from Borough of Tenafly, Schwanneder/Hals Engineering
 Source 4: Parcels in two zoning districts data from Burgis Associates, Inc. 2013

Dwg. Title

Parcels Located in Two Zoning Districts

BURGIS ASSOCIATES, INC.
 COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE
 p: 201.666.1811
 25 Westwood Avenue
 Westwood, New Jersey 07675
 f: 201.666.2599

Project Title
2013 Land Use Element
 BOROUGH OF TENAFLY | BERGEN COUNTY, NEW JERSEY

Project No.	2639.01	Date	03.29.13	Drawn	DN
Scale	1" = 200'	Zone No.	zone cross		
2013 COPYRIGHT BA. NOT TO BE REPRODUCED					

Legend

- Municipal Boundary
- Existing Zoning
- Parcels

Parcels Located in two Zoning Districts

Zoning Overlay Districts

- AHO-1/C.2
- AHO-1/R
- AHO-2
- AHO-C.1

Teaneck Township

Englewood

Englewood Cliffs Borough

Bergenfield Borough

3.4 Recommended Changes to Land Use Regulations

This plan calls for several revisions to the Borough's Land Use Ordinance. At a minimum, the following issues should be addressed:

1. Two memorandums, including a draft ordinance, are included in the Appendix and detail recommendations regarding modifications to the Zoning Ordinance. Please see the Appendix for additional information.
2. **Permitted Uses:** As already noted, the Borough should update and expand its list of permitted uses in both residential and nonresidential districts. In November 2012, the Tenafly Planning Board had prepared a memorandum containing these updates. The memo is attached in this report's Appendix Section.
3. **Definitions:** The following definitions in Section 35-201 of the Land Use Regulations should be altered and adopted as follows:
 - a. **Restaurant, Fast Food:** Any facility or part thereof for which the primary, normal and usual function is the sale of food and beverages prepared for immediate consumption, and packaged or wrapped in paper or other disposable containers for sale over the counter or at a drive-up window to customers for consumption within the building or away from the premises.
 - b. **Medical Office:** Offices and laboratory facilities constructed for the use of physicians and other medical healthcare personnel. Within the context of the term "medical office", supportive uses such as medical and dental laboratories, blood banks, oxygen and miscellaneous types of medical supplies and services shall also be permitted.

In November 2012, the Tenafly Planning Board prepared a memorandum containing these updated definitions. The memo is attached in this report's Appendix Section.

3. **Parking Requirements:** As previously noted, the Borough should update its off street parking requirements as outlined in Schedule C. Currently, Schedule C includes strict regulations which discourage business development. In addition, Schedule C does not include any parking standards for some of the proposed permitted uses above. In November 2012, the Tenafly Planning Board prepared a memorandum containing these updated requirements. The memo is attached in this report's Appendix Section.
4. **Area and Bulk Regulations.** The 2005 Master Plan Reexamination Report identified "teardowns" as an area of concern in regards to the character

of residential developments. More specifically, the Borough was experiencing an increasing number of “teardowns” of smaller dwellings in neighborhoods with similar sized dwellings. These smaller dwellings were being replaced with much larger houses that, while meeting the ordinance’s requirements, nevertheless appear oversized and clearly out of character with the neighborhood’s established development pattern and character. The overall resulting image of “teardowns” were over-sized single family dwellings that appeared to crowd their lots, excessive in relation to the site’s frontage and lot width, and incompatible with the established neighborhood aesthetic. As such, “teardowns” were identified as conflicting with the overall charm of the Tenafly community.

The 2012 Master Plan Reexamination Report revisited the issue and found that, while the recent economic recession has slowed the “teardown” phenomenon, pressures will likely commence again once the economy eventually recovers. The Report also noted that the Planning Board had its engineer prepare recommendations to the Borough regarding building height, combined side yards, maximum impervious coverage, and below grade garages. These recommendations were compiled in a letter dated December 1, 2010 and revised January 5, 2011, attached in the Appendix of this Plan.

Ordinance 11-08, which was approved on July 12, 2011 by Mayor and Council, addressed some of these recommendations, including: amending Chapter 35 Section 201 of the Land Development Regulations relating to floor area ratio (FAR); amending Chapter 35 Section 804.4 A of the Land Development Regulations regulating the construction of below grade garages; and amending Schedule B relating to maximum impervious coverage.

It is recommended that the Land Use Regulations be amended to address the remaining recommendations from the Planning Board’s engineer, which relate to building height and combined side yard regulations.





Section 4:

Relationship to Other Plans

Section 4:

Relationship to Other Plans



Corner of Piermont Road and Hillside Avenue. Credit: David Novak

Local planning should not be conducted within a vacuum. On the contrary, the choices made by one community can have far-reaching influences that may affect neighboring communities, municipalities, the county, and even the state as a whole. In addition, as economic, infrastructure, land use and transportation trends continue to evolve and become more complex, so too has the importance of addressing these issues on a regional basis.

In recognition of such, section 40:55d-28(d) of the MLUL stipulates that a Master Plan must include specific policy statements describing the proposed development of a municipality (as developed in its master plan) to the master plans of adjacent municipalities, as well as any pertinent County and State plans.

Local planning should not be conducted within a vacuum.

A description of these plans, and how Tenafly's Land Use Plan is consistent with each, is described as follows.

4.1 State Development and Redevelopment Plan

Recognizing that the state must plan for its future in order to preserve and maintain its social, cultural, economic and natural assets, the New Jersey Legislature adopted the State Planning Act (NJSA 52:18A-196 et seq) in order to better:

“...conserve [the State’s] natural resources, revitalize its Urban Centers, protect the quality of its environment, and provide needed housing and adequate public services at a reasonable cost while promoting beneficial economic growth, development and renewal...”

In an effort to realize these goals, New Jersey adopted the State Development and Redevelopment Plan (SDRP) in 1992 with the aim of providing a blueprint for future development and redevelopment on an integrated and coordinated statewide basis. The main objective of the SDRP is essentially two-fold:

1. To guide future development, redevelopment and economic growth in areas that already contain (or are anticipated to contain) the public services, facilities and infrastructure necessary for such growth, and;
2. Discourage development where it may impair, encroach or destroy the state’s natural features and environmental assets.

The SDRP seeks to curb development in rural areas and other relatively undeveloped areas of the state and encourage growth within New Jersey’s pre-developed corridors, including along transportation corridors, older cities, suburbs with adequate infrastructure, and concentrated rural centers. While it does not take power away from planning and zoning at the municipal level, the SDRP is used as a general guide for a variety of decisions made from the state to the local level.

In order to implement its general statewide policies and objectives, the SDRP divides the state into nine different “Planning Areas,” each with its own specific set of policy objectives that are tailored to each area’s unique qualities and conditions. The overarching goal of these Planning Areas is to implement land use policies on the local level that will be consistent with state-wide policies.

The SDRP Planning Areas map illustrates the locations of these areas within the Borough. The Planning Areas affecting Tenafly are as follows:

1. **Metropolitan Planning Area:** The Metropolitan Planning Area (PA-1) includes a wide spectrum of developed areas, ranging from large Urban Centers to 19th century towns shaped by commuter rail and post-war suburbs. The majority of these areas are developed (72.8 percent) with a significant, yet aging, investment in infrastructure. As such, there is little vacant land available for development; in fact, unprotected and

undeveloped space only accounts for approximately 12.5 percent of the entire Planning Area in the state. Much of the development activity that takes place within PA-1 is consequently infill development or redevelopment.

The SDRP further identifies that public and private investment should be the “principal priority” of state, regional and local planning agencies in the PA-1. The Plan establishes an intent to direct development and redevelopment into these portions of the state. With this framework in mind, the policy objectives for PA-1 are summarized to include:

- a. **Land Use:** Promote a diverse range of development and redevelopment in a manner that ensures the most efficient and beneficial utilization of the area’s scarce land resources and existing infrastructures.
- b. **Housing:** Provide a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive reuse, and the introduction of new housing into appropriate nonresidential settings. Preserve existing housing stock through maintenance, rehabilitation, and flexible regulations.
- c. **Economic Development:** Promote economic development through the encouragement of redevelopment projects, infill development, public-private partnerships, and infrastructure improvements.
- d. **Transportation:** Encourage the use of public transportation and other modes of transportation to reduce automobile dependency, link centers in the region, and create opportunities for transit oriented development.
- e. **Natural Resource Conservation:** Reclaim environmentally damaged sites and mitigate future negative impacts on remaining environmental and natural resources, including waterfronts, scenic vistas, wildlife habitats, Critical Environmental Sites, and Historic and Cultural Sites.
- f. **Agriculture:** Provide opportunities for farms, greenhouses, farmers markets and community gardens.
- g. **Recreation:** Maintain existing parks and open space while expanding and linking park systems through redevelopment and reclamation projects.

- h. **Redevelopment:** Encourage redevelopment at intensities sufficient to support public transit usage, public safety and pedestrian activity.
 - i. **Historic Preservation:** Encourage the preservation and adaptive reuse of historic and cultural resources. Integrate historic preservation with new development and redevelopment efforts.
 - j. **Public Facilities:** Complete, repair or replace existing infrastructure systems to eliminate deficiencies and provide capacity for sustainable development.
 - k. **Intergovernmental Coordination:** Regionalize as many public services as feasible and encourage coordination of land use and development policies.
2. **Parks and Natural Areas:** The Parks and Natural Areas include an array of publicly dedicated land, and contributes to the SDRP's goal of preserving and enhancing areas with historic, cultural, scenic, open space and recreational value. Lands located in this delineation can include state and federally owned/managed tracts of land as well as any county or local park that has been dedicated for public benefit. The principal goal of the Parks Area is to provide the public with recreational and educational opportunities while ensuring the protection of critical natural resources.

As demonstrated on the Land Use Map, Tenafly's Master Plan recommendations are largely consistent and compatible with those of the SDRP. The Borough has directed the majority of its higher intensity growth to its pre-developed western and central areas, which corresponds to the areas designated for the Metropolitan Planning Area (PA-1). Accordingly, the eastern portion of the Borough – including the Tenafly Nature Center and the Palisades Interstate Park – has largely been designated as Open Space by the Borough's Land Use Plan and is currently in the P-Public District, which is consistent with the Parks and Natural Areas designation.

4.2 State Strategic Plan

In October 2011, the Draft State Strategic Plan (SSP) was developed by the Christie Administration as an update to the current SDRP. The intent of the SSP is to increase focus on policies aimed to foster job growth, support effective regional planning and preserving the State's critical resources. The four overarching goals that serve as the blueprint of the SSP are summarized as follows:

1. **Goal 1: Targeted Economic Growth:** Enhance opportunities for attraction and growth of industries of statewide and regional importance.
2. **Goal 2: Effective Planning for Vibrant Regions:** Guide and inform regional planning so that each region of the State can experience appropriate growth according to the desires and assets of that region.
3. **Goal 3: Preservation and Enhancement of Critical State Resources:** Ensure that strategies for growth include preservation of the state's critical natural, agricultural, scenic, recreation and historic resources.
4. **Goal 4: Tactical Alignment of Government:** Enable effective resource allocation, coordination, cooperation and communication amongst governmental agencies on local, regional and state levels.

Thus far in its draft form, the SSP appears to have a greater emphasis on the State's overall economic framework and provides information and goals for New Jersey's various industry clusters. When and if the SSP is formally adopted, the Borough should examine how its Master Plan is consistent with the SSP.

Bergen County's last Master Plan was formally adopted in 1962 and last amended in 1969. As such, the document is severely out-of-date and statutorily inefficient, and holds little, if any, relevance to Bergen County, let alone the Borough of Tenafly.

Nevertheless, the County Department of Planning and Economic Development has undertaken an ongoing effort to develop a new Master Plan, which will seek to create a unifying vision for the County's seventy municipalities. As of now, the County Master Plan is proposed to be consistent with the SDRP and will consist of the following elements:

4.3 Bergen County Master Plan

1. Land Use Plan;
2. Transportation Plan;
3. Environmental Plan;
4. Open Space, Recreation, Farmland and Historic Preservation Plan;
5. Housing Plan;
6. Utilities Plan;
7. Economic Redevelopment Plan; and,
8. Community Plan

Visioning workshops and a symposium have been held to help craft the Plan's goals and objectives, the results of which are to be detailed in a Master Plan Visioning Report (yet to be released). When and if the County finishes its plan, the Borough should examine its own Master Plan to identify how the community's goals and objectives align with those of Bergen County.

4.4 New Jersey Transit's Northern Branch Corridor Project

Initiated jointly in 1996 by NJ Transit, Bergen County, and Rockland County in New York, the Northern Branch Corridor Project proposes transit improvements in northeastern Hudson and southeastern Bergen Counties. The corridor project calls for the extension of the Hudson Bergen Light Rail (HBLR) from its northern terminus into Bergen County. In 2011, NJ Transit and the Federal Transit Administration (FTA) prepared a draft environmental impact statement (DEIS) to evaluate the costs and impacts of constructing and operating rail service between North Bergen in Hudson County to Tenafly or City of Englewood.

Two Build Alternatives were analyzed by the DEIS. The first, identified by NJ Transit as the Preferred Alternative model, is referred to as "Light Rail to Tenafly." This alternative consists of a light rail system that would traverse through the Borough. Under this scenario, Tenafly would host two light rail stations:

1. The first, identified as "Tenafly Town Center Station," would be constructed behind the Clinton Inn, south of West Clinton Avenue and between Franklin Street and Dean Drive. The DEIS notes that the passenger drop-off area would be located on Franklin Street on a site that is currently used for municipal parking. No designated off-street parking would be provided at the location for commuters.

2. The second station, the Tenafly North Station, would be a center island platform located south of the Borough's border with Cresskill along Piermont Road. Off-street parking with a capacity for 570 vehicles, as well as a passenger drop-off area, would be provided on a site currently developed with residential, commercial, industrial and light-manufacturing/warehousing uses. Consequently, the site would require the acquisition of twelve privately owned properties. The Tenafly North Station would also serve as the terminus for the proposed expansions.

NJ Transit's second Build Alternative, referred to as "Light Rail to Englewood Route 4," would terminate at a station near Route 4 in Englewood. As such, no rail service would be provided for Tenafly.

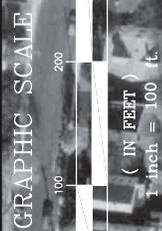
Finally, the DEIS also analyzed a "No Build Alternative." This scenario consists of maintaining and improving existing NJ Transit facilities as well as other transportation upgrades, including the widening of US Route 1/9 and a new grade separation at 69th street in North Bergen over the existing rail corridor.

The 2005 Borough of Tenafly Master Plan Reexamination Report originally established a goal of encouraging "New Jersey Transit and other officials to develop any future rail system that is friendly to adjacent residential uses and minimizes the number of transfers required by commuters." The 2005 Reexamination Report went on to recognize that, while commuter rail could provide opportunities, a number of outstanding concerns existed and needed to be addressed. In particular, the Report noted that any reactivation of the Northern Branch railroad line should minimize negative impacts regarding pollution and noise, and any concerns regarding parking and traffic should be addressed in conjunction with the potential reactivation.

In February 2011, Borough residents voted in a non-binding referendum to reject NJ Transit light rail service, and the Borough indicated that it is opposed to the establishment of light rail services in Tenafly. Consequently, the 2012 Reexamination Report removed light rail as a goal.

In March 2013, the Borough's Planning Board granted Shelter Development, LLC site plan approval with conditions to construct an assisted living facility on existing Block 1306 Lots 1-5. This area, along with Blocks 1305 and 1304, has also been identified by NJ Transit for the location of the proposed Tenafly North Station. This report acknowledges that the shelter's approval is not only consistent with the Borough's overall land use goals and policies, but also with the vision set forth for the Senior Housing Business Area land use category.

According to an article from *The Record* dated May 1, 2013, NJ Transit officials are now weighing the possibility of a new transit plan that would end service at Englewood Hospital, rather than ending in Tenafly.



Northern Branch Corridor Rail Project
 Parking Spaces by Station by Alternative

STATION	Light Rail to Tenafly (Preferred Alternative)	Light Rail to Englewood Route 4
Tenafly North	570	N/A
Tenafly Center	0	N/A
Englewood Hospital	0	N/A
Englewood Center	0	N/A
Englewood Route 4	480	870
Leonia	550	550
Palisades Park	320	320
Ridgefield	350	350
91st Street	40	40
TOTAL	2310	2130

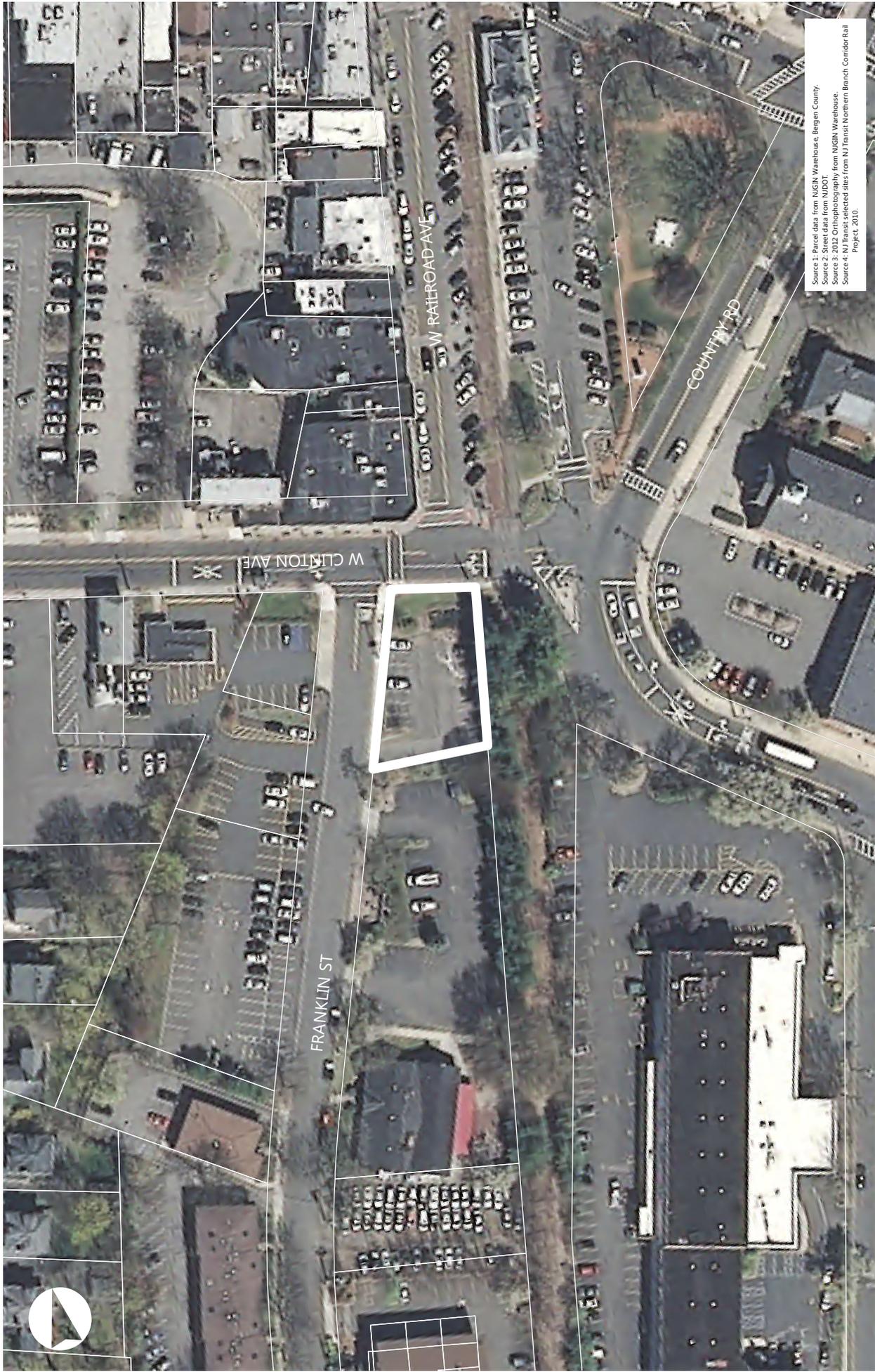
ONE PENN PLAZA EAST
 NEWARK, NEW JERSEY 07102

JACOBS

NORTHERN BRANCH RAIL SERVICE
**TENAFLY TOWN CENTER
 STATION LIGHT RAIL TO TENAFLY
 (Preferred Alternative)**

DESIGNED:	D.A.B./K.M.
DRAWN:	V.V.M./K.K.
CHECKED:	K.A.G.
APPROVED:	J.D.S.
ISSUE DATE:	09/07/10

CONTRACT NO.:	AS SHOWN
DRAWING NO.:	
SHEET NO.:	12



Source 1: Parcel data from NJGN Warehouse, Bergen County.
 Source 2: Street data from NJDOT.
 Source 3: 2012 Orthophotography from NJGN Warehouse.
 Source 4: NJ Transit selected sites from NJ Transit Northern Branch Corridor Rail Project, 2010.

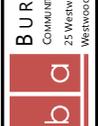
Legend
 [White Box] Parcels
 [Black Box] Tenafly Town Center Station

Project No.	2639.01	Date	03.29.13	Drawn	DN
Scale	1" = 100'	Date No.	NJ Transit 1		
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Tenafly Town Center Station Aerial

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 25 Westwood Avenue
 Westwood, New Jersey 07675
 p: 201.666.1811
 f: 201.666.2599

Project Title
2013 Land Use Element
 BOROUGH OF TENAFLY | BERGEN COUNTY, NEW JERSEY





Northern Branch Corridor Rail Project
TENAFLY NORTH STATION

Parking Spaces by Station by Alternative

STATION	Light Rail to Tenafly (Preferred Alternative)	Light Rail to Englewood Route 4
Tenafly North	570	N/A
Tenafly Center	0	N/A
Englewood Hospital	0	N/A
Englewood Center	0	N/A
Englewood Route 4	480	870
Leonia	550	550
Palisades Park	320	320
Ridgeland	350	350
91st Street	40	40
TOTAL	2310	2130

NORTHERN BRANCH RAIL SERVICE

TENAFLY NORTH STATION TO TENAFLY LIGHT RAIL TO TENAFLY (Preferred Alternative)

CONTRACT No.:

SCALE: AS SHOWN

DRAWING No.:

SHEET No. 13

DESIGNED: D.A.B./A.M.

DRAWN: V.V.M./K.K.

CHECKED: K.A.G.

APPROVED: J.D.S.

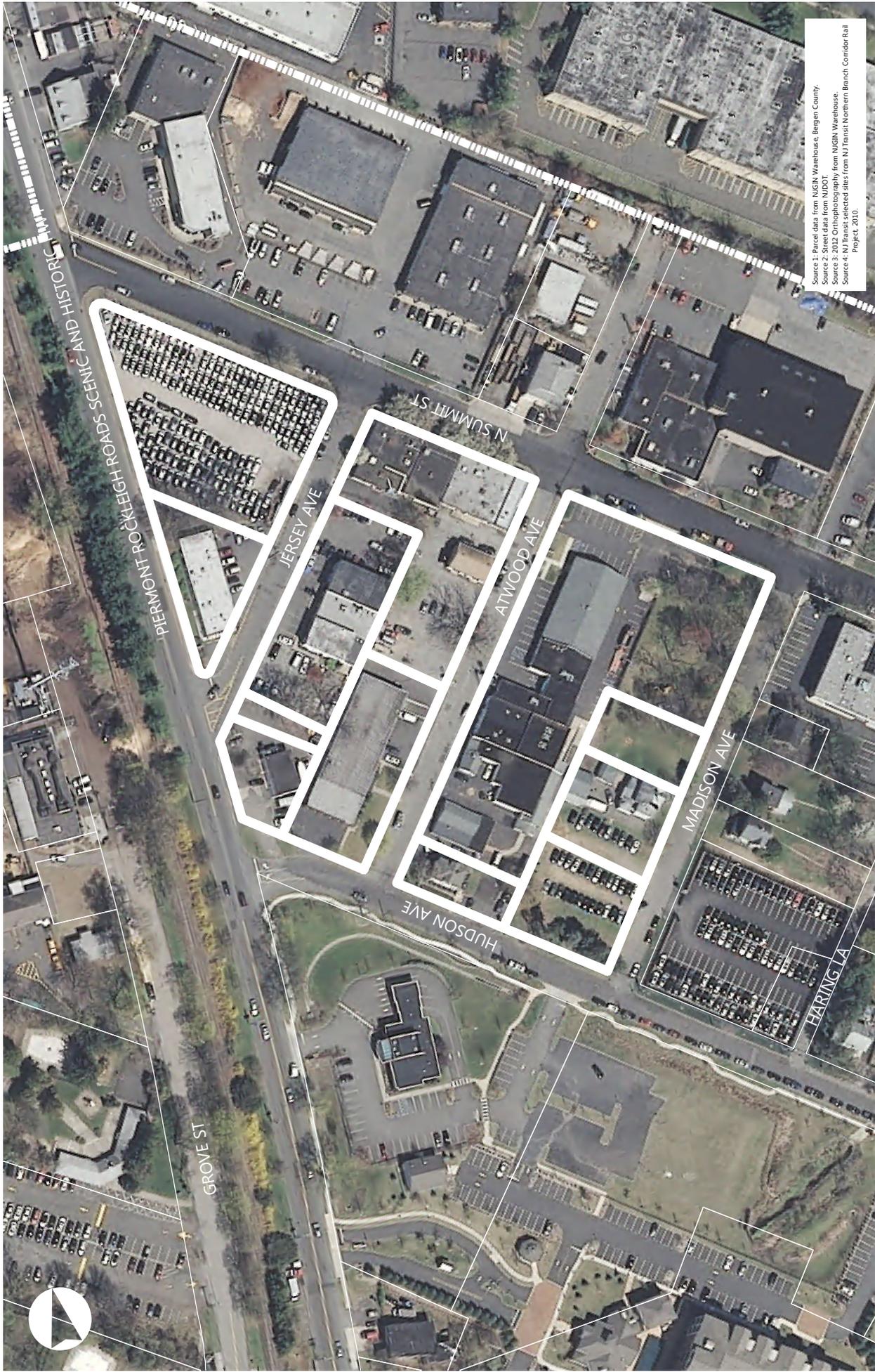
ISSUE DATE: 09/01/10

NO. OF REVISIONS:

NO. DATE REVISION

1	12/15/09	REVISION OF PAVEMENT PLANES, PLS. L.P.A. APPROVAL PLS.	DATE
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NJ TRANSIT
ONE PENN PLAZA EAST
NEWARK, NEW JERSEY 07102



Source 1: Parcel data from NJGN Warehouse, Bergen County.
 Source 2: Street data from NJDOT.
 Source 3: 2012 Orthophotography from NJGN Warehouse.
 Source 4: NJ Transit selected sites from NJ Transit Northern Branch Corridor Rail Project, 2010.

Dwg. Title

Tenafly North Station Aerial



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Project Title
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 BOROUGH OF TENAFLY | BERGEN COUNTY, NEW JERSEY

Project No.	2639.01	Date	03.29.13	Drawn	DN
Scale	1" = 150'	Date No.	NI Transit 2		
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Legend

-  Municipal Boundary
-  Parcels
-  Tenafly North Station

4.5 Master Plans of Adjacent Municipalities

The following section summarizes the master plans of Tenafly's adjacent communities. As outlined above, one of the primary considerations that influences the Borough's land use recommendations is the coordination of local planning efforts with those of neighboring municipalities. Through this coordination, a greater degree of compatibility can be achieved, particularly along shared borders.

4.5.1 Borough of Alpine

Located along Tenafly's northeasterly border, Alpine's latest Master Plan was adopted in July 2002. Alpine's Land Use Plan calls for recreation/open space and public uses along its border with Tenafly. The Montammy Country Club is currently located in this area. These land uses are completely compatible with Tenafly's existing and proposed open space land uses within the same area. A Reexamination Report was adopted in 2010, and did not recommend any substantially significant modifications to the Borough's land use policies.

4.5.2 Borough of Bergenfield

The Borough of Bergenfield is located to the west of Tenafly, and shares the entirety of the Borough's western border. Bergenfield's most recent Master Plan was adopted in August 2005, and its Land Use Plan predominantly calls for residential uses along its border with Tenafly. These residential land uses consist of one- and two- family residential detached dwellings on lots with a minimum areas of 5,000, 6,000 and 15,000 square feet. This is relatively consistent with the Borough's standards. One park is located near the northeastern corner of Bergenfield, and fronts along Cambridge Road and Marconi Street in Tenafly.

4.5.3 Borough of Cresskill

The Borough of Cresskill is located to the north of Tenafly, and shares the majority of the Borough's northern border. A Master Plan Revision and Reexamination Report was prepared for Cresskill in November 2009, and calls for medium density and low density single family residential land uses along Cresskill's southwestern and southeastern corners, respectively. The low density residential category applies to the Borough's R-40 district, which requires a minimum lot size of 40,000 square feet. The medium density residential land use consists of single-family residences on minimum lot sizes of 10,000 square feet. These are consistent to the adjacent residential land uses in Tenafly.

In addition, Cresskill's Master Plan establishes a senior citizens land use category along Piermont Road. This land use category currently contains Cresskill Commons and Sunrise of Cresskill, two adult communities. To the east of the senior citizens land use designation are commercial, office, and office park designations. These uses largely complement Tenafly's own Business Improvement District (BID), and are subsequently compatible land uses.

4.5.4 City of Englewood

Located to the south of Tenafly, the City of Englewood's most recent Master Plan was adopted in November 2009; however, a new Master Plan is already being prepared for 2013. The current Plan is largely compatible with Tenafly's Master Plan, and predominantly calls for the continuation of single family dwellings on minimum lot sizes ranging from 7,500 square feet to 44,000 square feet along the City's shared border with the Borough. Multi-family uses, including townhouse developments, are discouraged within these single family districts.

A small Service Business District (SBD) fronts along the Borough's border in the vicinity of Dean Drive. The SBD contains a self-contained shopping center that serves the local residential neighborhood, and features small shops, cafes, a drug store, and two car repair facilities. The Plan recommends rezoning this SBD as a Neighborhood Business District to ensure that the area's permitted uses continue to serve the surrounding neighborhood and support a residential character. Additional buffering and landscaping requirements are also proposed for the SBD's auto-related uses.

4.5.5 Borough of Englewood Cliffs

The Borough of Englewood Cliffs is located along Tenafly's southeasterly borderline. Englewood Cliff's most recent Master Plan was adopted in January 2001; however, two subsequent reexamination reports have been released in 2003 and 2009. The 2001 Land Use Plan largely calls for low density residential uses, with a maximum net density of 4.356 dwellings per acre, along the Borough's shared border with Tenafly. The Plan notes the area is already developed, and thus did not call for any changes to the low-density residential district. Neither the 2003 nor 2009 Reexamination Reports proposed any substantive changes to this land use. As such, the low-density residential land use is consistent with Tenafly's own Master Plan.

A small Limited Business land use designation is also identified along Sylvan Avenue, directly south of the St. Thomas Armenian Apostolic Church. This land use designation calls for businesses and professional offices, governmental uses, corporate offices, laboratory and research facilities, distribution facilities, and houses of worship. The 2009 Reexamination Report recommends additional buffering and landscaping requirements for the area. Nevertheless, due to this land use's immediate proximity to St. Thomas Apostolic Church (which serves as a buffer area), the Limited Business land use is relatively compatible with Tenafly's Master Plan.

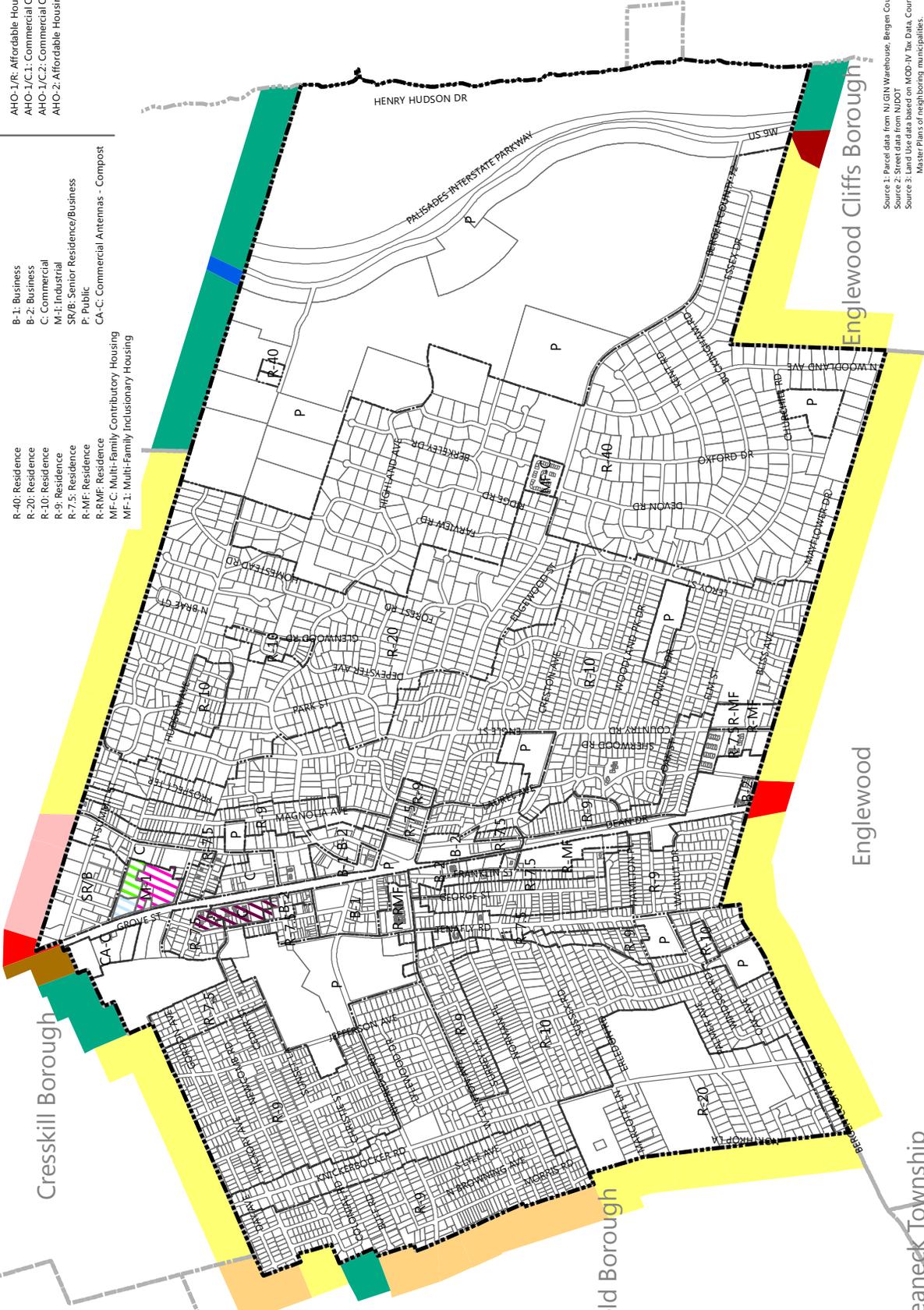


Zone Districts

- R-40: Residence
- R-20: Residence
- R-10: Residence
- R-9: Residence
- R-7.5: Residence
- R-WF: Residence
- R-RMF: Residence
- MF-C: Multi-Family Contributory Housing
- MF-1: Multi-Family Inclusionary Housing
- B-1: Business
- B-2: Business
- C: Commercial
- M-1: Industrial
- SR/B: Senior Residence/Business
- P: Public
- CA-C: Commercial Antennas - Compost

Overlay Districts

- AHO-1/R: Affordable Housing Overlay, No. 1
- AHO-1/C1: Commercial Overlay, No. 1
- AHO-1/C2: Commercial Overlay, No. 2
- AHO-2: Affordable Housing Overlay, No. 2



Source 1: Parcel data from NJ GIN Warehouse, Bergen County
 Source 2: Street data from NJDOT
 Source 3: Land Use data based on MOD-IV Tax Data, County Tax Records, Master Plans of neighboring municipalities.

Legend

Surrounding Land Uses

- Office
- Business
- Park/Open Space
- Public
- Residential, Single Family
- Residential, 1 & 2 Family
- Residential, Senior Housing
- Commercial

Zoning Overlay Districts

- AHO-1/C2
- AHO-1/R
- AHO-2
- AHO-C1

Project No.	2639.01	Date	06.21.13	Drawn	DN
Scale	1" = 200'	Date Iss.	LUS		
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Surrounding Land Uses

2013 Land Use Element

BOROUGH OF TEMALY | BERGEN COUNTY, NEW JERSEY

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Cresskill Borough

Bergenfield Borough

Englewood

Englewood Cliffs Borough

Teaneck Township





Credit: David Novak



Section 5:

Background Information

Section 5:

Background Information



Corner of County Road and Piermont Road. Credit: David Novak

5.1 Regional Information

The Borough of Tenafly is located along the eastern border of Bergen County, immediately adjacent to the Hudson River. It is bounded by Alpine Borough and Cresskill Borough to the north, Bergenfield Borough to the west, and the City of Englewood and the Borough of Englewood Cliffs to the south. Occupying an area of 2,915 acres (4.5 square miles), the Borough is the 15th largest municipality in Bergen County in terms of land area.

Major regional traffic is carried through the Borough along five major roadways: County Route 70 (Riveredge Road), County Route 72, County Route 501 (Engle Street), US Route 9W (Sylvan Avenue), and the Palisades Interstate Parkway. County Route 70 runs east to west within the western portion of the municipality. County Route 72 extends from the southeastern corner of the Borough to Cresskill Borough. County Route 501, Route 9W, and the Palisades Interstate Parkway all run north-to-south. County Route 501 runs through the western portion of the Borough, while both Route 9W and the Palisades Interstate Parkway traverse through the eastern half of the Borough near the Hudson River. There are no exits on the Palisades Interstate Parkway in the Borough.

The Northern Branch railroad line also traverses through the Borough. The railroad line runs through northeastern New Jersey, and extends from Jersey City to Northvale. The Borough was served by the rail up until 1966, which originally connected to Pavonia Terminal (later Hoboken Terminal).

In 1996, the Northern Branch Corridor Project was initiated jointly by NJ Transit, Bergen County, and Rockland County in New York. The project calls for the extension of the Hudson Bergen Light Rail (HBLR) from its northernmost terminus into eastern Bergen County. This extension could potentially utilize approximately 12 miles of the Northern Branch line and reactivate rail service in the Borough.

The analysis of a community's present-day development pattern is an essential foundation for any effective and practical land use plan, as it provides a solid background necessary for framing a municipality's future planning goals. Such existing land use analyses are designed to identify not only a community's current extent of development, but also the amount and locations of vacant land remaining throughout the municipality. This information – in conjunction with an analysis of the Borough's environmental features, community facilities, and other related elements – is utilized to develop an assessment of a community's full development potential and its ability to properly accommodate any potential future growth. Accordingly, the following information is the basis for forecasting future land uses, intensities of uses, and distributions of uses throughout the Borough.

The following analysis consists of two studies. The first examines land uses throughout the Borough, and breaks down these uses into a total of 24 categories: one- and two-family residential; multifamily residential; automotive services; banks; business and light manufacturing; deli and cafe; fitness center; food establishment; golf course; hair and nail salon; hotel; medical office; mixed use; movie theater; office; private parking lot; retail/service; restaurant; municipal property; open space; public parking lot; public school; and semi-public (which consists predominantly of religious institutions). This overall existing land use pattern can be seen on the Existing Land Use Map.

The second study provides greater insight into the land uses within the Borough's Business Improvement District (BID), and in particular separates and further analyzes the uses contained within the "mixed use" category. A breakdown of the land use patterns of the BID can be seen on the BID Land Use Map.

A lot line base map of the Borough, obtained through New Jersey's Geographic Information Network (NJGIN), was prepared to facilitate the following inventories. Land use data from the County's MOD-IV tax database was joined with the aforementioned base map, and the data was field-verified for a greater level of detail and to ensure accuracy.

5.2 Existing Land Use

5.2.1 Overview

Table 1 displays Tenafly's recorded land uses by both acreage and number of parcels.

Within a total land area of 2,915 acres (4.5 square miles), including 2,900 acres of land and 15 acres of water, the Borough of Tenafly currently contains 4,558 parcels. As can be seen in Table 1 and the Existing Land Use Map, the majority of the Borough is primarily characterized by residential development. In fact, over half of the municipality's total land area (52 percent) consists of residential uses. One- and two-family dwellings account for the bulk of this majority, accounting for 50.6 percent of the Borough's total land area. Multi-family residential developments are far less common, comprising only 40.97 acres, or 1.41 percent, of Borough's total land area.

Land uses under the Public/Semi-Public classification comprise the second largest land use category in Tenafly, accounting for nearly 30 percent of the Borough's total land area. Open space is prevalent land throughout the Borough; while only 58 parcels (1.27 percent of the total number of parcels) are technically classified as open space, they account for nearly 23 percent of the Borough's total land area. The majority of the Borough's open space is located within the easterly portion of the municipality, and is largely divided between the Tenafly Nature Center (which manages nearly 400 acres of woodlands) and the Palisades Interstate Park. Semi-public land uses, including places of worship and other non-profit organizations, account for slightly over 3 percent of the Borough's total land area, while schools comprise an additional 2.39 percent. Municipal property and public parking lots make up an additional .2 percent.

Commercial land uses account for a total of 119.1 acres, or approximately 4 percent of the Borough's total land use area. Located in the southwestern corner of Tenafly, the Knickerbocker Country Club golf course alone accounts for about 40 acres. Business and light manufacturing constitutes the second largest commercial use; 52 parcels covering 19.37 acres are identified as such. An additional 58 parcels are identified as mixed-use, and comprise 13.98 acres. These mixed use parcels, which are broken down and further analyzed in the following section, are predominantly located within the Borough's business improvement district (BID). Automotive uses, consisting of gas stations, mechanical garages and auto dealerships, account for 13.04 acres. The majority of these uses are located within the northern section of the municipality near the vicinity of County Road and along the easternmost side of the Borough's central business district.

Vacant properties comprise of total of 15.31 acres; however, the majority of these parcels is composed of small lots located adjacent to residential properties and serve as additional yard space. Only 9 vacant lots exist in the Borough's BID.

TABLE 1: EXISTING LAND USES - TENAFLY, NEW JERSEY 2012

Land Use	Acres	% Acres	Parcels	% Parcels	Average Lot Size (sf)	
Residential	1 and 2 Family	1476.79	50.65%	4163	91.33%	15,452.5
	Multifamily	40.97	1.41%	20	0.44%	93,931.2
	Total	1517.758	52.05%	4183	91.77%	15,800.9
Commercial	Automotive Services	13.04	0.45%	24	0.53%	23,659.0
	Banks	5.09	0.17%	7	0.15%	31,650.0
	Business and Light Manu.	19.37	0.66%	52	1.14%	16,223.1
	Delis/Café	0.12	0.00%	1	0.02%	5,223.4
	Fitness	6.69	0.23%	5	0.11%	58,305.7
	Food Establishment	0.87	0.03%	1	0.02%	37,730.2
	Golf Course	40.09	1.37%	2	0.04%	873,185.2
	Hair and Nail Salon	0.51	0.02%	5	0.11%	4,451.6
	Hotel	3.64	0.12%	1	0.02%	158,614.7
	Medical Office	4.11	0.14%	7	0.15%	25,597.4
	Mixed Use	13.98	0.48%	58	1.27%	10,501.7
	Movie Theater	0.15	0.01%	1	0.02%	6,711.28
	Office	4.06	0.14%	12	0.26%	14,730.0
	Private Parking Lot	1.97	0.07%	7	0.15%	12,252.4
	Retail/Service	3.33	0.11%	7	0.15%	20,707.6
	Restaurant	2.04	0.07%	8	0.18%	11,127.7
Total	119.06	4.08%	198	4.34%	26,142.2	
Public/Semi-Public	Municipal Property	5.34	0.18%	7	0.15%	33,210.7
	Open Space	651.01	22.33%	58	1.27%	488,929.6
	Public Parking Lot	0.5	0.02%	1	0.02%	21,595.1
	Public School	69.71	2.39%	8	0.18%	379,572.4
	Semi-Public	92.5	3.17%	29	0.64%	138,934.9
	Total	819.05	28.09%	103	2.26%	346,385.2
Other	Vacant	15.31	0.53%	74	1.62%	9,014.0
	Right-of-Way	429.34	14.72%			
	Water	15.29				
Totals	2915.81	100.00%	4558	100.00%	23,466.2	

Source: Burgis Associates, 2012

5.2.2 BID

The following table provides additional insight to the land uses throughout the Borough’s business improvement district (BID). As previously noted, the “mixed use” land use category has been disaggregated into separate categories.

Of the 312 commercial uses located throughout the BID, the most commonly identified use (18.6 percent) is business and light manufacturing. Professional offices and medical offices are the second and third most common uses within the BID, accounting for 15.7 and 11.9 percent of the total number of uses in the BID respectively. Restaurants and delis/cafés account for a combined 10.2 percent of the BID, while retail service represents an additional 9 percent. Automotive uses, consisting of dealerships, repair garages and gas stations, represent 8.7 percent of the BID. These uses are primarily located within the northern section of the municipality within the vicinity of County Road and along the easternmost side of the Borough’s central business district

TABLE 2: BID LAND USES - TENAFLY, NEW JERSEY 2012

Use	Uses	Percentage
Automotive	27	8.70%
Bank	9	2.90%
Business and Light Manufacturing	58	18.60%
Deli/Café	12	3.80%
Dry Cleaners	6	1.90%
Fitness	8	2.60%
Food Establishment	3	1.00%
Hotel	1	0.30%
Medical Office	37	11.90%
Movie Theater	1	0.30%
Office	49	15.70%
Private Parking	8	2.60%
Private School	1	0.30%
Public Parking	1	0.30%
Restaurant	20	6.40%
Retail/Service	28	9.00%
Studio/Salon	23	7.40%
Vacant Commercial	11	3.50%
Vacant Lot	9	2.90%
Total	312	100.00%

Source: Burgis Associates, 2012

The following tables provide additional insight into the Borough’s BID land uses. Table 3 lists the BID’s land uses by zone, while Table 4 examines the BID’s zoning by land use.

TABLE 3: BID LAND USES (LAND USE BY ZONE) - TENAFLY, NEW JERSEY 2012

Use		B-1	B-2	C	M-1	R-7.5	R-9	SR/B	Total
Automotive	Count	2	12	7	0	2	0	4	27
	Percent	7.4%	44.4%	25.9%	0.0%	7.4%	0.0%	14.8%	100%
Bank	Count	4	4	0	1	0	0	0	9
	Percent	44.0%	44.4%	0.0%	11.1%	0.0%	0.0%	0.0%	100%
Business/ Light Manu.	Count	22	15	13	0	0	0	8	58
	Percent	37.9%	25.9%	22.4%	0.0%	0.0%	0.0%	13.8%	100%
Deli/Café	Count	10	1	1	0	0	0	0	12
	Percent	83.3%	8.3%	8.3%	0.0%	0.0%	0.0%	0.0%	100%
Cleaners	Count	5	0	1	0	0	0	0	6
	Percent	83.3%	0.0%	16.7%	0.0%	0.0%	0.0%	0.0%	100%
Fitness	Count	2	1	2	0	0	0	3	8
	Percent	25.0%	12.5%	25.0%	0.0%	0.0%	0.0%	37.5%	100%
Food	Count	3	0	0	0	0	0	0	3
	Percent	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100%
Hotel	Count	0	1	0	0	0	0	0	1
	Percent	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100%
Medical	Count	3	26	6	0	1	0	1	37
	Percent	8.1%	70.3%	16.2%	0.0%	2.7%	0.0%	2.7%	100%
Theater	Count	1	0	0	0	0	0	0	1
	Percent	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100%
Office	Count	20	20	5	0	0	1	3	49
	Percent	40.8%	40.8%	10.2%	0.0%	0.0%	2.0%	6.1%	100%
Private School	Count	0	0	0	0	0	0	1	1
	Percent	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	100%
Private Parking	Count	2	2	2	0	0	0	2	8
	Percent	25.0%	25.0%	25.0%	0.0%	0.0%	0.0%	25.0%	100%
Public Parking	Count	0	1	0	0	0	0	0	1
	Percent	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100%
Restaurant	Count	16	1	3	0	0	0	0	20
	Percent	80.0%	5.0%	15.0%	0.0%	0.0%	0.0%	0.0%	100%
Retail/Service	Count	26	0	0	1	0	0	1	28
	Percent	92.9%	0.0%	0.0%	3.6%	0.0%	0.0%	3.6%	100%
Studio/Salon	Count	22	1	0	0	0	0	0	23
	Percent	95.7%	4.3%	0.0%	0.0%	0.0%	0.0%	0.0%	100%
Vacant Commercial	Count	8	3	0	0	0	0	0	11
	Percent	72.7%	27.3%	0.0%	0.0%	0.0%	0.0%	0.0%	100%
Vacant Lot	Count	0	4	1	1	0	0	3	9
	Percent	0.0%	11.1%	11.1%	11.1%	0.0%	0.0%	33.3%	100%

Source: Burgis Associates, 2012

TABLE 4: EXISTING LAND USES (ZONING BY LAND USE) - TENAFLY, NEW JERSEY 2012

Use		B-1	B-2	C	M-1	R-7.5	R-9	SR/B
Automotive	Count	2	12	7	0	2	0	4
	Percent	1.4%	12.9%	17.1%	0.0%	66.7%	0.0%	1.4%
Bank	Count	4	4	0	1	0	0	0
	Percent	2.7%	4.3%	0.0%	33.3%	0.0%	0.0%	0.0%
Business/ Light Manu.	Count	22	15	13	0	0	0	8
	Percent	15.1%	16.1%	31.7%	0.0%	0.0%	0.0%	30.8%
Deli/Café	Count	10	1	1	0	0	0	0
	Percent	6.8%	1.1%	2.4%	0.0%	0.0%	0.0%	0.0%
Cleaners	Count	5	0	1	0	0	0	0
	Percent	3.4%	0.0%	2.4%	0.0%	0.0%	0.0%	0.0%
Fitness	Count	2	1	2	0	0	0	3
	Percent	1.4%	1.1%	4.9%	0.0%	0.0%	0.0%	11.5%
Food	Count	3	0	0	0	0	0	0
	Percent	2.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Hotel	Count	0	1	0	0	0	0	0
	Percent	0.0%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%
Medical	Count	3	26	6	0	1	0	1
	Percent	2.1%	28.0%	14.6%	0.0%	33.3%	0.0%	3.8%
Theater	Count	1	0	0	0	0	0	0
	Percent	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Office	Count	20	20	5	0	0	1	3
	Percent	13.7%	21.5%	12.2%	0.0%	0.0%	100.0%	11.5%
Private School	Count	0	0	0	0	0	0	1
	Percent	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.8%
Private Parking	Count	2	2	2	0	0	0	2
	Percent	1.4%	2.2%	4.9%	0.0%	0.0%	0.0%	7.7%
Public Parking	Count	0	1	0	0	0	0	0
	Percent	0.00%	1.10%	0.00%	0.00%	0.00%	0.00%	0.00%
Restaurant	Count	16	1	3	0	0	0	0
	Percent	11.0%	1.1%	7.3%	0.0%	0.0%	0.0%	0.0%
Retail/Service	Count	26	0	0	1	0	0	1
	Percent	17.8%	0.0%	0.0%	33.3%	0.0%	0.0%	3.8%
Studio/Salon	Count	22	1	0	0	0	0	0
	Percent	15.1%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%
Vacant Commercial	Count	8	3	0	0	0	0	0
	Percent	5.5%	3.2%	0.0%	0.0%	0.0%	0.0%	0.0%
Vacant Lot	Count	0	5	1	1	0	0	3
	Percent	0.0%	5.4%	2.4%	33.3%	0.0%	0.0%	11.5%
Total	Count	146	93	41	3	3	1	26
	Percent	100%	100%	100%	100%	100%	100%	100%

Source: Burgis Associates, 2012

While smaller in size compared to the B-2, C and SR/B Districts, the B-1 Zoning District contains the most observed number of land uses (146) throughout the Borough's business-oriented districts. The most commonly occurring commercial land use in the B-1 Zone is retail and service establishments, which comprises of 17.8 percent of all the recorded land uses in the district. In fact, as indicated by Table 3, nearly all of the BID's retail/service establishments (92.9 percent) are located within this zone.

Business/light manufacturing and studio/salons are the second most common BID land uses in the B-1 zone, consisting of 15.1 percent each. While these two land uses do comprise the same percentage of the B-1 zone, their distributions vary greatly throughout the rest of the BID. As indicated by Table 3, business and light manufacturing uses are also common in the B-2, C, and SR/B zones, comprising of 25.9 percent, 22.4 percent and 13.8 percent of those districts respectively. In fact, as indicated by Table 4, business uses comprise the majority (31.7 percent) of the C district. Studios and salons, on the other hand, are located nearly exclusively (95.7 percent) in the B-1 zone.

Delis/cafés and restaurants are also both predominantly located within the B-1 district; 83.3 percent of all delis/cafés and 80 percent of all restaurants are located in this district. Sixteen (16) restaurants were identified in the B-1 district, accounting for 11 percent of the zone. Fewer delis and cafés were identified, and these uses only account for 6.8 percent of the B-1 district's total BID land uses.

Like business and light manufacturing uses, professional office uses are somewhat split in their distributions. Of the 49 offices located throughout the BID, the B-1 and B-2 districts each contain twenty (20). As indicated by Table 4, office uses comprise of 21.5 percent and 13.7 percent of the B-2 and B-1 BID land uses, respectively. Medical offices, on the other hand, are located predominantly within the B-2 district; of the 37 medical uses identified throughout the BID, 26 (70.3 percent) were located within this district. Table 4 indicates that over one quarter of the B-2 district's recorded BID uses consist of medical offices.

Automotive uses are also varied in their distributions. Slightly over 40 percent of all BID automotive uses are located within the B-2 district. In particular, a large Honda dealership consisting of office and garage space exists along County Road between Hillside Avenue and Highwood Ave. The C district, which accounts for nearly one quarter of all recorded automotive uses, consists of a BMW dealership located near the Borough's border with Cresskill Borough.



Cresskill Borough

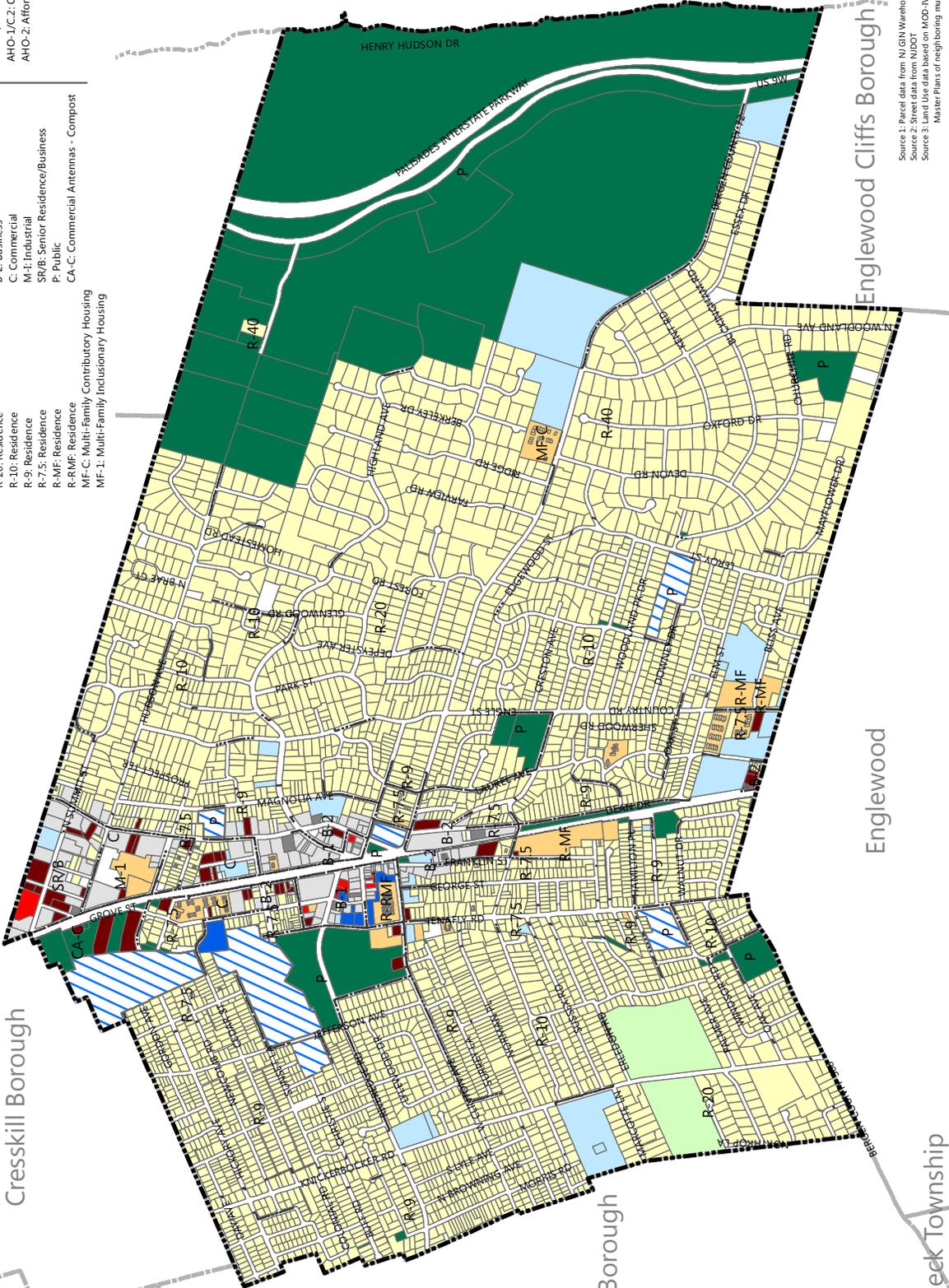
Zone Districts

- R-40: Residence
- R-20: Residence
- R-10: Residence
- R-9: Residence
- R-7.5: Residence
- R-MF: Residence
- MF-C: Multi-Family Contributory Housing
- MF-1: Multi-Family Inclusionary Housing

- B-1: Business
- B-2: Business
- C: Commercial
- M-1: Industrial
- SR/6: Senior Residence/Business
- P: Public
- CA-C: Commercial Antennas - Compost

Overlay Districts

- AHO-1/R: Affordable Housing Overlay, No. 1
- AHO-1/C.1: Commercial Overlay, No. 1
- AHO-1/C.2: Commercial Overlay, No. 2
- AHO-2: Affordable Housing Overlay, No. 2



Source 1: Parcel data from NJGIN Warehouse, Bergen County
 Source 2: Street data from NJDOT
 Source 3: Land Use data based on MOD-IV Tax Data, County Tax Records, Master Plans of neighboring municipalities.

Legend

Existing Land Uses

- Vacant
- Vacant Commercial
- Residential: 1 & 2 Family
- Residential: Multifamily
- Retail
- Business and Light Manu.
- Municipal Property
- Public School
- Semi-Public
- Golf Course
- Open Space
- See BID LU Map

Project No.	2639.01	Date	03.29.13	Drawn	DN
Scale	1" = 2000'	Date Iss.	ELU		
2013 COPYRIGHT BA - NOT TO BE REPRODUCED					

Existing Land Use

Project Title
2013 Land Use Element
 BOROUGH OF TEANECK | BERGEN COUNTY, NEW JERSEY

BURGIS ASSOCIATES, INC.
 COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE
 p: 201.666.1811
 25 Westwood Avenue
 Westwood, New Jersey 07675
 f: 201.666.2599

5.3 Environmental Features

Equally important in determining a community's potential development and future growth patterns is an analysis of its physical characteristics. This information is not only helpful in guiding growth, but is also useful in assessing sites for their natural resources and guiding the protection of these resources.

The principal environmental features that have been assessed within the framework of this master plan include topography and slopes, wetlands, flood plains and flood hazard areas, category one waterways and buffers, and soil conditions.

While the following descriptions and accompanying maps provide an overview of the Borough's physical features and environmental constraints, they should nevertheless be reviewed on a site-by-site basis as development applications are submitted to Tenafly's various local reviewing agencies.

5.3.1 Topography and Slope

The topography in Tenafly varies, but is predominantly characterized by slight to moderate slopes, with some steep slope areas. Elevations range from a high of approximately 440 feet above sea level, near East Hill in the northeastern section of the Borough, to a low of 35 feet above sea level near Tenakill Brook, located in the northern section of the Borough.

The accompanying Environmental Constraints Map identifies areas of the Borough with steep slopes in excess of 15% and 25%. The majority of Tenafly is free of such slopes. Nevertheless, some areas with steep slopes can be found, particularly within the eastern open space section of the Borough near East Hill. The steepest slopes are located along the Palisades, east of the Palisades Interstate Parkway; in fact, this is the only area where slopes exceeding 25% can be found.

5.3.2 Wetlands

Prepared by the United States Department of the Interior Fish and Wildlife Services, the National Wetlands Inventory provides an inventory of wetland areas throughout the state. Wetland delineations are based upon vegetation, visible hydrology, and geography in accordance with acknowledged data sources pertaining to wetland classifications. This data has subsequently been mapped by the New Jersey Department of Environmental Protection (NJDEP), which is illustrated on the accompanying Environmental Constraints Maps.

As indicated by the map, a number of wetland areas do exist throughout Tenafly. However, the most extensive wetland areas are located in the eastern half of the Borough and, more specifically, within the open space areas maintained by the Tenafly Nature Center. Several of these wetlands are found in the vicinity of Greenbrook Pond and the non-Category One waterways which extend from it.

Three additional significant wetland areas are located in Roosevelt Common along Riveredge Road, in the vicinity of Knickerbocker Country Club, to the east of Palmer Ave, and the area along a non-Category One waterway that extends through Oak Street and Downey Drive near Smith School.

While the Environmental Constraints Map does provide a good indication on where wetlands exist, only an official determination known as a “Letter of Interpretation” (LOI) issued by NJDEP can validate the presence of wetlands on any given property.

It is also noted that the adoption of the Freshwater Wetlands Protection Act of 1988 established a host of regulations aimed towards the preservation of New Jersey’s wetlands and transitional areas, also known as “buffer” areas. These regulations require NJDEP to regulate virtually all activities proposed in wetland areas, including: cutting vegetation; dredging; excavation or removal of soil; drainage or any disturbance of water levels; driving of pilings; and placing obstructions. In addition, NJDEP must determine the width of transition areas around wetlands, which is dependent on the sensitivity of the particular wetland. Under the Act, wetlands are categorized as Exceptional, Intermediate, or Ordinary. While most wetlands require a minimum 50-foot buffer, wetlands categorized as Exceptional may require buffers up to 15 feet in width. However, such as transition area averaging, which, when systematically applied, may require no buffer area at all. Proposed activities within these transition areas typically require permits from the DEP.

According to the Federal Emergency Management Agency (FEMA), the majority of Tenafly is not in a flood plain. Nevertheless, significant flood hazard areas do exist throughout portions of the Borough, particularly along Tenakill Brook. As seen on the Environmental Constraints Map, the properties most affected by these flood plains are municipally owned parcels, including Tenafly High School, Tenafly Middle School, and Roosevelt Common. However, some residential properties, particularly along Prospect Terrace to the east of Piermont Road, do fall within the 100 Year and 500 Year Flood plains.

5.3.3 Floodplains and Flood Hazard Areas

5.3.4 Category One Waterways and Buffers

The accompanying Environmental Constraints Map further identifies Category One (C-1) and non-Category One waterways throughout the Borough. As detailed in the Surface Water Quality Standards rules (NJAC 7:9B-1.4), the C-1 designation is reserved for waterbodies with exceptional fishery resources or exceptional ecological, recreational, or water supply significance. Such designation essentially provides additional protection for these special waterbodies as well as those areas within 300 feet of the stream, known as Special Water Resource Protection Areas (SWRPA). These protections are in place to prevent water quality degradation and discourage development that would impair or destroy the waterway's natural resources. While any existing development located within SWRPAs are not regulated, any new construction or expansion to existing structures that will disturb one acre or more of the property or that would increase impervious surfaces on site by at least one-quarter of an acre is prohibited.

As evidenced by the accompanying Environmental Constraints Map, the only C-1 buffer located within the Borough is Tenakill Brook. In addition, several non-C-1 waterways travel through the Borough. One large non-C-1 waterway is located near the easternmost portion of Tenafly and runs through the Palisades Interstate Park. Two additional non-C-1 waterways are located within the southern portion of Tenafly, along the Borough's border with Englewood.

5.3.5 Soils

The United States Department of Agriculture Soil Conservation compiles data on soils throughout the nation. The majority of the fieldwork for the soil surveys was completed in 1980, and soils names and descriptions were approved in 1985.

Tenafly is comprised of 28 different types of soils, each with its own distinct characteristics and limitations which can affect the way land may be developed. The Soils Conditions Map provides the locations of each of these soil types, while Table 5 provides more detail on each soil type and highlights their limitations on developments.

Limitations are classified as:

1. Not limited, if soil properties and site features are generally favorable for the indicated use, and limitations are minor and easily overcome;
2. Somewhat limited, if soil properties or site features are not favorable for the indicated use and special planning design, or maintenance is needed to overcome or minimize the limitations; and
3. Very limited, if soil properties or site features are so unfavorable or so difficult to overcome that special design or increased maintenance are required.

Special feasibility studies may be required where soil limitations are delineated as very limited.

TABLE 5: SOIL TYPES AND CONDITIONS - TENAFLY, NEW JERSEY 2012

Soil Name and Symbol	Shallow Excavations	Dwellings without basements	Dwellings with basements	Small Commercial Buildings	Local Roads and Streets
BohB: Boonton	Very limited: depth to saturated zone; cutbanks cave	Somewhat limited: depth to saturated zone	Very limited: depth to saturated zone	Somewhat limited: slope; depth to saturated zone	Somewhat limited: frost action; depth to saturated zone
BohC: Boonton	Very limited: depth to saturated zone; cutbanks cave; slope	Somewhat limited: depth to saturated zone; slope	Very limited: depth to saturated zone; slope	Very limited: slope; depth to saturated zone	Somewhat limited: slope; frost action; depth to saturated zone
BohE: Boonton – Rock outcrop	Very limited: slope; depth to saturated zone; cutbanks cave	Very limited: slope; depth to saturated zone	Very limited: slope; depth to saturated zone	Very limited: slope; depth to saturated zone	Very limited: slope; frost action; depth to saturated zone
BorB: Boonton – Rock outcrop	Very limited: depth to saturated zone; cutbanks cave	Somewhat limited: depth to saturated zone	Very limited: depth to saturated zone	Somewhat limited: slope; depth to saturated zone	Somewhat limited: Frost action; depth to saturated zone
BorC: Boonton – Rock outcrop	Very limited: depth to saturated zone; cutbanks cave; slope	Somewhat limited: slope; depth to saturated zone	Very limited: depth to saturated zone; slope	Very limited: slope; depth to saturated zone	Somewhat limited: slope; frost action; depth to saturated zone
BorD: Boonton – Rock outcrop	Very limited: slope; depth to saturated zone; cutbanks	Very limited: slope; depth to saturated zone	Very limited: slope; depth to saturated zone	Very limited: slope; depth to saturated zone	Very limited: slope; frost action; depth to saturated zone
BorE: Boonton – Rock outcrop	Very limited: slope; depth to saturated zone; cutbanks	Very limited: slope; depth to saturated zone	Very limited: slope; depth to saturated zone	Very limited: slope; depth to saturated zone	Very limited: slope; frost action; depth to saturated zone
BouB: Boonton – Urban Land	Very limited: cutbanks	Not limited	Not limited	Somewhat limited: slope	Somewhat limited: frost action
BouC – Boonton – Urban Land	Very limited: cutbanks cave; slope	Somewhat limited: slope	Somewhat limited: slope	Very limited: slope	Somewhat limited: slope; frost action
BouD – Boonton – Urban Land	Very limited: slope; cutbanks cave	Somewhat limited: slope	Very limited: slope	Very limited: slope	Very limited: slope; frost action
BouE – Boonton – Urban Land	Very limited: slope; cutbanks cave	Somewhat limited: slope	Very limited: slope	Very limited: slope	Very limited: slope; frost action

Source: United States Agriculture Soil Conservation

continued on next page

TABLE 5: SOIL TYPES AND CONDITIONS (CONTINUED) - TENAFLY, NEW JERSEY 2012

Soil Name and Symbol	Shallow Excavations	Dwellings without basements	Dwellings with basements	Small Commercial Buildings	Local Roads and Streets
DuoB: Dunellen	Very limited: cutbanks cave	Not limited	Not limited	Not limited	Somewhat limited: frost action
DuoC: Dunellen	Very limited: cutbanks cave	Somewhat limited: slope	Somewhat limited: slope	Very limited: slope	Somewhat limited: frost action; slope
DuoD: Dunellen	Very limited: slope; cutbanks cave	Very limited: slope	Very limited: slope	Very limited: slope	Very limited: slope; frost action
DuuA: Dunellen – Urban land	Very limited: cutbanks cave	Not limited	Not limited	Not limited	Somewhat limited: frost action
DuuB: Dunellen – Urban land	Very limited: cutbanks cave	Not limited	Not limited	Not limited	Somewhat limited: frost action
DuuD: Dunellen – urban land	Very limited: cutbanks cave; slope	Very limited: slope	Very limited: slope	Very limited: slope	Very limited: slope; frost action
FmhAt: Fluvaquents	Very limited: ponding; depth to saturated zone; flooding; cutbanks cave	Very limited: ponding; flooding; depth to saturated zone	Very limited: ponding; flooding; depth to saturated zone	Very limited: ponding; flooding; depth to saturated zone	Very limited: ponding; frost action; flooding; depth to saturated zone
HamBb: Haledon	Very limited: depth to saturated zone; cutbanks cave	Very limited: depth to saturated zone	Very limited: depth to saturated zone	Very limited: depth to saturated zone; slope	Very limited: frost action; depth to saturated zone
HasB: Haledon – Urban land	Very limited: depth to saturated zone; cutbanks cave;	Very limited: depth to saturated zone	Very limited: depth to saturated zone	Very limited: depth to saturated zone	Very limited: depth to saturated zone; frost action
HcsAb: Hasbrouck	Very limited: depth to saturated zone; cutbanks cave; ponding; organic matter content; flooding	Very limited: depth to saturated zone; ponding; subsidence; flooding; organic matter content	Very limited: depth to saturated zone; ponding; subsidence; flooding	Very limited: depth to saturated zone; ponding; subsidence; flooding; organic matter content	Very limited: depth to saturated zone; frost action; ponding; low strength; subsidence; flooding; ponding
UR: Urban Land	Not rated	Not Rated	Not Rated	Not Rated	Not Rated

Source: United States Agriculture Soil Conservation

continued on next page

TABLE 5: SOIL TYPES AND CONDITIONS (CONTINUED) - TENAFLY, NEW JERSEY 2012

Soil Name and Symbol	Shallow Excavations	Dwellings without basements	Dwellings with basements	Small Commercial Buildings	Local Roads and Streets
UdktB: Udorthents	Somewhat limited: too clayey; cutbanks cave	Not Rated	Not Rated	Not Rated	Not Rated
UdouB: Udorthents	Not rated	Not Rated	Not Rated	Not Rated	Not Rated
UdwB: Udorthents	Not rated	Not Rated	Not Rated	Not Rated	Not Rated
UdwuB: Udorthents – Urban Land	Not Rated	Not Rated	Not Rated	Not Rated	Not Rated
WATER	Not Rated	Not Rated	Not Rated	Not Rated	Not Rated

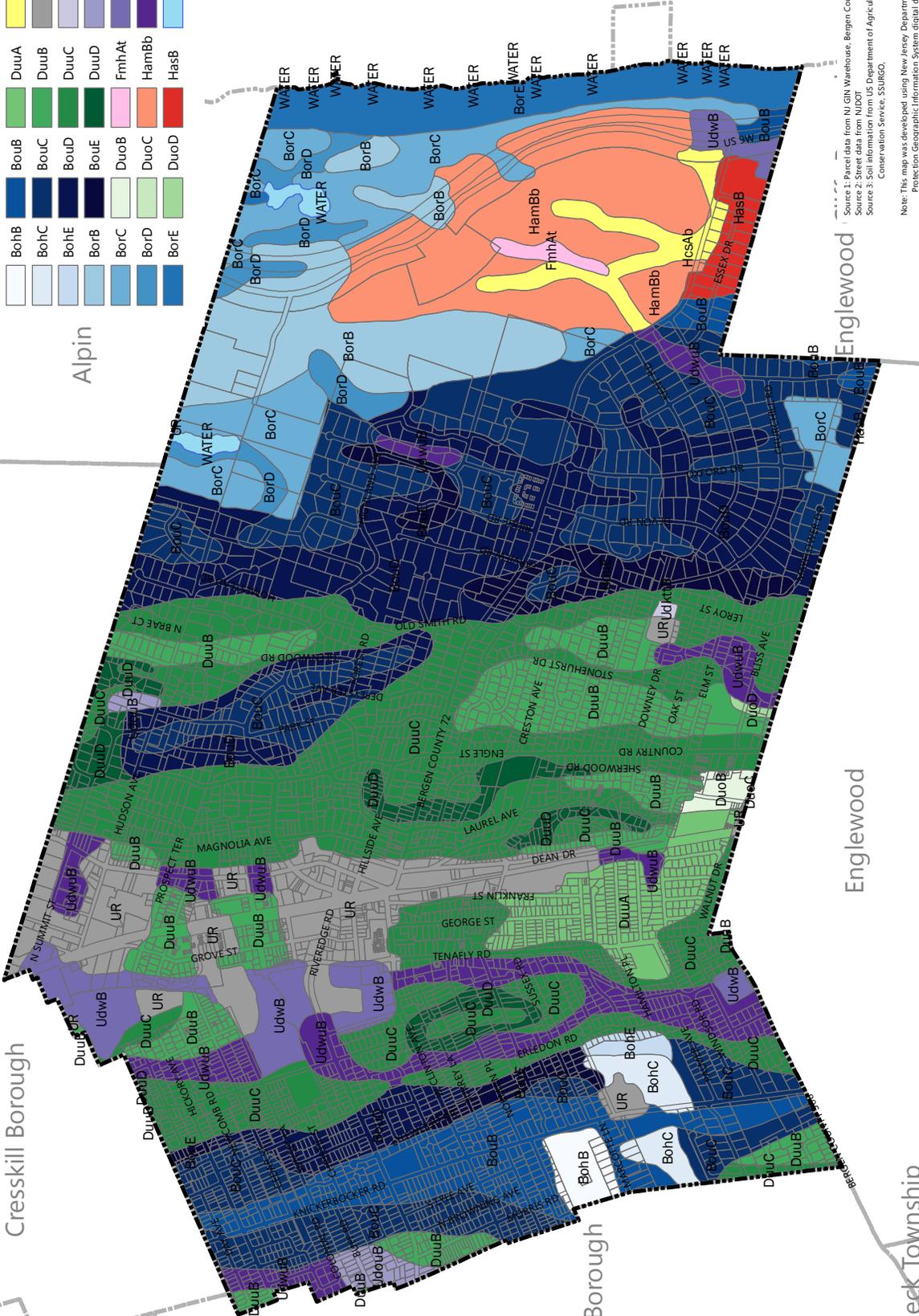
Source: United States Agriculture Soil Conservation



Soil Types

BohB	BouB	DuuA	HcsAb
BohC	BouC	DuuB	UR
BohE	BouD	DuuC	UdktTB
BorB	BouE	DuuD	UdouB
BorC	DuoB	FmhAt	Udwb
BorD	DuoC	HamBb	UdwbB
BorE	DuoD	HasB	WATER

Alpin



Englewood

Englewood

Cresskill Borough

Bergenfield Borough

Teaneck Township

Source 1: Parcel data from NJGIN Warehouse, Bergen County
 Source 2: Street data from NJDOT
 Source 3: Soil information from US Department of Agriculture, National Resource Conservation Service, SSURGO

Note: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

<p>BURGIS ASSOCIATES, INC. COMMUNITY PLANNING LAND DEVELOPMENT AND DESIGN LANDSCAPE ARCHITECTURE 25 Westwood Avenue Westwood, New Jersey 07675 p: 201.666.1811 f: 201.666.2599</p>	<p>Project Title</p> <p>2013 Land Use Element</p> <p>BOROUGH OF TENAFELY BERGEN COUNTY, NEW JERSEY</p>	<p>Project No.</p> <p>2639.01</p>	<p>Date</p> <p>03.29.13</p>	<p>Drawn</p> <p>DN</p>
	<p>Scale</p> <p>1" = 2000'</p>	<p>Soils</p> <p>soils</p>	<p>2013 COPYRIGHT BA. NOT TO BE REPRODUCED</p>	<p>Legend</p> <ul style="list-style-type: none"> Municipal Boundary Parcels

Soil Types

5.4 Demographic Characteristics

5.4.1 Population Growth

The study of population patterns is an integral part of any master plan, as it sheds light on both the Borough’s past trends and its anticipated growth in years to come.

As outlined below, since 1960 Tenafly’s population growth has remained relatively flat. The Borough experienced a consistent level of growth from 1930 to 1970, marking an era in which its population increased from 5,699 to 14,827. This trend reversed itself during the 1970s and 1980s, as the Borough’s population declined to 13,326 residents by 1990. By 2000, however, this trend reversed itself again and the Borough’s population increased 3.6 percent to 13,806.

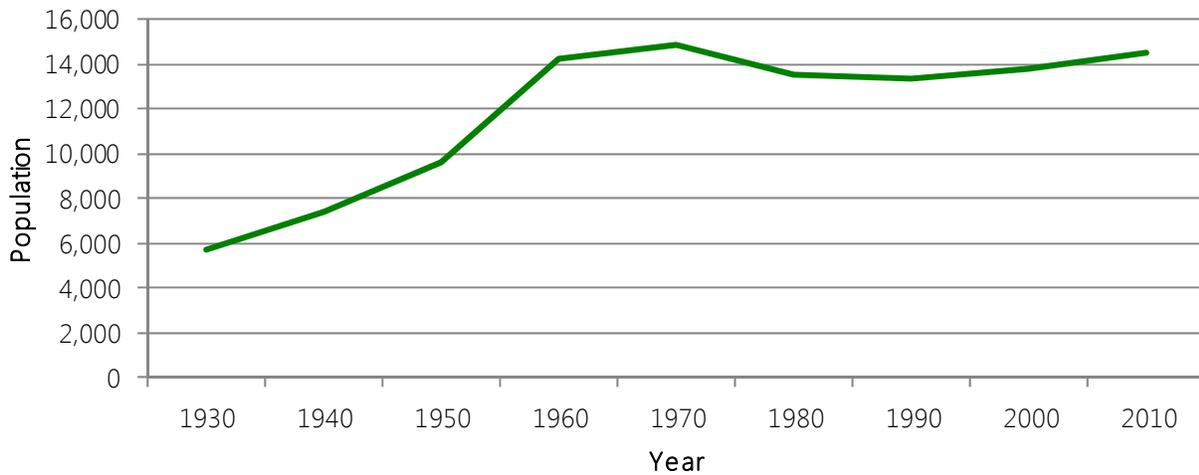
The 2010 US Census indicates a continuation of this growth, as the Borough’s population increased to 14,488 residents. With a growth rate of 4.9 percent, Tenafly’s growth was approximately double that of Bergen County as a whole, which grew at a rate of 2.4 percent during the 2000s. The Borough’s growth rate also exceeds that of New Jersey’s as a whole, as the state grew at approximately 4.5 percent. This growth is largely attributable to the various multi-family projects that were built in response to the Borough’s affordable housing litigation.

TABLE 6: POPULATION GROWTH - TENAFLY, NEW JERSEY

Year	Population	Population Change	Percent Change
1930	5,669		
1940	7,413	1,744	30.76%
1950	9,651	2,238	30.19%
1960	14,264	4,613	47.80%
1970	14,827	563	3.95%
1980	13,552	-1,275	-8.60%
1990	13,326	-226	-1.67%
2000	13,806	480	3.60%
2010	14,488	682	4.94%

Source: US Census Bureau, 2010

FIGURE 2: POPULATION GROWTH - TENAFLY, NEW JERSEY



Source: US Census Bureau, 2010

Table 7 and Figures 3 and 4 offer a breakdown of the Borough’s population by age and sex:

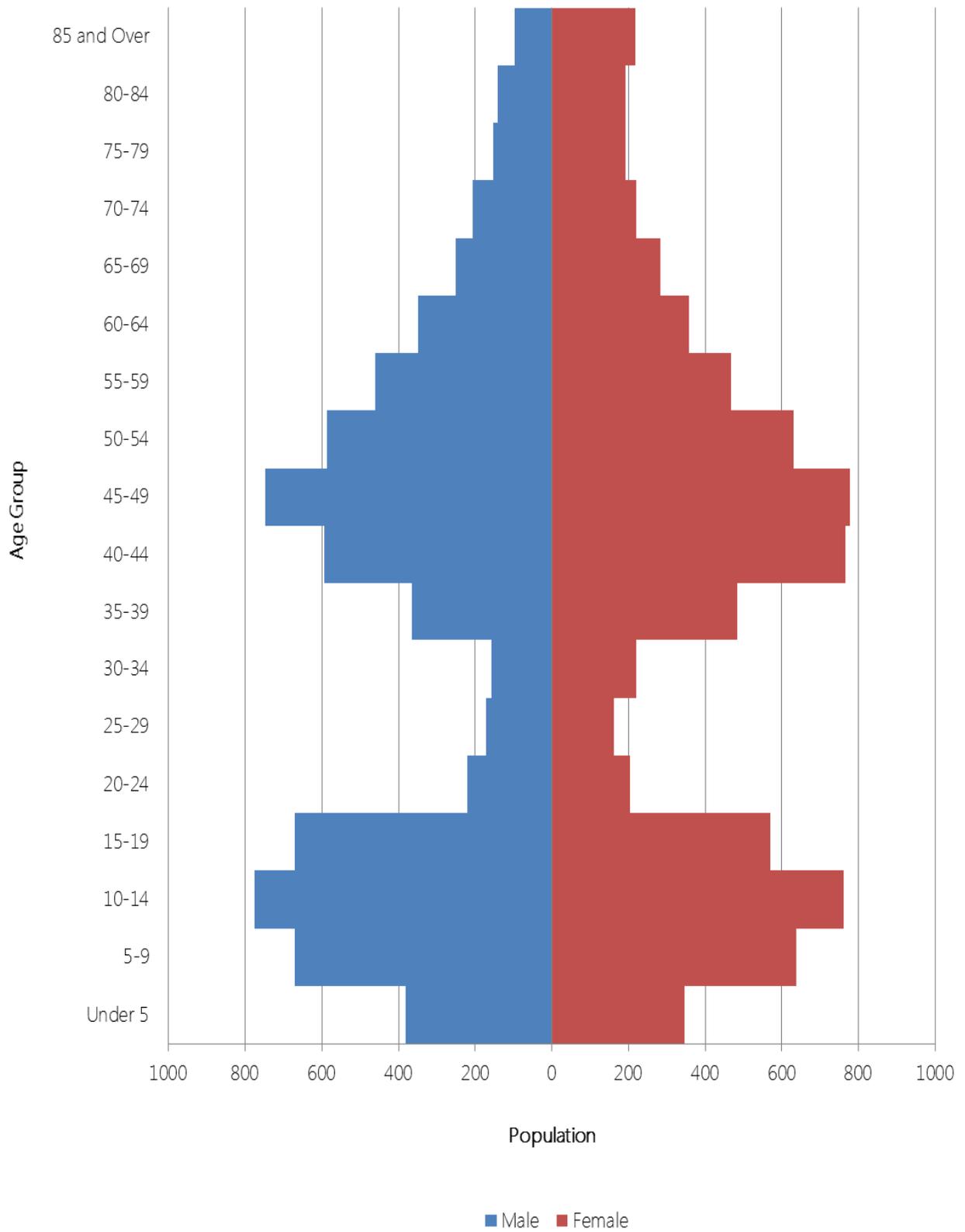
5.4.3 Age Distribution

TABLE 7: AGE AND SEX CHARACTERISTICS (2010) - TENAFLY, NEW JERSEY

Age Group	Male	Female	Total	% Total	% Cumulative
Under 5	381	347	728	5.00%	5.00%
5-9	671	637	1308	9.00%	14.10%
10-14	775	762	1537	10.60%	24.70%
15-19	671	570	1241	8.60%	33.20%
20-24	221	203	424	2.90%	36.20%
25-29	172	162	334	2.30%	38.50%
30-34	157	220	377	2.60%	41.10%
35-39	365	485	850	5.90%	46.90%
40-44	593	766	1359	9.40%	56.30%
45-49	748	777	1525	10.50%	66.80%
50-54	586	632	1218	8.40%	75.20%
55-59	461	467	928	6.40%	81.60%
60-64	349	357	706	4.90%	86.50%
65-69	250	283	533	3.70%	90.20%
70-74	206	220	426	2.90%	93.10%
75-79	152	192	344	2.40%	95.50%
80-84	141	193	334	2.30%	97.80%
85 and Over	97	219	316	2.20%	100.00%
Total Population	6996	7492	14488	100.00%	
Percentage	48.30%	51.70%	100.00%		
Median Age	40.8	42.5	41.8		

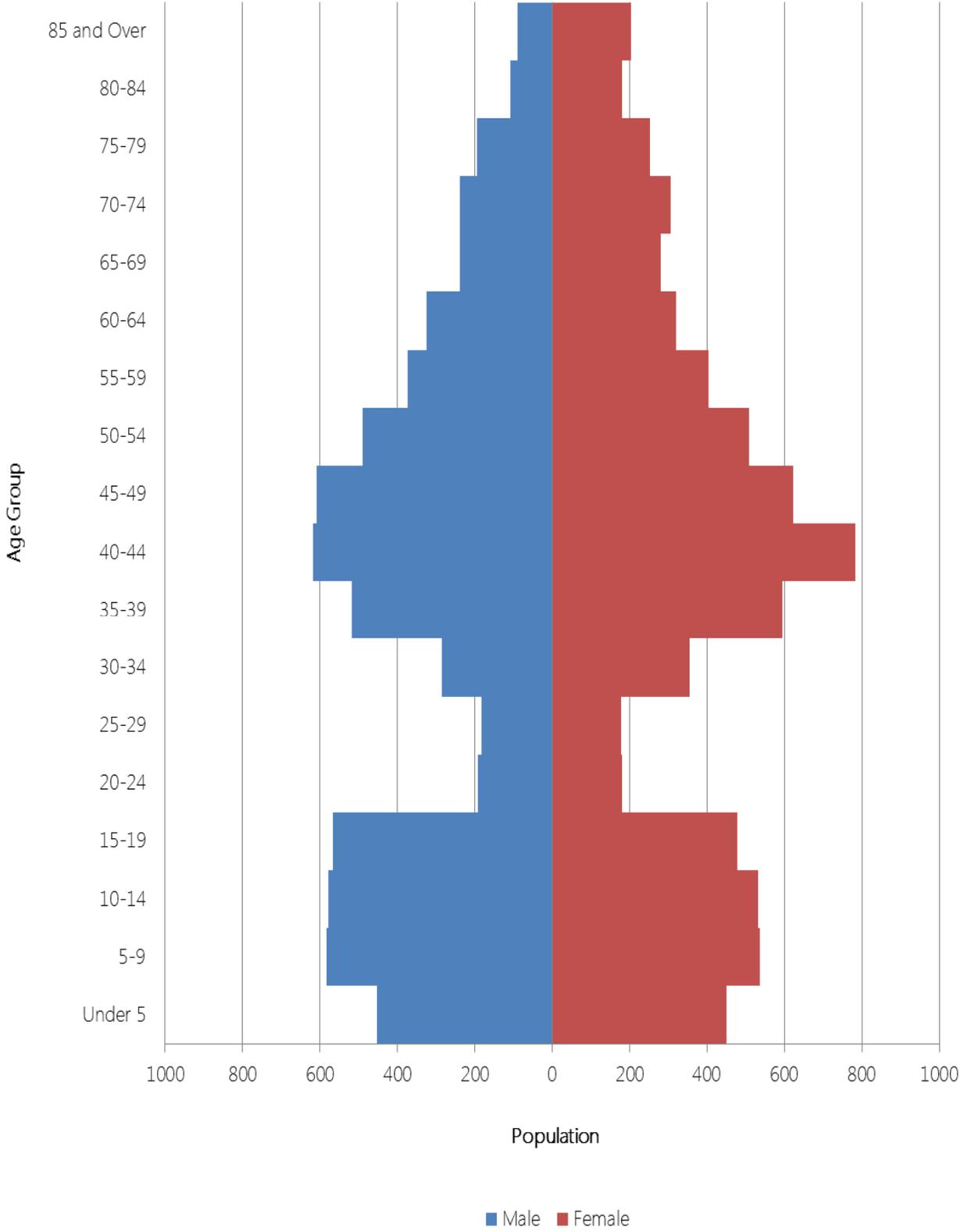
Source: US Census Bureau, 2010

FIGURE 3: AGE AND SEX PYRAMID (2010) - TENAFLY, NEW JERSEY



Source: US Census Bureau, 2010

FIGURE 4: AGE AND SEX PYRAMID (2000) - TENAFLY, NEW JERSEY



Source: US Census Bureau, 2000

During the 2000s, the Borough's median age increased slightly from 40.5 years in 2000 to 41.8 years in 2010. In particular, the median age for males increased from 39.7 to 40.8 years, while the median age for females rose from 41.8 to 42.5 years. In comparison, Bergen County has a slightly lower median age of 41.1 years, while the state's median age is 39.0 years.

Nevertheless, while the Borough did age slightly since the 2000 Census, both the number and percentage of residents age 65 and older declined from 2,092 (15.2 percent) in 2000 to 1,953 (13.5 percent) in 2010. This decrease contrasts with an increase of residents 18 years of age and under, which is estimated to have grown from 28.3 percent in 2000 to nearly 33% in 2010. This increase represents nearly two decades of growth within this age category, which has been reflected by the Borough's public school population. During the 2009-2010 school year, Tenafly's public and private school enrollments were 3,500 and 490 respectively, which represents an increase from the 2004 school year public and private student populations of approximately 3,000 and 200 respectively.

5.4.4 Race and Ethnic Diversity

While Tenafly remains a predominantly white (non-Hispanic) community, the Borough has experienced an increase in racial diversity within the past ten years. Significant increases in its Asian and Hispanic populations were identified, as these communities grew at a rate of 44.0 percent and 20.8 percent during the 2000s, respectively. In turn, the non-Hispanic White population declined from 73.7 percent in 2000 to 69.3 percent in 2010. Table 8 and Figure 5 help to illustrate the Borough's racial composition.

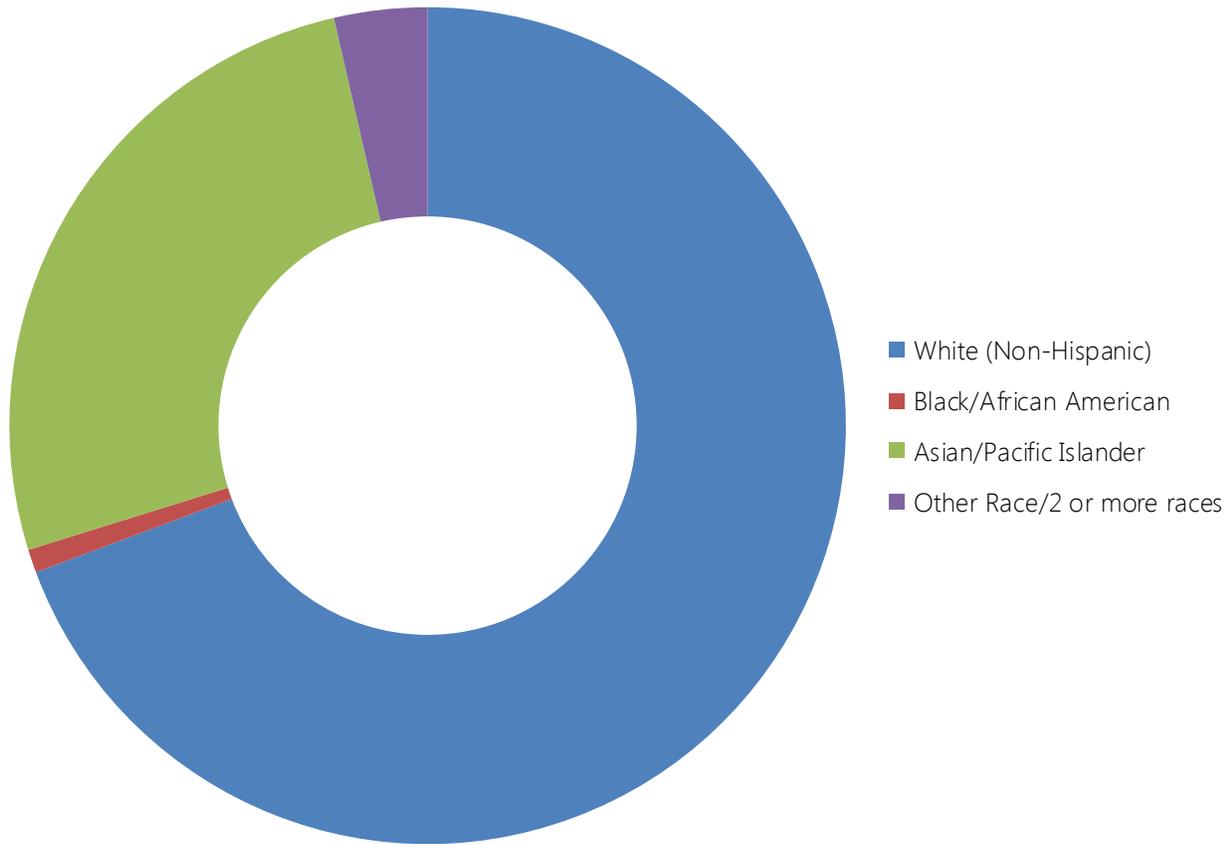
TABLE 8: RACIAL DATA (2000 AND 2010) - TENAFLY, NEW JERSEY

	2000	Percent of Population	2010	Percent of Population
White (Non-Hispanic)	10,176	73.7%	10,041	69.3%
Black/African American	122	0.9%	128	0.9%
Asian/Pacific Islander	2,632	19.1%	3,799	26.2%
Other Race/2 or more races	234	1.7%	520	3.6%
Hispanic Origin	642	4.7%	NA*	NA*
Total	13,806	100.0%	14,488	100.0%

Source: US Census Bureau, 2000 and 2010

* Unavailable due to US Census Reclassifications

FIGURE 5: RACIAL DATA (2010) - TENAFLY, NEW JERSEY



Source: US Census Bureau, 2010

Table 9 offers an additional breakdown of the Borough's Hispanic population:

TABLE 9: RESIDENTS OF HISPANIC ORIGIN - TENAFLY, NEW JERSEY

	2010	Percent of Hispanic Population
Mexican	69	8.9%
Puerto Rican	143	18.4%
Cuban	102	13.1%
Other Hispanic or Latino	462	59.5%
Total	776	100.0%

Source: US Census Bureau, 2010

5.4.5 Place of Birth and Residence

Estimates provided by the US Census’s American Community Survey (ACS) offer several insights on some of the significant changes in population movement that have affected the Borough over the past decade. Table 10, for example, provides key additional perspective on the roots of the Borough’s citizens by examining where they were born. As seen in Table 10, it is estimated that nearly one quarter of Tenafly’s residents were born within the state, while approximately 40% were born in a different state. Approximately one third of the population was born in a different country.

TABLE 10: PLACE OF BIRTH (2009) - TENAFLY, NEW JERSEY

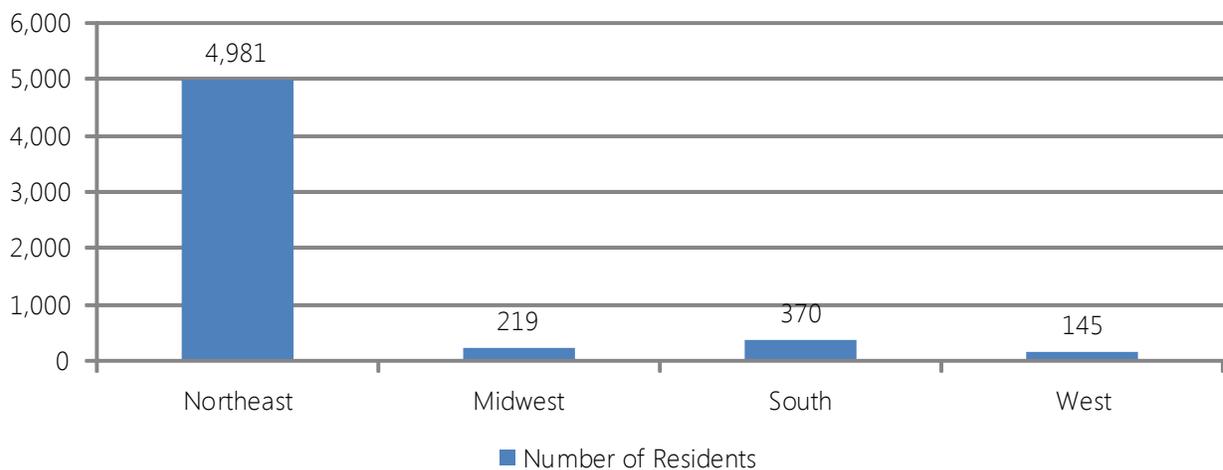
		Number	Percent
Native Born	Born in New Jersey	3,578	24.9%
	Born in Different State	5,715	39.7%
	Born Outside the US (US Territory)	271	1.9%
Foreign Born		4,814	33.5%
Total		14,378*	100%

Source: 2009 US American Community Survey

* Inaccuracy due to US ACS estimates

The American Community Survey provides additional information on where these out of state residents were born, as seen below in Figure 6. The vast majority of residents that were born in a separate state originated from the northeast (86%). This reiterates Tenafly’s historic trends of attracting residents from the NYC metropolitan area.

FIGURE 6: PLACE OF BIRTH, OUT OF STATE (2009)—TENAFLY, NEW JERSEY



Source: 2009 US American Community Survey

Nevertheless, despite Tenafly's significant out of state and foreign born populations, the ACS estimates that over 87 percent of the Borough's residents resided in the same residence as in 2008, reflecting the relative stability of the Borough's population. These trends are somewhat similar to Bergen County as a whole, which saw nearly 93% of its population reside in the same house as in 2008.

TABLE 11: PLACE OF RESIDENTS IN 2008 - TENAFLY, NEW JERSEY

		Number	Percent
Same house in 2008		12,433	87.9%
Different house in US	Same County	1,088	7.6%
	Same State	154	1.2%
	Different State	262	1.9%
Different house, from abroad		194	1.4%
Total		14,131*	100.0%

Source: 2009 US American Community Survey

* Inaccuracy due to US ACS estimates

The Borough's average household sizes are largely reflective of its population trends, having declined from 3.38 persons per household in 1960 to a low of 2.79 persons per household in 1990. This downward trend mirrored additional trends at the county, state and national levels. Nevertheless, the Borough did experience a slight increase in its average household size in 2000; this increase has carried over to the 2010 US Census as well, as the Borough's average household size has increased to 3.04 persons per household. Today, Tenafly's average household size is above the Bergen County average of 2.66 persons per household.

5.4.6 Place of Birth and Residence

TABLE 12: AVERAGE HOUSEHOLD SIZE - TENAFLY, NEW JERSEY

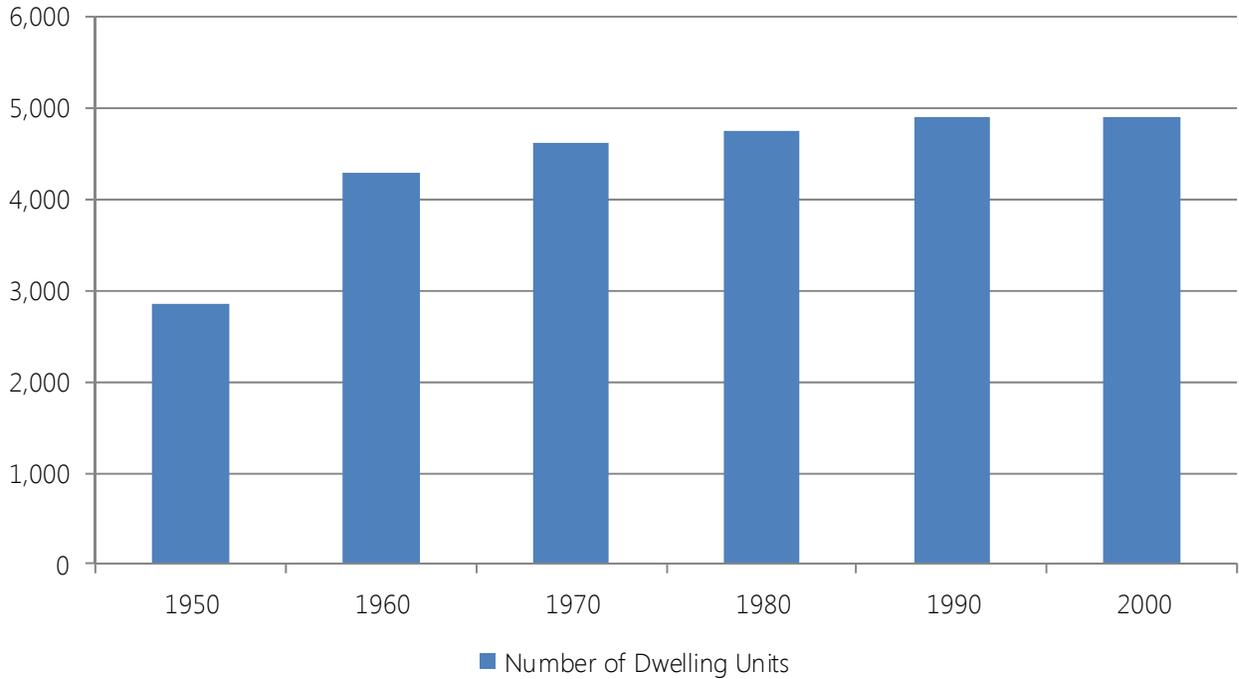
Year	Borough Population	Household Total Population*	Total Households	Average Household Size
1980	13,552	13,425	4,677	2.87
1990	13,326	13,176	4,724	2.79
2000	13,806	13,650	4,774	2.86
2010	14,488	14,379	4,766	3.04

Source: 2003 Bergen County Data Book; US Census

* Does not include residents living in group quarters

Residential development is estimated to have increased during the 2000s, with a net gain of 87 units (1.8 percent). This stands in contrast to the 1990s, which saw relatively flat levels of development and a net loss of one unit. Nevertheless, residential development in Tenafly has been lower than that of Bergen County's as a whole, which is estimated to have experienced a 3.7 percent increase in its number of dwelling units. This may be largely attributed to the Borough's fully developed nature.

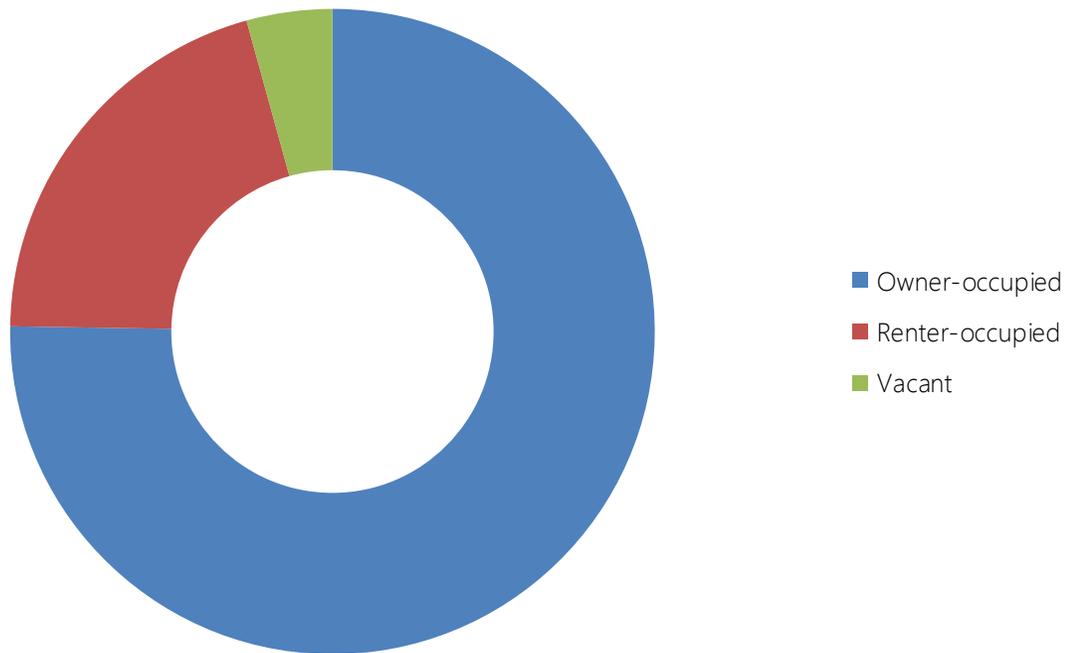
FIGURE 7: DWELLING UNITS (1950-2010) - TENAFLY, NEW JERSEY



Source: 2009 US American Community Survey

Approximately 75 percent of the Borough's housing units are currently listed as owner-occupied, while 21 percent are listed as renter-occupied. Vacant units comprised of 4.3 percent; of these, 54 were for rent, 55 were for sale, 21 were rented or sold, and 40 were vacant for other reasons. The vacant unit percentage for Bergen County was 4.7 percent in 2010.

FIGURE 8: YEAR ROUND HOUSING TYPES BY TENURE AND OCCUPANCY STATUS (2010) - TENAFLY, NEW JERSEY



Source: US Census, 2010; 2003 Bergen County Data Book

While Tenafly continues to remain a community primarily developed with single-family detached housing, its housing make up does show evidence of change. The percentage of single-family detached units is estimated to have decreased during the 2000s, from 81.5 percent in 2000 to 76.1 percent in 2009. Meanwhile, the number of multi-family structures is estimated to have grown at a rate of 26.7 percent, increasing from 774 in 2000 to 981 in 2009. Table 13 compares these changes.

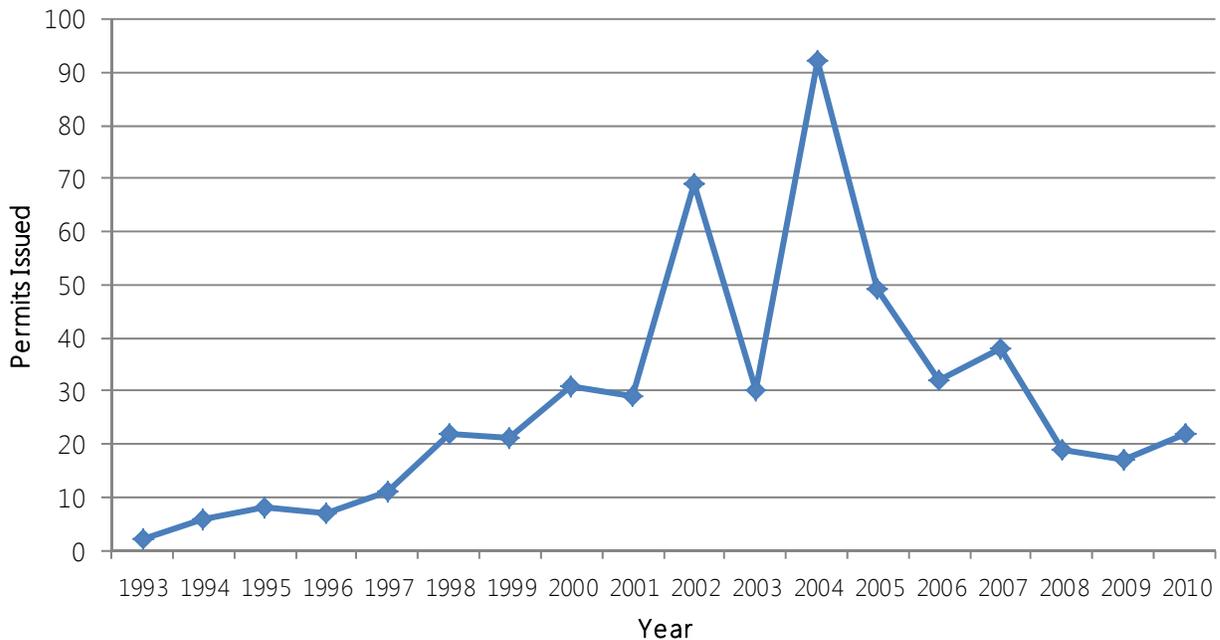
TABLE 13: UNITS IN STRUCTURE (2000 AND 2009) - TENAFLY, NEW JERSEY

Units in Structure	Number 2000	Percentage 2000	Number 2009	Percentage 2009
Single Family, detached	3,966	81.5	3,683	76.1
Single Family, attached	140	2.9	173	3.6
2	332	6.4	507	10.5
3 or 4	88	1.8	152	3.1
5 or more	354	7.0	322	6.7
Other	17	.4	0	0.0
Total	4,897	100.0	4,837	100.0

Source: US Census, 2010; 2009 US American Community Survey

Information on construction activity sheds further light on the Borough's housing trends. As outlined by Figure 9, 332 permits have been issued for single-family dwelling units since 1993, which comprises over two-thirds of the total number of permits issued in that recorded period. From 2002 to 2007, 300 residential building permits were issued, including 64 for developments with five units or greater. However, since 2008, only 58 residential building permits have been issued. This decrease is reflective of the ongoing recession and its effects on construction trends on the county, state and national levels.

FIGURE 9: NUMBER OF RESIDENTIAL BUILDING PERMITS ISSUED (1993-2010) - TENAFLY, NEW JERSEY



*Source: New Jersey Residential Building Permits, NJ Department of Workforce Development, 1993-2004
Borough of Tenafly Building Department, 2005-2010*

Despite the recession, both housing values and rental costs are estimated to have experienced significant increases during the 2000s, continuing a trend seen since the 1990s. As outlined in Table 14, the Borough's median housing value is estimated to have increased 78 percent from the 2000 median value. The number of houses valued at over one million dollars rose from 283 units in 2000 to 742 units in 2009, representing an increase of over 160 percent.

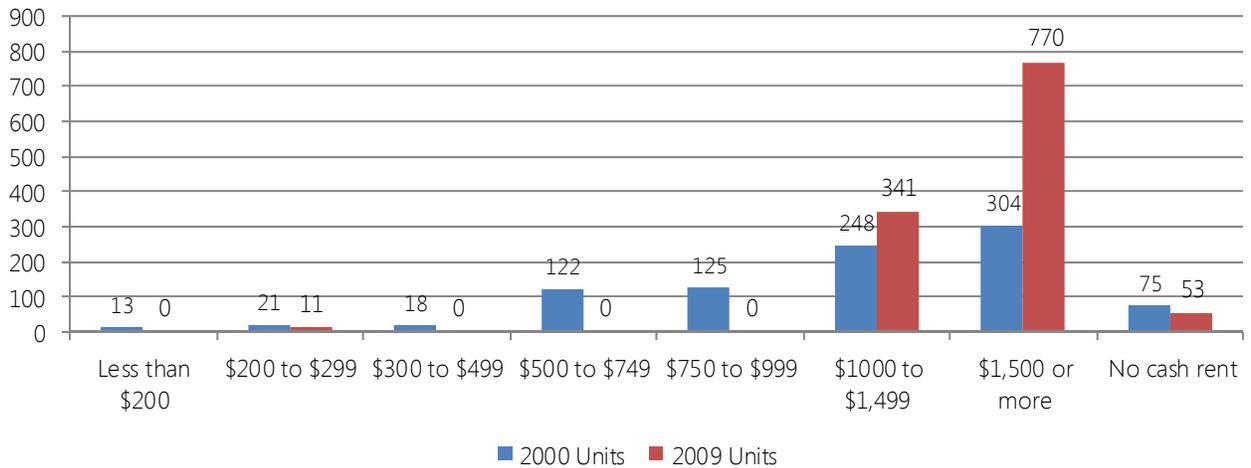
TABLE 14: GROSS RENT OF SPECIFIED RENTER-OCCUPIED HOUSING UNITS (2000 AND 2009) - TENAFLY, NEW JERSEY

Value Range – 2000	Number of Units	Value Range – 2009	Number of Units
Less than \$100,000	35	Less than \$100,000	20
\$100,000 to \$149,999	17	\$100,000 to \$149,999	28
\$150,000 to \$199,999	145	\$150,000 to \$199,999	0
\$200,000 to \$299,999	769	\$200,000 to \$299,999	66
\$300,000 to \$499,999	1,352	\$300,000 to \$499,999	562
\$500,000 to \$999,999	983	\$500,000 to \$999,999	1,992
\$1,000,000 or more	283	\$1,000,000 or more	742
2000 Median Value	\$403,600	2009 Median Value	\$719,300

Source: US Census, 2010: 2009 US American Community Survey

Housing rental costs are also estimated to have experienced a significant increase during the 2000s. The median gross rents in the Borough is estimated to have increased almost 49 percent, from \$1,186 in 2000 to \$1,766 in 2009.

FIGURE 10: GROSS RENT OF SPECIFIED RENTER-OCCUPIED HOUSING UNITS (2000 AND 2009) - TENAFLY, NEW JERSEY



Source: US Census, 2010: 2009 US American Community Survey

5.4.7 Place of Birth and Residence

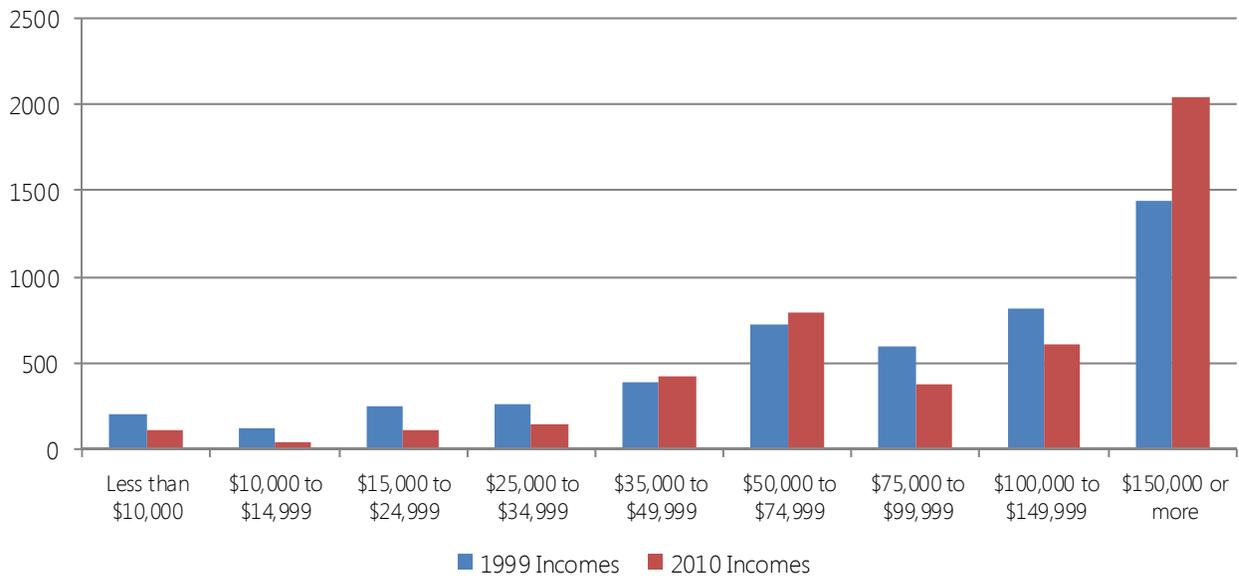
Table 15 and Figure 11 both provide data on the household income distributions of the Borough, as estimated by the 2009 ACS. The amounts are presented in 2010 inflation-adjusted dollars. Over the last decade, households in Tenafly have generally become wealthier, as the median income has risen an estimated 38% from 1999, from \$90,931 a year to \$125,865. The number of households making over \$100,000 a year rose from 38.2% in 1999 to 57.0% in 2010. In comparison, approximately 39% of Bergen County households make over \$100,000 a year.

TABLE 15: HOUSEHOLD INCOME DISTRIBUTION (1999 AND 2010) - TENAFLY, NEW JERSEY

Income Category	Number 1999	Percent 1999	Number 2010*	Percentage 2010*
Less than \$10,000	198	4.1	111	2.4
\$10,000 to \$14,999	116	2.4	37	.8
\$15,000 to \$24,999	244	5.1	111	2.4
\$25,000 to \$34,999	258	5.4	148	3.2
\$35,000 to \$49,999	392	8.2	423	9.1
\$50,000 to \$74,999	722	15.1	790	17.0
\$75,000 to \$99,999	599	12.5	376	8.1
\$100,000 to \$149,999	815	17.1	603	13.0
\$150,000 or more	1,437	30.1	2,044	44.0
Median Income	\$90,931		\$125,865	

Source: New Jersey Residential Building Permits, NJ Department of Workforce Development, 1993-2004
Borough of Tenafly Building Department, 2005-2010

FIGURE 11: HOUSEHOLD INCOME DISTRIBUTION (1999 AND 2010) - TENAFLY, NEW JERSEY



Source: US Census, 2010; 2009 American Community Survey; 2003 Bergen County Data Book

A breakdown of the community’s employment characteristics provided in Tables 16 and 17, helps to explain the Borough’s rising income. Table 16 identifies Borough residents’ employment characteristics by occupational field of work. The median earnings provided are estimated national averages. The vast majority of residents (60.1%) are employed within managerial positions, a field which nationally offers the highest overall median incomes. An additional quarter of the community is employed within the sales and office field, which offers the second highest overall median incomes. The percentage of residents employed within these two fields (85%) was approximately equal to what was recorded in 2000.

TABLE 16: EMPLOYED RESIDENTS AGE 16 AND OVER, BY OCCUPATION (2010) - TENAFLY, NEW JERSEY

Occupation	Median Earnings	Number	Percent
Management: business, science and arts	\$85,127	3,884	60.1%
Service Occupations	\$28,542	428	6.6%
Sales and Office	\$51,748	1,609	24.9%
Natural Resources, construction, and maintenance	\$48,000	182	2.8%
Production, transportation, and material moving	\$15,341	362	5.6%
Total	-	6,465	100%

Source: US Census, 2010

Table 17 further demonstrates that three fields – educational, health and social services; professional, scientific, and management, and administrative and waste management services; and finance and insurance, and real estate and rental and leasing – are estimated to comprise over half of all employment fields. The percentage of education, health and services jobs dropped slightly from one-quarter of all employed Borough residents in 2000 to an estimated 23.6 percent, while the percentage of finance, insurance, real estate and leasing jobs rose from 11.2 percent in 2000 to an estimated 13.1 percent in 2010.

TABLE 17: EMPLOYED RESIDENTS AGE 16 AND OVER, BY INDUSTRY (2010) - TENAFLY, NEW JERSEY

Industry	Number	Percentage
Agriculture, forestry, fishing and hunting, and mining	34	0.5%
Arts, entertainment, and recreation, and accommodation and food services	295	4.6%
Construction	134	2.1%
Educational services, and health care and social assistance	1,526	23.6%
Finance and insurance, and real estate and rental and leasing	849	13.1%
Information	380	5.9%
Manufacturing	636	9.8%
Other services, except public administration	444	6.9%
Professional, scientific, and management, and administrative and waste management services	939	14.5%
Public administration	70	1.1%
Retail trade	516	8.0%
Transportation and warehousing, and utilities	161	2.5%
Wholesale trade	481	7.4%
Total	6465	100.0%

Source: 2009 American Community Survey

Table 18 below outlines the “journey to work” statistics for Tenafly and its neighboring communities, as well as Bergen County and New Jersey. Although an estimated 64% of Tenafly residents drive alone to work, this percentage is lower than the estimated values for Bergen County and New Jersey as a whole. Among its neighbors, only Englewood Cliffs had an estimated lower percentage of its workforce driving to work alone. When carpooling numbers are included, approximately three-quarters of Tenafly residents use a car to get to work. The percentage of Tenafly residents working at home also exceeds most of its neighbors, Bergen County and New Jersey as a whole. Mass transit uses make up an estimated 13.1 percent of commuters, similar to Bergen County as a whole.

TABLE 18: JOURNEY TO WORK DATA (2010) - TENAFLY, NEW JERSEY

Municipalities	Car (Drive Alone)	Carpool	Public Transit	Walked	Other Trans.	Work at Home
Tenafly	64.2	11.0	13.1	2.6	.7	8.4
Englewood	66.0	9.0	13.4	6.8	1.8	3.0
Englewood Cliffs	62.9	24.5	8.8	0.4	1.6	1.8
Bergenfield	70.1	10.7	13.5	2.2	1.5	2.0
Cresskill	74.0	5.0	12.5	2.3	0.5	5.7
Alpine	74.3	10.0	3.5	2.5	1.1	8.6
Bergen County	71.1	7.7	12.8	3.0	1.4	3.9
New Jersey	71.8	9.1	10.4	3.3	1.9	3.4

Source: 2009 American Community Survey

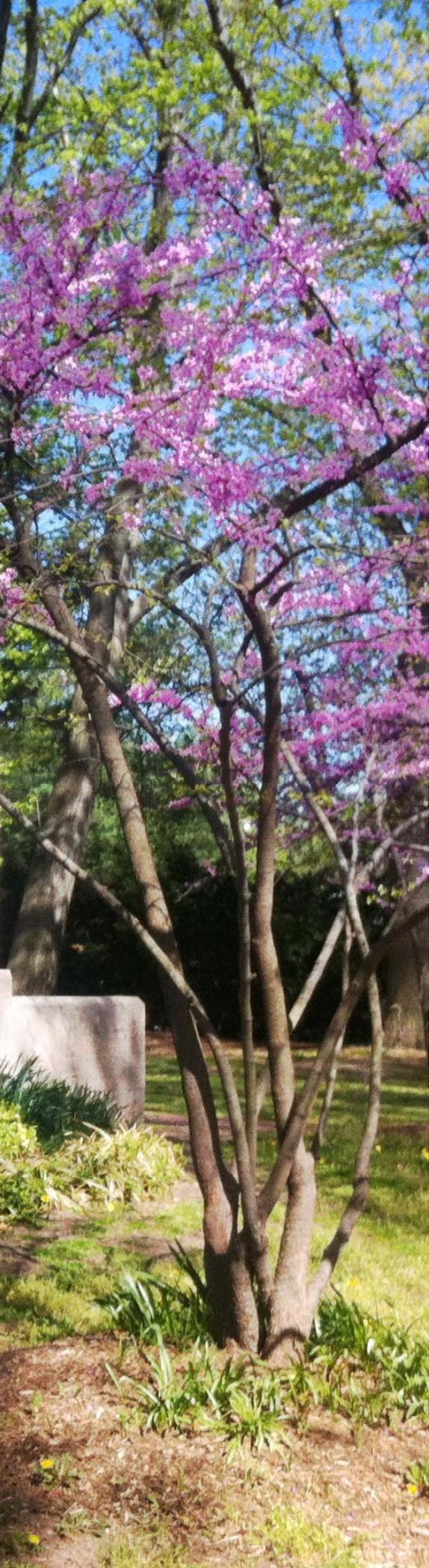
Tenafly, NJ
Chamber of
Commerce
Sponsors: **ANNUAL STREET FESTIVAL** SAT. & SUN.
MAY 4th & 5th
11AM - 5PM



Credit: Councilman Jon Warmis



Credit: Councilman Jon Warms



Section 6:

Appendix

Section 6:

Appendix

Lots Located in Two Zoning Districts

TABLE 19: LOTS LOCATED IN TWO ZONING DISTRICTS—2013

Block	Lot	Current Zoning
1011	1	R-RMF and B-1
1011	19	
121	17	
121	16	
127	9	
202	8	
208	18	
209	13	
703	14	
707	14	
803	16	
809	8	
1602	3	
1602	17	
1901	6	R-9 and R-10
121	9	
121	19	
208	23	
703	18	
703	19	
703	17	
703	16	
703	15	
1603	25	
1603	2	
1603	24	
1603	21	
1603	20	
1603	23	
1603	22	R-9 and O
1601	11	
1701	5	R-9 and B-2
1701	6	

TABLE 1: LOTS LOCATED IN TWO ZONING DISTRICTS—2013 (CONT.)

Block	Lot	Current Zoning	
1701	1	R-9 and B-2	
802	20		
802	21		
802	19		
802	18		
804	14		
805	12		
807	1		
809	27		
1203	10		
1208	9		
1402	35		
1402	36		
805	14		
805	13		
807	17		
807	19		
807	18		
807	16		R-7.5 and R-9
807	15		
809	15		
809	11		
809	29		
809	30		
810	30		
810	16		
810	29		
808	15		
1101	14		
1101	10		
1201	7		
1201	8		
1203	8		
1205	8		
1205	10		
1208	6		

TABLE 1: LOTS LOCATED IN TWO ZONING DISTRICTS—2013 (CONT.)

Block	Lot	Current Zoning
902	26	R-7.5 and R-10
1104	1.528	R-7.5 and C
1104	1.205	
1104	1.201	
1104	1.203	
1104	1.119	
1104	1.117	
1104	1.115	
1104	1.518	
1104	2.01	
1104	1	
1104	1.524	
1104	1.522	
1104	1.52	
1104	1.526	
1104	1.31	
1104	1.304	
1104	1.302	
1104	1.306	
1104	1.308	
1104	1.412	
1104	1.416	
1104	1.414	
904	1	
2403	3	R-20 and R-40
2507	34	
2507	35	
2008	14	R-10 and R-MF
2008	1	
2007	36	
2102	3	R-10 and R-40
2102	4	
2203	25	
2305	6	
2305	4	
2305	5	
2305	7	

TABLE 1: LOTS LOCATED IN TWO ZONING DISTRICTS—2013 (CONT.)

Block	Lot	Current Zoning
2103	2	R-10 and R-40
2102	33	
2102	32	
2102	34	
2203	27	
2102	1	
2102	2	
2203	1	
2203	26	
2203	28	
601	3	
601	4	
601	2	
602	11	
602	18	
602	13	
602	14	
1309	3	C and M-I
1005	18	B-1 and B-2

Draft Ordinance 13-10

Borough of Tenafly

ORDINANCE NO. 13-10

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 35 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF TENAFLY, ENTITLED “LAND DEVELOPMENT REGULATIONS” AND MORE PARTICULARLY: AMENDING SECTION 35-801 “ZONE DISTRICTS”; SCHEDULE A – “SCHEDULE OF PERMITTED USES”; SECTION 35-201 “TERMS DEFINED; SCHEDULE C – OFF STREET PARKING SPACE SCHEDULE; AND SECTION 35-604 “TECHNICAL REVIEW ESCROW DEPOSITS”

WHEREAS, during its 2012 term, the Planning Board undertook the task of reviewing the Schedule A permitted uses as currently set forth in Chapter 35 of the Revised General Ordinances of the Borough of Tenafly; and

WHEREAS the Planning Board formed a Permitted Use Committee which participated in meetings with members of the Business Improvement District, the Zoning/Construction Officer, Borough Planner, and the Municipal Land Use Officer to discuss potential amendments to the Borough’s zoning regulations; and

WHEREAS the Planning Board considered the recommendations of Permitted Use Committee and after giving separate consideration to other potential revisions to the zoning regulations, the Planning Board resolved to recommend that the Governing Body adopt the revisions contained in this Ordinance; and

WHEREAS, the Governing Body has reviewed and discussed, at length, the within proposed revisions to the zoning regulations and has determined that the adoption of same is advisable;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Tenafly, County of Bergen, and State of New Jersey, as follows:

Section 1. Section 35-801.1 entitled “Zone Districts” is amended by changing zone district designation “**O Open District**” to “**P Public District**” and all references zone district “O” contained in Chapter 35 shall be changed to zone district “P”, including but not limited to the references to zone “O” in Section 35-802.9 relating to “Rear Yard Impervious Coverage” and all references to zone “O” in “Schedule A Schedule of Permitted Uses”, and “Schedule B Zoning Requirements – Area and Bulk Regulations”.

Section 2. The schedule entitled “Schedule A, Permitted Uses” referred to in Section 35-801.4 and therein declared to be part of Chapter 35 of the Revised General Ordinances of the Borough of Tenafly is hereby replaced with the following schedule and footnotes:

SCHEDULE A SCHEDULE OF PERMITTED USES

LAND DEVELOPMENT ORDINANCE
BOROUGH OF TENAFLY, NJ

	Principal Permitted Uses	Conditional Uses (§35-805)	Accessory Uses
R-40 R-20 R-10 R-9	1. One-family dwelling. 2. Public buildings and uses. (3)	1. House of worship. 2. Private, recreational clubhouses. 3. Public utility substation or facility. 4. Community residences and community shelters.	1. Private garages. 2. Off street parking inclusive of garages. (§35-804) 3. Tennis courts. (§35-808) 4. Swimming pools. (§35-808) 5. Storage and maintenance sheds, playhouses and similar structures. 6. Patios and open decks. 7. Fences and walls. 8. Signs as per Chapter XIV of Tenafly Code. 9. Garbage, trash, recycling containers and enclosures. 10. Satellite dishes.

	Principal Permitted Uses	Conditional Uses (§35-805)	Accessory Uses
R-7.5	<ol style="list-style-type: none"> Any R-40, R-20, R-10 or R-9 permitted principal use under the same conditions as prescribed herein. Two-family dwellings. 	<ol style="list-style-type: none"> Any R-40, R-20, R-10 or R-9 conditional use under the same conditions as prescribed herein. 	<ol style="list-style-type: none"> Any R-40, R-20, R-10 or R-9 accessory use under the same conditions as prescribed herein.
R-MF	<ol style="list-style-type: none"> Any R-7.5 permitted principal use under the same conditions as prescribed herein. Garden apartments, subject to §35-806. Townhouses, subject to §35-806. 	<ol style="list-style-type: none"> Any R-7.5 conditional use under the same conditions as prescribed herein. 	<ol style="list-style-type: none"> Tennis courts. Swimming pools. Storage and maintenance sheds, playhouses and similar structures. Patios and open decks. Fences and walls. Signs as per Chapter XIV of Tenafly Code. Garbage, trash, recycling containers and enclosures. Satellite dishes.
	Principal Permitted Uses	Conditional Uses (§35-805)	Accessory Uses
R-RMF	<ol style="list-style-type: none"> Any R-7.5 principal permitted use under the same conditions as prescribed herein Garden apartments, subject to §35-806. Townhouses, subject to §35-806. 	NONE	<ol style="list-style-type: none"> Any R-MF accessory use under the same conditions as prescribed herein.
B-1 (10)	<ol style="list-style-type: none"> Public buildings and uses. (1) Retail stores and shops. Personal service establishments. Business and professional offices. Restaurants, bars, taverns, delicatessens, lunch counters, and fast food establishments. (11) Nonprofit clubs, 		<ol style="list-style-type: none"> Off-street parking inclusive of garages. (§35-804) Fences and walls. (§35-802.18) Signs (Chapter XIV Tenafly Code). Garbage, trash, recycling containers and enclosures. Satellite antennas as accessory uses. Accessory uses customarily incidental to the principal use. (18)

	Principal Permitted Uses	Conditional Uses (§35-805)	Accessory Uses
	lodges, fraternal, civic, cultural and charitable organizations. 7. Telecommunications studios and offices. 8. Indoor theatres. 9. Child care centers (35-802.15). 10. Dwelling units above the first floor. 11. Professional Studios. (4) 12. Technology services. 13. Health Clubs.		

	Principal Permitted Uses	Conditional Uses (§35-805)	Accessory Uses
B-2	1. Any B-1 principal permitted use under the same conditions as prescribed herein. 2. Business and secretarial schools (including adult vocational schools). (9) 3. Hotels. 4. Museums, art galleries and libraries.	NONE	1. Off-street parking inclusive of garages. (§35-804) 2. Fences and walls. (§35- 802.18) 3. Signs (Chapter XIV Tenafly Code). 4. Garbage, trash, recycling containers and enclosures. 5. Satellite antennas as accessory uses. 6. Accessory uses customarily incidental to the principal use.

	Principal Permitted Uses	Conditional Uses (§35-805)	Accessory Uses
C	1. Any B-1 and/or B-2 principal permitted use under the same conditions as prescribed herein.	Automobile / Vehicle Service Station, public garages and car wash facilities. Drive-up banks.	Off-street parking inclusive of garages. (§35-804)

	Principal Permitted Uses	Conditional Uses (§35-805)	Accessory Uses
	2. New car sales and service. 3. Greenhouse and garden centers. 4. Dental and medical laboratories. 5. Printing and publishing. 6. Exterminating shops. 7. Plumbing, heating and AC showrooms and shops. 8. Photo developing and processing. 9. Fine arts studios for individual works, including glass. 10. Building and construction contractors' yards. (6) 11. Warehousing of general, dry goods merchandise. 12. Office equipment and machines. 13. Wholesale and retail building material, supplies and equipment. 14. Sale of auto parts, accessories and equipment. (7) 15. Linen, towel and drapery service. 16. Membership corporations. 17. Public utility installations.		Fences and walls. (35-802.18) Signs. (Chapter XIV of Tenafly Code) Garbage, trash, recycling containers and enclosures. Satellite dish antennas as accessory uses. Accessory uses customarily incidental to the principal use.

	Principal Permitted Uses 35-802.19	Conditional Uses	Accessory Uses
CAC	Commercial Antennas		

	Principal Permitted Uses	Conditional Uses (§35-805)	Accessory Uses
SR/B	1. Any B-1, B-2 and C principal permitted use under the same conditions as prescribed herein. 2. Laboratories for scientific research, design and analysis only.	1. Automobile/vehicle repair facility. (7,8)	1. Off-street parking facilities. 2. Fences and walls, as regulated in other residential zones. 3. Signs.

	Principal Permitted Uses	Conditional Uses (§35-805)	Accessory Uses
	3. Self-storage facilities 4. Warehousing. 5. Public and private academic Schools. 6. Age-restricted housing. 7. Assisted living and/or congregate care housing. 8. Nursing homes. 9. Home for developmentally disabled, subject to the same limitations per the R-10 District.		4. Solid waste and recycling enclosures. 5. Other uses customarily incidental to a permitted use.
M-I	1. Any B-1, B-2, C and SR/B principal permitted use under the same conditions as prescribed herein. 2. Public buildings and uses. (1,2) 3. Automobile / vehicle repair facility. (7) 4. Manufacturing limited to assembly, fabrication or processing.	NONE	1. Off-street parking inclusive of garages. (§35-804) 2. Fences and walls. (§35-802.18) 3. Signs. (Chapter XIV of Tenafly Code) 4. Garbage, trash, recycling containers and enclosures. 5. Satellite dish antennas as accessory uses. 6. Accessory uses customarily incidental to the principal use.

	Principal Permitted Uses	Conditional Uses (§35-805)	Accessory Uses
P	1. Public buildings and uses. (3)	1. Cemeteries. 1. Dwelling for watchman/caretaker and family.	1. Off-street parking inclusive of garages. (§35-804)

	Principal Permitted Uses	Conditional Uses (§35-805)	Accessory Uses
	2. Private, nonprofit recreational, social, or cultural facilities. 3. Public and private academic schools.		2. Fences and walls. (§35-802.18) 3. Signs. (Chapter XIV of Tenafly Code) 4. Garbage, trash, recycling containers and enclosures.

FOOTNOTES TO SCHEDULE A

- (1) Not including storage, maintenance and repair garages and facilities.
- (2) County, municipal and State governmental and proprietary facilities except hospitals and penal or corrective institutions.
- (3) Limited to the following: a) public parks and other public facilities; b) public or private natural conservation areas; c) nonpublic recreational, social or cultural facilities, owned and operated by a nonprofit corporation; and, d) school, academic, public and private.
- (4) For the teaching and practice of dance, drama, fine arts, language, martial arts, music and photography, yoga and cooking schools/studios.
- (5) Limited to utilities offices and installations exclusive of storage yard or repair services.
- (6) Such as roofing, paving, excavating, electrical, heating, plumbing, masonry, glazing, and contractors' yards, provided that all construction materials are stored inside of buildings.
- (7) Not including the storage of junked vehicles.
- (8) Not including dwelling units above the first (1st) floor.
- (9) Including supplemental education and testing services.
- (10) There shall be no off street parking requirements for uses occupying floor area in existing structures located in the B-1 zone.
- (11) There are no parking requirements for restaurants, bars, taverns, delicatessens, lunch counters and fast food establishments in any existing building or to any new building replacing an existing building and having a gross floor area equal to or smaller than the former building.

Section 3. Chapter 35-201 of the Revised General Ordinances of the Borough of Tenafly which is entitled "TERMS DEFINED" is hereby amended by adding the following definitions:

Restaurant, Fast-Food: Any facility or part thereof the primary, normal and usual function of which is the sale of food and beverages prepared for immediate consumption, and packaged or wrapped in paper or other disposable containers for sale over the counter

or at a drive-up window to customers for consumption within the building or away from the premises.

Storage, Storing: Pertaining to construction materials that are required to be stored inside of buildings within Zone C, such materials are considered to be “stored” in such place as such materials remain from the close of business on one day until the commencement of business on another day.

Medical Office: Offices and laboratory facilities constructed for the use of physicians and other health personnel. Within the context of the term “medical office”, supportive uses such as medical and dental laboratories, blood banks, oxygen and miscellaneous types of supplies and services shall also be permitted.

Section 4. Schedule C which is entitled “OFF STREET PARKING REQUIREMENTS”, including the explanatory notes thereto is hereby replaced with the following schedule:

**SCHEDULE C
OFF STREET PARKING SPACE REQUIREMENTS (6)**

TYPE OF BUILDING OR USE	NUMBER OF SPACES REQUIRED
RESIDENTIAL (per <u>N.J.A.C. 5:21-4.14</u>)	
1. Single-family detached 2-bedroom 3-bedroom 4-bedroom 5-bedroom	1.5, including 1 car garage space 2.0 including 1 garage space 2.5** including 1 garage space 3.0, including 1 garage space
2. Two-Family	Single-family detached values shall apply to each Unit.
3. Garden Apartment 1-bedroom 2-bedroom 3-bedroom	1.8 2.0** 2.1
4. Townhouse 1-bedroom 2-bedroom 3-bedroom	1.8 2.3** 2.4
5. Retirement Community	Values shall be commensurate with the most appropriate housing unit type and size noted above that the retirement community resembles.
6. Assisted Living & Congregate Care	Per RSIS Requirements.
Automobile/Vehicle Repair Facility	1 for each 400 sq. ft. of GFA
Automobile/Vehicle Service Station	5 spaces, plus 2 additional for each garage bay.

Banks and financial Institutions with drive through facilities	1 per 300 square feet GFA
Banks and financial institutions without drive through facilities	1 per 200 square feet GFA
Dance and Performing Art Studios	1 for each 150 sq. ft. of GFA
General Office Use (except medical and dentists)	1 for each 150 sq. ft. GFA
Places of Public Assembly including Public Theater	1 for each 3 seats, but not less than 1 for each 100 sq. ft. GFA
Restaurant	<p>1 for each 3 seats, or 1 for each 75 sq. ft. GFA, Whichever standard produces the greater amount of parking.</p> <p>Sit-down restaurant with bar .5 per seat Sit-down restaurant without bar .3 per seat</p> <p>Fast-food restaurant, with drive-through 1 per 100 square ft.</p> <p>Fast-food restaurant, without drive-through: Hamburger: 1 per 80 sq. ft. GFA Non-Hamburger: 1 per 120 sq. ft. GFA</p>
Retail Stores and Shops	
General retail	1 per 250 square feet GFA
Grocery store (freestanding)	1 per 200 square feet GFA
Furniture, appliances, other	1 per 400 square feet GFA
Heavy/hard goods	
Technology Services excluding retail*	1 for each 250 sq. ft. of GFA
Church, chapel, Sunday School or other	1 for each 10 seats in the Chapel, plus 21 for each

Religious Institution	100 sq. ft. GFA
Child Care Center	1 for each 150 sq. ft. of GFA
Clubhouse, Library, Reading Room	1 for each 150 sq. ft. of GFA
Health and Fitness Center	1 per 200 square feet GFA
Hotel, Motel, Motor Inn	1 for each guest bedroom, plus 10% additional for employee parking
Medical or Dental Office	1 space for each 175 sq. ft. GFA
Mortuary or Funeral Home	1 space for each 50 sq. ft. GFA
Nursing Home	1 for each 2 beds
Offices for business, professional and administrative purposes	1 per 250 sq. ft. GFA
<u>Personal Service Establishments</u> Dry Cleaning Personal care services including barber and beauty shops, nail salons, etc. Other personal service establishments not specifically listed	1 per 700 sq. ft. GFA 2 per treatment station, or 1 Per 200 sq. ft. GFA, whichever is greater 1 per 200 sq. ft. GFA
Plumbing, heating, electrical supply and air conditioning shops/showrooms	1 per 400 sq. ft. GFA
Professional studio for photography and fine arts	1 per 250 sq. ft. GFA
Warehouse / self-Storage Facility	1 for each 1,000 sq. ft. of GFA

NOTES RELATING TO PARKING REQUIREMENTS:

GFA = Gross Floor Area

*** = Provided that technology Services excluding retail may seek a 'temporary' waiver from the 1ps/250 sq. ft. requirement, and construct only the equivalent of ps/employment + ten ps, and land bank the remainder portion of the requirement.**

****= If the applicant does not specify the number of bedrooms per unit, this off-street parking requirement shall apply.**

NOTES TO SCHEDULE C

1. For the purpose of this schedule, the term **Gross Floor Area (GFA) shall mean the floor area within the exterior perimeter walls.** Computation of gross floor area shall be the total of the gross floor area of each floor of the building except for basements or cellars not used for human occupancy.
2. Computations of the parking shall be a total of all the uses in the building or portions of the building.
3. For all uses not specifically delineated in this schedule, the Zoning officer shall estimate the minimum number of spaces required by applying the uses most similar in the off-street parking schedule. This estimate shall be subject to the approval of the Planning Board.
4. When units or measurements determining the number of required off street parking spaces result in a requirement of a fractional space, any fraction up to and including one-half shall be disregarded, and fractions over one-half shall require one off-street parking space or off-street loading berth.
5. There are no parking requirements for restaurants, bars, taverns delicatessens, lunch counters and fast food establishments in any existing building or to any new building replacing an existing building and a gross floor area equal to or smaller than the former building.
6. There shall be no off street parking requirements for uses occupying floor area in existing structures located in the B-1 zone.

Section 5. Chapter 35-604 entitled “Technical Review Escrow Deposits” is amended as follows: Under the heading “NOTE TO APPLICANT”, paragraph b is changed to be paragraph c and a new paragraph b is inserted as follows:

b. *Converting a Work Session to Public Meeting.* An applicant shall pay a fee of five hundred (\$500) dollars as a condition of granting a request to convert a Work Session to a Public Meeting in order for the Planning Board to hear an application for development.

Section 6. Any and all other ordinances or parts thereof in conflict or inconsistent with any of the terms hereof are hereby repealed to such extent as they are so in conflict or inconsistent.

Section 7. In case any article, section or provision of this ordinance shall be held invalid in any court of competent jurisdiction, the same shall not affect any other article, section or provision of this ordinance except insofar as the article, section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

Section 8. This Ordinance shall take effect immediately upon final passage and publication as required by law.

INTRODUCED: March 12, 2013

ADOPTED:

ATTEST:

APPROVED:

Lissette Aportela-Hernandez,
Borough Clerk

Peter S. Rustin, Mayor

Ordinance 11-08

Memo

Committee of the Whole 11/27/12
To Be Considered 2-15

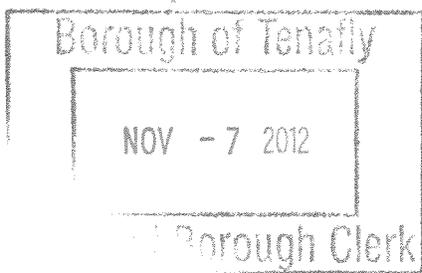
To: Mayor and Council
From: Tenafly Planning Board
Date: November 02, 2012
Re: Recommended Changes to the Building Height and Combined Side Yard Definitions of the Land Development Regulations

At the Planning Board Meeting of October 24, 2012 the Planning Board noted that Building Height and Combined Side Yard were discussed at the Joint Meeting of Mayor and Council and the Planning Board the evening before on October 23, 2012.

A motion was made by Mr. Tremble to forward the attached letter from the Board Engineer dated December 1, 2010 (revised January 5, 2011) as written once again strongly recommending these proposed amendments to Chapter XXXV, Article II Definitions 35-201 of the Land Development Regulations for Building Height and Combined Side Yard to Mayor and Council. This recommendation was seconded by Mrs. Gaines and carried unanimously by a voice vote.

/dl

attachment: Letter from Board Engineer dated December 1, 2010 (revised January 5, 2011)
Page 2. -- Item 1. Building Height
Page 3. - Item 2. Combined Side Yard



Schwanewede / Hals Engineering

9 Post Road
Suite M11
Oakland, New Jersey 07436
E-Mail: Halseng@optonline.net

Professional Engineering and Land Surveying
(201) 337-0053
Fax (201) 337-0173

December 1, 2010
(Revised January 5, 2011)

Mayor and Council
Borough of Tenafly
100 Riveredge Road
Tenafly, NJ 07670

RE: **Proposed Revisions**
Land Development Ordinance
Tenafly, NJ

Dear Mayor and Council Members:

The Planning Board is making recommendations for changes to the Land Development Ordinance. The recommended changes are to the building height definition, combined side yard, total impervious coverage and restrictions on below grade garages. These changes are recommended in effort control the three story appearance of homes, discourage construction of below grade garages, control the impervious coverage of properties and provide additional side yard separation between homes as streets are redeveloped.

Building height is currently measured by averaging the four corners of the building. This has led to creative grading around the perimeter of houses and the use of retaining walls to artificially change the average grade. In some instances the method of measuring building height has permitted the appearance of three stories in the rear of homes and in the front yards with garages below the street level. The planning Board is recommending changing the averaged grade to be measured around the entire perimeter of the house and not just the four corners.

Combined Side Yard - The character of neighborhoods has changed over the last decade with the re-development of properties with larger homes. This is particularly noticeable on streets where the smaller 1½-story homes have been replaced with larger 2-story homes. The newer homes tend to be built from setback line to setback line and the separation between homes is the zone minimum. This has a visual impact on the streetscape. Increasing the side yard setback on larger width lots will provide additional light, air and open space between homes. Potentially, the separation can provide additional areas for landscaping and the buffer will help soften the visual impacts of the larger homes. The increased side yard setback would be accomplished by creating a **Combined Side Yard** dimension which is a percentage of the lot width measured at the building setback line. The current side yard setbacks would remain as the minimum setback that must be provided. The dwelling or building would not have to be centered on the lot, but could be offset to one side or the other on the lot.

Maximum Impervious Coverage - Presently the Land Development Ordinance controls the impervious coverage of a property by Maximum Lot Coverage (the area of the lot covered by buildings), Driveway Coverage, and Rear Yard Coverage. The LDR does not specify the maximum impervious coverage

except for the SR/B Zone District. Controlling the impervious coverage of the land will be benefiting the entire community. Increase in impervious coverage increases the stormwater runoff from the land.

The Planning Board is recommending combining the coverage requirements of the maximum lot coverage, driveway coverage and rear yard coverage into a maximum impervious coverage requirement for use in all residential zone districts. The driveway coverage should remain in the LDR because it has a direct visual impact on the streetscapes in the community.

Below Grade Garages - Garages are being constructed below the street level in many new homes. The garages are being placed at the cellar level of the homes to avoid being considered in the calculation of floor area. In the definition of floor area, garages are not excluded unless they are part of the cellar. In order to develop the largest home within the FAR requirements garages are forced below the street level. The constructing of the below grade garages has resulted in many flooded basements due to the inadequate drainage systems and drainage from streets flowing down the driveways to the basements. The below grade garages has made a visual impact on the streetscapes and is detrimental to the community as a whole.

1. **Building Height:**

The Planning Board is recommending the following change to Chapter 35-201 TERMS DEFINED:

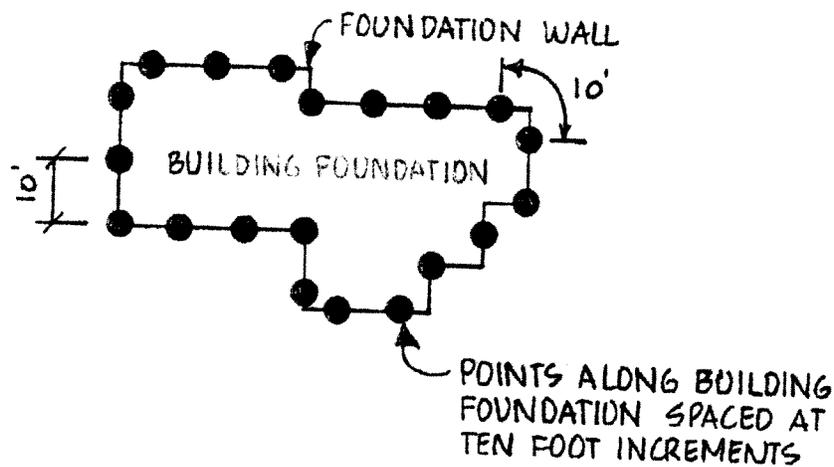
~~Height of building shall mean the vertical dimension measured from the average elevation of the finished lot grade computed by averaging the grade at the four (4) corners of a principal structure or the four (4) most extreme points on the north, south, east and west sides of a principal structure, or at four (4) points ninety (90) degrees apart for a circular structure to the highest point of the building.~~ **The vertical dimension measured from the average grade adjacent to the building foundation to the highest point of the building, including roof structures open and enclosed, but excluding chimneys, smoke stacks and flagpoles. The height limitation shall not apply to gables, cupolas, spires, or similar structures for any principal structure located within a designated historic district of the Borough, provided that no such exception shall exceed the prescribed height limitation by more than six (6) feet, and provided further that such exception shall be approved pursuant to a Certificate of Appropriateness issued by the Historic Preservation Commission of the Borough of Tenafly. In no case in residential zones shall the average grade be more than one foot above the average existing grade for the purpose of measuring building height.**

The Planning Board is recommending Footnotes to Schedule B be amended by deleting Footnote #12 entirely since it is incorporated in the definition of Height of Building - **and** the (12) reference in Schedule B in the column for Maximum Building Height must be deleted.

~~12. In residential zones, building height shall not be measured from fill in excess of one (1) foot above grade. (Ord. No. 97-29; Ord. No. 98-01 §§ 1,2)~~

The Planning Board is recommending the following addition to Chapter 35-201 TERMS DEFINED:

AVERAGE GRADE — That elevation obtained by averaging the finished grade elevations adjacent to the building at points 10 feet apart, around the perimeter of the foundation. The existing grade elevations shall be obtained from topographic mapping on file with the building department or if no mapping is available, the elevations of the ground at the time of the building permit application.



$$\text{AVERAGE GRADE} = \frac{\text{SUM OF ELEVATIONS OF POINTS}}{\text{NUMBER OF POINTS}}$$

The Planning Board is recommending the following addition to Chapter 35-802.17 Lot Grading to assist the Zoning Officer and Construction Official in reviewing plans for building height compliance:

10. Provide a diagram and calculations for the determination of building height. The calculations must include the grade elevations adjacent to the perimeter of the building foundation for the existing and proposed grade elevations and the highest point of the building.

2. **Combined Side Yard**

The side yard setback should be increased by adding an additional column to Schedule B of the Land Development Ordinance. The additional column will be **Combined Side Yard**. This dimension is a percentage of the lot width measured at the building setback line. The current side yard setbacks would remain as the minimum setback that must be provided. The dwelling or building would not have to be centered on the lot, but could be offset to one side or the other on the lot.

The Planning Board is recommending changes to **Schedule B – see attached**

3. **Maximum Impervious Coverage**

The Planning Board is recommending changes to **Schedule B – see attached**

The Planning Board is recommending Chapter 35-802.9.g be changed as follows:

g. In the various zone districts, the coverage of all accessory buildings and structures, including paved parking areas and other impervious surfaces, ~~swimming pools including sidewalk area and the surface of tennis courts including side and back courts,~~ located in a rear yard shall not exceed the percentage of the rear yard area according to zone district as provided in the schedule below:

<i>Zone</i>	<i>Rear Yard Coverage</i>	<i>Zone</i>	<i>Rear Yard Coverage</i>
R-40	25%	R-RMF	50%
R-20	30%	B-1	75%
R-10	40%	B-2	75%
R-9	50%	C	65%
R-7.5	50%	M-1	65%
R-MF	50%	O	25%

The Planning Board is recommending Chapter 35-802.9.h be changed as follows:

h. Patios and open decks are subject to the height, yard and setback requirements of the zone district for permitted principal uses. ~~The structures shall be included in computing maximum allowable lot coverage in the district only if they are covered, any portion of the structure is more than three (3) feet above any part of the natural ground contour below the structure as of the date of the application for a Building Permit, or the combined area of all patios and open decks exceed five (5%) percent of the area of the lot. No patio, ground level deck, sidewalk, driveway, paved parking area or other impervious surface structure shall be located closer to a side or rear property line than fifteen (15) feet in the R-40 zone, ten (10) feet in the R-20 zone, five (5) feet in the R-10 zone and three (3) feet in the R-9 and R-7.5 zones.~~

4. Below Grade Garages

- A. The construction of the below grade garages has created dwellings that have a three story view from the street. These dwellings are conforming to the current ordinances because the definition of stories and building height utilize the entire perimeter of the house and not the view from the street.

The Planning Board is recommending the following change to Chapter 35-201 TERMS DEFINED:

Story ~~shall mean~~ that portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it. The term "story" shall not include a cellar as defined herein, **except in a residential zone when a cellar includes a garage with its entry facing the street.**

- B. The definition of floor area ratio needs to be changed to discourage below grade garages.

The Planning Board is recommending the following change to Chapter 35-201 TERMS DEFINED:

Floor area ratio (FAR) shall mean the sum of the area of all floors of buildings or structures, including any open area beneath a roof, such as covered patios, porches and decks at all levels, breezeways, carports and the like, **excluding the first 400 S.F. of garage area**, compared to the total area of the site.

Changing the definition of floor area ratio will increase the size of a home by 400 S.F. This proposal does not change the FAR percentages. The size of the homes will be increased. (one-story area by 20'x20' or a two-story area by 10'x20').

- C. Below grade garages must be installed with adequate drainage systems that can freely remove the stormwater away from the structure.

The Planning Board is recommending the following addition to Chapter 35-804.4.a.:

5. **Garages constructed below grade level will not be permitted unless provided with a positive gravity drainage system and sloped away from the house for a minimum distance of 15' or provided with a drainage system designed by a Professional Engineer to collect the contributing area runoff for a 100-year storm event or the volume of runoff from a 3-inch rainfall, whichever is greater. Soil tests must be conducted to substantiate the design of the system. The use of mechanical pumps will not be permitted for the draining of storm water from a below grade garage without the installation of a back-up power source for the pumps.**

Very truly yours,

SCHWANEWEDE/HALS ENGINEERING
Professional Engineers and Land Surveyors



David A. Hals, P.E., L.S., P.P. & C.M.E.
Borough Engineer

The Planning Board is recommending the following changes to **Schedule B:**

Zone	Primary Use	Min. Lot Area (sq ft)	Required Yards				Combined Side Yard (% of Lot Width) (12)	Max. Lot Coverage %	Max. Impervious Lot Cov. %	Max. FAR %
			Front (ft)	Rear (ft)	Side (ft)					
R-40	One-Family Dwellings	40,000	40	30	20	26	12.5	(13)	18.75	
R-20	One-Family Dwellings	20,000	40	30	15	30	15.0	(13)	22.5	
R-10	One-Family Dwellings	10,625	25	30	15	35	20.0	(13)	30.0	
R-9	One-Family Dwellings	9,000	25	30	10	26	25.0	(13)	37.5	
R-7.5	One- & Two-Family Dwellings	7,500	25	30	10	26	25.0	(13)	37.5	
R-MF	One- & Two-Family Dwellings	7,500	25	30	10		25.0		37.5	
	Garden Apts. & Townhouses (3)	40,000	35	30	15		25.0		-	
R-RMF	Garden Apts. & Townhouses (3)	130,680(9)	50	50	50		25.0 (11)		-	
B-1	Retail Business	5,000	0	20	0 (4)		40.0 (5)		-	
B-2	Retail Business	5,000	15	20	0 (4)		40.0 (5)		-	
C	Commercial	5,000	15	30	15 (6)		40.0 (5)		-	
M-1	Industry	40,000	35	30	20 (7)		40.0		-	
O	Public Uses & Conservation Areas	--	50	50	40		--		--	
	Private, Non-profit Uses	1,089,000	200	100	100		12.5		-	
SR/B	Senior Residence/Business									
	Nonresidential	30,000	25	25	15		40	70	-	
	Residential	45,000	30	30	20		35	65	-	

The Planning Board is recommending **Footnotes to Schedule B** be amended by adding Footnote #12 and #13.

- 12. In no case shall the Combined Side Yard be less than twice the minimum the side yard.
- 13. Maximum Impervious Coverage shall be calculated by the following table:

LOT AREA (s.f.)	MAXIMUM IMPERVIOUS COVERAGE (s.f.)
0 S.F. – 7,500 S.F.	45.0% (L.A.)
> 7,500 S.F. – 11,000 S.F.	3,375 S.F. + (L.A. – 7,500 S.F.) x 0.12
> 11,000 S.F. – 20,000 S.F.	3,795 S.F. + (L.A. – 11,000 S.F.) x 0.245
> 20,000 S.F. – 28,000 S.F.	30.0% (L.A.)
> 28,000 S.F. – 40,000 S.F.	8,400 S.F. + (L.A. – 28,000 S.F.) x 0.133
> 40,000 S.F.	25.0% (L.A.)

L.A. = Lot Area

Borough of Tenafly

ORDINANCE NO. 11-08

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 35 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF TENAFLY, ENTITLED "LAND DEVELOPMENT REGULATIONS" AND, MORE PARTICULARLY: AMENDING CHAPTER 35-201, RELATING TO FLOOR AREA RATIO; AMENDING SCHEDULE B AND THE FOOTNOTES THERETO RELATING TO MAXIMUM IMPERVIOUS COVERAGE; AND AMENDING CHAPTER 35-804.4.a TO REGULATE THE CONSTRUCTION OF BELOW GRADE GARAGES.

WHEREAS, the Planning Board of the Borough of Tenafly, with the assistance and advice of the Municipal Planner and Borough Engineer have recommended certain revisions to the Land Development Regulations of the Borough of Tenafly; and

WHEREAS, the Governing Body has reviewed and discussed, at length, the proposed changes and corrections in this Ordinance and has determined that the adoption of same is advisable; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Tenafly, County of Bergen, and State of New Jersey, as follows:

Section 1. The following amendment is made to Chapter 35-201 of the Revised General Ordinances of the Borough of Tenafly which is entitled "TERMS DEFINED":

FLOOR AREA RATIO (FAR) shall mean the sum of the area of all floors of buildings or structures, including any open area beneath a roof, such as covered patios, porches and decks at all levels, breezeways, carports and the like, excluding the first 400 S.F. of garage area, compared to the total area of the site.

Section 2. Chapter 35-802.9.g is amended to read as follows:

g. In the various zone districts, the coverage of all accessory buildings and structures, including paved parking areas and other impervious surfaces, shall not exceed the percentage of the rear yard area according to zone district as provided in the schedule below:

Zone	Rear Yard Coverage
R-RMF	50%
B-1	75%
B-2	75%
C	65%
M-1	65%
O	25%

Section 3. Chapter 35-802.9.h is amended to read as follows:

h. Patios and open decks are subject to the height, yard and setback requirements of the zone district for permitted principal uses. No patio, ground level deck, sidewalk, driveway, paved parking area or other impervious surface structure shall be located closer to a side or rear property line than fifteen (15) feet in the R-40 zone, ten (10) feet in the R-20 zone, five (5) feet in the R-10 zone and three (3) feet in the R-9 and R-7.5 zones.

Section 4. Chapter 35-804.4.a pertaining to Lot Grading is amended by way of adding the following as another requirement:

5. Garages constructed below grade level will not be permitted unless provided with a positive gravity drainage system and sloped away from the house for a minimum distance of 15' or provided with a drainage system designed by a Professional Engineer to collect the contributing area runoff for a 100-year storm event or the volume of runoff from a 3-inch rainfall, whichever is greater. Soil tests must be conducted to substantiate the design of the system. The use of mechanical pumps will not be permitted for the draining of storm water from a below grade garage without the installation of a back-up power source for the pumps.

Section 5. The footnotes to the Schedule B are amended by adding the following footnote 13:

13. Maximum Impervious Coverage shall be calculated by the following table:

LOT AREA (s.f.)	MAXIMUM IMPERVIOUS COVERAGE (s.f.)
0 S.F. - 7,500 S.F.	45.0% (L.A.)
> 7,500 S.F. - 11,000 S.F.	3,375 S.F. + (L.A. - 7,500 S.F.) x 0.12
> 11,000 S.F. - 20,000 S.F.	3,795 S.F. + (L.A. - 11,000 S.F.) x 0.245
> 20,000 S.F. - 28,000 S.F.	30.0% (L.A.)
> 28,000 S.F. - 40,000 S.F.	8,400 S.F. + (L.A. - 28,000 S.F.) x 0.133
> 40,000 S.F.	25.0% (L.A.)

SCHEDULE B - ZONING REQUIREMENTS AREA AND BULK REGULATIONS

Zone	Primary Use	Min. Lot Area (sq ft)	Required Yards				Max. Lot Coverage %	Max. Impervious Lot Cov. %	Max. FAR %
			Front (ft)	Rear (ft)	Side (ft)				
R-40	One-Family Dwellings	40,000	40	30	20	12.5	(13)	18.75	
R-20	One-Family Dwellings	20,000	40	30	15	15.0	(13)	22.5	
R-10	One-Family Dwellings	10,625	25	30	15	20.0	(13)	30.0	
R-9	One-Family Dwellings	9,000	25	30	10	25.0	(13)	37.5	
R-7.5	One- & Two-Family Dwellings	7,500	25	30	10	25.0	(13)	37.5	
R-MF	One- & Two-Family Dwellings	7,500	25	30	10	25.0		37.5	
	Garden Apts. & Townhouses ⁽³⁾	40,000	35	30	15	25.0		-	
R-RMF	Garden Apts. & Townhouses ⁽³⁾	130,680 ⁽⁹⁾	50	50	50	25.0 ⁽¹¹⁾		-	
B-1	Retail Business	5,000	0	20	0 ⁽⁴⁾	40.0 ⁽⁵⁾		-	
B-2	Retail Business	5,000	15	20	0 ⁽⁴⁾	40.0 ⁽⁵⁾		-	
C	Commercial	5,000	15	30	15 ⁽⁶⁾	40.0 ⁽⁵⁾		-	
M-1	Industry	40,000	35	30	20 ⁽⁷⁾	40.0		-	
O	Public Uses & Conservation Areas	--	50	50	40	--		--	
	Private, Non-profit Uses	1,089,000	200	100	100	12.5		-	
SR/B	Senior Residence/Business								
	Nonresidential	30,000	25	25	15	40	70	-	
	Residential	45,000	30	30	20	35	65	-	

Section 6. Any and all other ordinances or parts thereof in conflict or inconsistent with any of the terms hereof are hereby repealed to such extent as they are so in conflict or inconsistent.

Section 7. In case any article, section or provision of this ordinance shall be held invalid in any court of competent jurisdiction, the same shall not affect any other article, section or provision of this ordinance except insofar as the article, section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

Section 8. This Ordinance shall take effect immediately upon final passage and publication as required by law.

INTRODUCED: May 24, 2011

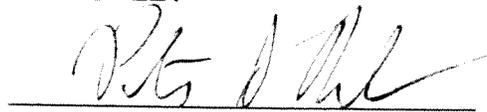
AMENDED: June 28, 2011

ADOPTED: July 12, 2011

ATTEST:


Lissette Aportela-Hernandez,
Borough Clerk

APPROVED:


Peter S. Rustin



Periodic Reexamination Report of the Master Plan

Borough of Tenafly
Bergen County, New Jersey

Prepared for the Borough of Tenafly Planning Board

Date: May 30, 2013

PERIODIC REEXAMINATION OF THE MASTER PLAN

BOROUGH OF TENAFLY
BERGEN COUNTY, NEW JERSEY

PREPARED FOR:

BOROUGH OF TENAFLY PLANNING BOARD
BA#2639.01

The original document was appropriately signed and sealed on May 30, 2013 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

Joseph H. Burgis PP, AICP
Professional Planner #2450

David Novak, MCRP

MEMBERS OF THE TENAFLY PLANNING BOARD

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REEXAMINATION REPORT OF THE MASTER PLAN COMMITTEE

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INTRODUCTION

Overview

The Borough of Tenafly Master Plan Reexamination Report was prepared as the initial step before the preparation of the Land Use Plan Element of the Master Plan. As such, it is part of a continuing comprehensive planning process initiated by the Borough over 70 years ago, when it was the first community in Bergen County to adopt a Master Plan. Since then, the Master Plan has been updated on a regular basis to address on-going development pressures, an evolving development pattern, and various judicial, legislative and administrative actions affecting the Borough's land use arrangement. The Planning Board adopted the current Master Plan in 1992. In 1999 and again in 2005, the Planning Board adopted a Master Plan Reexamination Report. Each of these reports was designed to guide the future development of the community.

This Reexamination Report represents a continuing effort to ensure that the Borough's planning policies and land use goals and objectives remain current and up-to-date. This document does not radically depart from the policies and land use goals set forth in the previous studies, although it does update the goals, objectives and policy statements regarding the Borough's future growth and development, and recommends modifications to the Borough's land use plan and zoning ordinance where conditions warrant. It also provides updated demographic and related background information on the Borough.

This Reexamination Report recognizes that Tenafly is essentially a developed community, having grown considerably from its beginnings at the time of the American Revolution when it consisted of four homes, a militia headquarters and a schoolhouse surrounded by forests and hills. Today, the 4.4 square mile Borough boasts a population of over 14,000 residents, an attractive central business district, well-planned open space and recreation amenities, and a renowned public school system, all of which add to the community's reputation as a very desirable place to live. The fully developed character of the Borough necessitates a planning response that focuses on maintaining the established character of the community, and identifying those areas warranting an upgraded planning and zoning approach to development.

The report addresses the community's planning and zoning issues within the framework of the statutory requirements of the New Jersey Municipal Land Use Law (MLUL) and its master plan reexamination provisions. The MLUL requires municipalities to periodically reexamine their master plan and development regulations, and the statute mandates that the report must include, at a minimum, (1) information about the major problems and objectives relating to land development that affected the community at the time of the adoption of the last Reexamination Report and the extent to which these issues have subsequently been addressed; (2) an identification of major changes in the planning assumptions that formed the basis for the last master plan including changes at the state, county and local level; (3) a statement as to whether any areas of the community may benefit from the imposition of a redevelopment designation pursuant to the New Jersey Local Redevelopment and Housing Law; (4) and, any specific recommendations to amend the master plan or development regulations or its underlying objectives, policies and standards.

Within this context, this 2012 document examines and updates the land use goals, objectives and policy statements of the previous reexamination report and offers recommendations and modifications to the land use and zoning regulations of the Borough. In addition, this report provides updated demographic and socio-economic background information, and data pertaining to community facilities and historic preservation efforts in the Borough.

Legal Requirements for Master Plan

The Municipal Land Use Law establishes the legal requirement and criteria for the preparation of a master plan and its subsequent reexamination reports. The Planning Board is responsible for the preparation of these documents, which may be adopted and/or amended by the board subject to a public hearing. The MLUL was recently amended to require the board to prepare a review of the master plan at least once every ten years. Prior to May of 2011, the Planning Board was required to prepare such a review, minimally, once every six years.

The MLUL identifies the required contents of a master plan and its reexamination reports. The statute requires that the master plan include the following:

1. A statement of goals, objectives and polices upon which the proposals for the physical, economic and social development of the municipality are based.
2. A land use element that takes into account physical features; identifies the existing and proposed locations, extent and intensity of development for residential and non-residential purposes; and states the relationship of the plan to any proposed zone plan and zoning ordinance.
3. The preparation of a housing plan and recycling plan by the municipality.

In addition, the MLUL identifies a number of other plan elements that may be incorporated into a comprehensive master plan document, such as: circulation, open space, recreation, community facilities, and historic plan elements. These are not obligatory elements.

The master plan gives the community the legal basis to control development in the municipality. This is accomplished through the adoption of development ordinances that are designed to implement the plan's recommendations.

Legal Requirements for Master Plan Reexamination Report

Section 40:55D-89 of the MLUL enumerates the statutory master plan periodic reexamination provisions. The statute mandates that the report must identify, at a minimum, the following:

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

3. The extent to which there has been significant changes in the assumptions, policies and objectives forming the basis for the Master Plan or developmental regulations as last revised, with particular regard to the density and distribution of population and land use, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County and municipal policies and objectives.
4. The specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, and whether a new plan or regulations should be prepared.
5. The recommendations of the Planning Board concerning the incorporation of redevelopment plans pursuant to the “Local Redevelopment and Housing Law” into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development of regulations necessary to effectuate the redevelopment plans of the municipality.

Previous Master Plan Efforts Undertaken by the Borough

The Borough of Tenafly formed its Planning Board in 1931 and shortly thereafter became the first community in Bergen County to adopt a Master Plan. A new Master Plan was adopted in 1971, which was updated in 1978 to meet the requirements of the State’s new Municipal Land Use Law legislation that was adopted by the State in 1975 superseding its predecessor 1954 legislation. In 1984, the Planning Board adopted a Reexamination Report as required by the MLUL. A new comprehensive Master Plan was adopted by the Borough on April 17, 1992. This current plan includes elements for land use, housing, circulation, community facilities, historic preservation and recycling.

The Borough has adopted a number of master plan amendments and two reexaminations of the master plan since 1999. These include the following:

1. The Planning Board adopted the Magnolia Avenue Historic District on September 12, 2000. Twenty-one properties were recommended by the Borough Historic Preservation Commission to be included as part of this historic district.
2. An update to the Borough’s Housing Element and Fair Share Plan was adopted August 12, 2002, and amended on April 9, 2003. Tenafly received a judgment of repose on July 2, 2003 regarding its affordable housing obligation. A new Housing Element and Fair Share Plan was adopted by the Planning Board in November 2008 and filed with the New Jersey Council on Affordable Housing the following month. The Borough is still awaiting its certification of this new plan.
3. The Tenafly Environmental Commission prepared an Environmental Resource Inventory (ERI), in a report dated June 20, 2002. The report details the Borough’s environmental features, including physical features such as topography, soils, vegetation and wildlife,

among other features. It also provides information on public services, historical sites and computer mapping information with the idea of expanding the ERI into a full-blown Geographical Information System (GIS) at some point in the future. A new ERI was prepared for the Borough in August 2011, and included additional information regarding critical habitats, wetlands, aquifers, watersheds, and contamination.

4. On June 23, 2004, the Planning Board amended the Historic Preservation Element to include the Herbert Coppell estate, known as “Cotswold.” This designation is based on a report prepared in 2002 by the Tenafly Historic Preservation Commission describing the history of the property and its significance to the Borough. Most recently, the Lyman-Browning Estate Cottage at 170 Thatcher Road was designated as a historic landmark. An updated Historic Preservation Element of the Master Plan has been prepared and is scheduled for a planning board public hearing in January, 2012.
5. Two reexamination reports were adopted, in 1999 and 2005, subsequent to the adoption of the last comprehensive Master Plan in 1992, pursuant to the requirements of the MLUL.

MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE MUNICIPALITY AT THE TIME OF THE ADOPTION OF THE LAST REEXAMINATION REPORT

The Municipal Land Use Law requires, as part of the overall reexamination analysis, an identification of the major land use problems and objectives that were outlined in the most recently adopted master plan or reexamination report. The following problems and objectives were identified in the 2005 reexamination report:

Summary of Major Problems Identified in the 2005 Reexamination Report

1. Development Potential of Larger Tracts. It was recognized that there remained in the Borough a number of lots that were much larger than their zoning required, and that these lots served to provide an enhanced aesthetic and visual impression which helped define the community's appeal by virtue of their open space character and treed environment. The 2005 Report expressed concern about the potential for these lots to be redeveloped in a manner that would detract from that community aesthetic. Additionally, their redevelopment potential based upon current zoning was perceived to possibly have an adverse impact on the municipality's community facilities including schools, recreation amenities and infrastructure. The impact of the traffic generating potential of these sites based on current zoning was an additional area of concern that was expressed in the 2005 document.
2. Character of Residential Development. An area of concern was the number of "teardowns" of existing smaller dwellings in a neighborhood of similar sized dwellings, and their replacement with much larger houses that, while they may have met the ordinance's requirements, clearly appeared oversized and out of character with the neighborhood's established development pattern and character. The resulting image of over-sized single family dwellings that appeared to crowd their lots, appear excessive in relation to the site's street frontage and lot width, along with its apparent incompatibility with the established neighborhood aesthetic, was perceived as an aspect of their development arrangement that conflicted with the overall charm of the Tenafly community.
3. Traffic and Circulation Issue. The 2005 reexamination report identified street circulation, traffic, and parking as ongoing concerns of the Borough. Three particular issues were highlighted. One regarded the availability of parking within the central business district. A second pertained to the number of traffic signals not yet approved by Bergen County and NJDOT. The third related to the potential of the extension of light rail to Tenafly, with the Borough expressing concern over the impact that such an extension would have on neighboring residential districts, along with its potential impacts on public safety and the functionality of its emergency services.
4. Central Business District Development. The Borough expressed concerns about the mix of uses in the central business district, the issue being whether the zoning ordinance encouraged the type and scale of commercial uses that were appropriate to the Tenafly central business district.

5. Community Facilities. The 2005 report noted that the Borough had been experiencing increased demands on its community facilities, particularly parks and open space, as well as schools, due to increases in the number of students enrolled in the school system.
6. Historic Preservation. The Borough has dedicated significant resources to preserve its historic structures and neighborhoods, and through its site inventories and master plan updates has been able to develop a list of properties with historical significance. The reexamination report cited the need to continue these preservation efforts to ensure that historic and architecturally significant sites are not compromised or destroyed.
7. Council on Affordable Housing (COAH). COAH adopted their third round methodology and rules in December 2004. The 2005 Reexamination Report recognized that while the Borough's substantive certification did not expire until 2009, it would have to undertake a new review of its housing element and fair share plan to address its new third round affordable housing obligation.
8. Plan Endorsement. At the time of the 2005 Reexamination Report, the Borough was involved in the State's cross acceptance process, whereby it was reviewing its goals, policies and objectives with Bergen County to determine local consistency with the State Plan's planning objectives. This was an on-going process at that time, and there was concern about the extent to which the Borough had to adhere to all of the state Plan policies.
9. Stormwater Management. A stormwater management plan was being completed by the Borough at the time of the last reexamination. In addition, the Environmental Commission had also drafted two reports related to the Tenakill Brook and offered recommendations on the preservation of this resource.

Major Goals and Objectives Set Forth in the 2005 Reexamination Report

The 2005 Reexamination Report included fourteen goals and objectives, as well as associated policy statements intended to implement these goals. The Borough's specific goals are as follows:

1. To maintain and enhance the existing areas of stability in the community; to encourage a land use pattern that establishes areas which have their own unique development characteristics. A principal goal of this plan is to preserve and protect the residential character and existing density of the community, and reinforce the Borough's commercial and business areas, by restricting incompatible land uses from established neighborhoods, and limiting intensities of use to the levels prescribed herein.
2. To ensure that any prospective development and/or redevelopment is responsive to Tenafly's environmental features.
3. To ensure that any future development of the Borough's infrastructure be limited to

accommodate the Borough's present level of intensity of use as identified in this Plan.

4. To encourage and provide buffer zones to separate incompatible land uses.
5. To encourage residential zone bulk requirements, such as setbacks and coverage, as well as regulations regarding lighting, noise etc., to permit development consistent with the established community character.
6. To consider environmentally sensitive features and extensive woodland vegetation as a means of preserving steep slopes, wetlands, wooded areas, scenic qualities, historic facilities, retaining open space and reducing infrastructure costs.
7. Age-restricted housing development should be encouraged in areas where such uses are permitted to address a growing need that would not adversely impact the Borough school system.
8. To preserve and enhance the Borough's community facilities, ensuring that the Borough address the public safety, recreational, and other needs.
9. To preserve and enhance the Borough's Central Business District by defining its functional role in the community and enhancing the quality of life within the commercial center through an appropriate mixture of activities; permit a reasonable level of development in the business district; and to encourage the use of off-street parking facilities to provide greater convenience for shoppers and reduce conflicting traffic movements in the Central Business District.
10. To encourage New Jersey Transit and other officials to develop any future rail system that is friendly to adjacent residential uses and minimizes the number of transfers required by commuters.
11. To address the Borough's affordable housing obligation in a manner consistent with other goals and objectives set forth herein.
12. To promote a safe and efficient traffic circulation system that serves the Borough while retaining Tenafly's community character.
13. To preserve the historic features of the Borough as an integral part of Tenafly's unique character.
14. To support the overall philosophy of the State Development and Redevelopment Plan (SDRP) as a means of providing growth management on a statewide basis while retaining the principles of home-rule.

**EXTENT TO WHICH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED
SUBSEQUENT TO THE LAST REEXAMINATION**

The following section examines the extent to which the Borough's problems and objectives have been addressed. While some of the Borough's goals and objectives – along with the planning problems highlighted in the 2005 reexamination report – have been addressed, others remain static, with many representing long-term areas of concern that will need constant vigilance. A discussion on the status of these issues and goals follows:

Major Planning Issues:

1. Issue: The development potential of larger tracts and the potential negative effects of development on the Borough's character, visual aesthetics, traffic, infrastructure, and community facilities.

Comment: The issue of the development potential of the remaining larger tracts of land in the town, and the associated development impacts, is an on-going concern. An Open Space and Recreation Plan was prepared by the Planning Board and Environmental Commission in an effort to encourage the acquisition of these large tracts to maintain the Borough's open space amenities. The Planning Board has prepared a proposed ordinance which was sent to Mayor and Council in 2008; however, it has yet to be adopted.

2. Issue: The character of established residential neighborhoods has been negatively impacted by the "teardown" of existing smaller dwellings and their replacement with significantly larger single family dwellings which appear out-of-character with the neighborhood.

Comment: Although the recent economic recession has slowed the "teardown" phenomenon, the Borough recognizes that once the economy eventually recovers, "teardown" pressures will likely commence again. The Planning Board has had its engineer prepare recommendations to alter how the Borough measures 'building height' in an effort to reduce the scale of new buildings in town, and also recommended modifications to the manner in which the Borough regulates 'side yard' setback requirements, also in an effort to minimize the size and bulk of new building construction. Ordinance 11-08, which was adopted on July 13, 2011 by Mayor and Council, addresses several of these recommendations, including: amending Chapter 35 Section 201 of the Land Development Regulations relating to floor area ratio (FAR); amending Chapter 35 Section 804.4 A of the Land Development Regulations regulating the construction of below grade garages; and amending Schedule B relating to maximum impervious coverage. A letter dated June 13, 2011 from the Borough Engineer will be sent to the Planning Board and Council with proposed revisions on building heights and combined side yards.

A related issue that had been touched upon is the construction of two-family dwellings in the Borough and its impact on the sense of over-crowding of building lots. Similar to the comments above regarding the slowdown in teardowns due to the economy, development

of two-family dwellings has been scaled back recently, although an improved economy may likely generate renewed interest in such development. Neither the Master Plan nor zoning ordinance has been amended to address this issue.

3. Issue: Transportation, parking and circulation issues.

Comment: Some of the transportation issues have been addressed while others remain unresolved. In November 2010 a non-binding referendum was held in which Borough residents voted by a 2:1 margin to reject the idea of light rail service extending to Tenafly. In February 2011 the Municipal Council approved #R11-84, which outlines the Borough's strong opposition to any construction of the Northern Branch light rail line within the Borough's corporate limits.

The issues pertaining to traffic lights and associated circulation patterns have not been addressed.

With respect to parking in the central business district, the Borough has been able to add additional parking spaces adjacent to the downtown through agreements with local business owners. The Planning Board and Borough officials have noted fewer complaints regarding parking availability, indicating the issue may have been at least partially addressed, although there is still resident concern over the proximity of parking spaces to desired shopping locations. It is also recognized that the downturn in the economy may play a role in the reduction in the number of complaints about the number of spaces in the downtown.

4. Issue: Developing the Central Business District to encourage locally oriented retail and service uses.

Comment: In 2010, a Business Improvement District (BID) Committee was established to promote the development of the Borough's downtown. Composed of local merchants, a Borough liaison and a hired outside professional, the Committee is in the early stages of developing recommendations for the Borough's Central Business District, and has conducted a survey and analysis of the B-1 zone which encompasses the district. Issues considered by the BID include: the physical isolation and limitations of the district; the current mix of business uses; the need for a more specific "vision" for the BID effort; and, BID organizational needs. The BID Committee intends to provide more detailed long-term goals for the central business district by the fall of 2011.

5. Issue: The maintenance and upgrading of community facilities to meet changing population needs.

Comment: Few community facilities have been improved since the 2005 reexamination report due to budgetary constraints. However, improvements have occurred in the following areas:

- a. In 2005, the Borough constructed a skate park open to Tenafly and Alpine

residents. The Recreation Department also purchased a previously leased trailer for the storage of uniforms and equipment. In addition, plans have been approved to add a restroom, snack bar and storage building to the municipal field.

- b. The Tenafly Public Library has met several of its needs identified in 2005. The Library has installed new lighting that is both brighter and more energy efficient, and in 2010 contracted to upgrade and modernize its HVAC system. Due to rising usage, the Library states there is still a need for the expansion of its media room along with additional space for a meeting room and storing various materials and equipment.
- c. Several improvements were added to Huyler Park, including landscaping, the installation of lighting, walkways, and benches, and the replacement of the park's bandstand and gazebo.
- d. Lighting was installed at Davis Johnson Park for the gazebo and rose garden.
- e. Playground equipment and a handicap accessible pathway were installed at Walnut Park Playground.
- f. ADA aquatic chair lifts were added at the Borough Swim Clubs to provide handicapped access.
- g. The Police Department has indicated that its future headquarters, currently under construction, will be adequate to fulfill the department's needs assuming its size does not fluctuate.
- h. ADA paths were added to the Nature Center.

A report from the Borough Fire Department outlined several issues that needed addressing, including upgrading of its the communications system. While money was provided in 2009 for such improvements, no new frequencies were available at that time. Frequencies are now currently available, but have not yet been purchased.

There has also been discussion of the need for a community center, although nothing has been done to date to establish one in the Borough.

- 6. Issue: Continuing historic preservation efforts to ensure that historic and architecturally significant sites are not denigrated or destroyed.

Comment: Additional parcels were added in recognition of their historical significance to the Tenafly Historic Preservation Element on August 13, 2008: the Jellison House on 330 Engle Street, the Anthony residence on 177 Hudson Avenue, and the Amend House on 60 Elm Street.

The Demarest-Lyle House on 91 West Clinton Avenue was also added to the New Jersey

Historical Registry on October 30, 1980 and to the National Register of Historic Places on January 10, 1983.

Two efforts to designate historic districts in the Borough have occurred since the 2005 reexamination report. The HPC reviewed the Hillside Avenue District for historic preservation, and after consideration decided not to proceed further with a recommendation for such designation. Park Street was designated a Historic Avenue District by the Mayor and Council in 2008, but the designation was thereafter revoked due to a protest from residents. A requirement for any permit or application coming before the Building Department for properties identified in the Master Plan on Table 13 should be sent to the Historic Preservation Commission for a review meeting and that requirement would improve this goal.

Several historically significant structures throughout the Borough received upgrades. The Historic Preservation Commission (HPC) received grants permitting the cleanup and restoration of the Theodore Roosevelt Monument at the Roosevelt Common. In addition, the Tenafly Railroad Station was leased by a New York City restaurant entrepreneur and with grants received was restored to near its original structure.

7. Issue: Meeting COAH's third round regulations.

Comment: The Borough filed its third round Housing Element and Fair Share Plan with COAH in a timely manner and is awaiting COAH's certification of the plan. However, while that filing took place at the end of 2008, a number of things have occurred which alters or at the very least modifies the affordable housing landscape. In October of 2010 the Appellate Court ruled that COAH's third round methodology used to determine housing-need was unconstitutional. The New Jersey Supreme Court subsequently agreed to take that case on appeal. At the same time, the state Legislature moved a number of bills in an effort to abolish COAH and establish a new methodology to determine housing need. One was moved onto the Governor's desk, but he vetoed this bill, although in June of this year he signed an Executive Order resulting in the abolition of COAH. Their powers and responsibilities are to be transferred to the Department of Community Affairs (DCA). The Borough's Special Attorney on affordable housing issues and its planner have been charged with keeping the Borough informed on anticipated changes to the affordable housing process and any resulting changes in the Borough's housing obligations.

8. Issue: Plan Endorsement.

Comment: It is expected that the state is going to undertake a new approach to its State Plan efforts, but nothing is required of the municipality at present.

9. Issue: Developing the Borough's stormwater management infrastructure.

Comment: A Stormwater Management Plan was adopted by the Planning Board as an

element of the Master Plan on December 12, 2007.

Goals and Objectives:

In addition to the major planning issues, it is necessary to identify the manner and extent in which the Borough's goals and objectives have been addressed since the time of the 2005 reexamination.

1. Goal: To maintain and enhance the existing areas of stability in the community; to encourage a land use pattern that establishes areas which have their own unique development characteristics. A principal goal of this plan is to preserve and protect the residential character and existing density of the community, and reinforce the borough's commercial and business areas, by restricting incompatible land uses from established neighborhoods, and limiting intensities of use to the levels prescribed herein.

Comment: This remains as an ongoing issue for the Borough, which recognizes the need to stay vigilant in its planning strategies to ensure that any and all development within the Borough complements its established land use patterns.

2. Goal: To ensure that any prospective development and/or redevelopment is responsive to Tenafly's environmental features.

Comment: In 2009, the Planning Board and Environmental Commission both adopted an Open Space and Recreation Plan that aims to preserve small and large open spaces, improve existing public lands and facilities, continue efforts to preserve and protect parkland, and develop new open space areas wherever possible. In addition, a Stormwater Management Plan was adopted by the Planning Board as an element of the Master Plan on December 12, 2007.

3. Goal: To ensure that any future development of the Borough's infrastructure be limited to accommodate the Borough's present level of intensity as identified in this Plan.

Comment: The issues pertaining to this item remain unchanged.

4. Goal: To encourage and provide buffer zones to separate incompatible land uses.

Comment: The Borough has not adopted any changes to its zoning ordinance regarding additional buffer zone provisions, determining the current provisions are adequate.

5. Goal: To encourage residential zone bulk requirements, such as setbacks and coverage, as well as regulations regarding lighting, noise, etc., to permit development consistent with the established community character.

Comment: As noted above, the Planning Board has had its engineer prepare zoning provisions altering the manner in which 'building height' and 'side yard setbacks' are regulated, although neither provision has been adopted to-date.

6. Goal: To consider environmentally sensitive features and extensive woodland vegetation as a means of preserving steep slopes, wetlands, wooded areas, scenic qualities, historic facilities, retaining open space and reducing infrastructure costs.

Comment: In 2009, 425 Hudson Avenue was purchased by the Borough for the purpose of preserving open space. One acre of the property has been added to the nearly 400 acres already protected by the Tenafly Nature Center. The purchase of the property was financed entirely with grants received.

7. Goal: Age-restricted housing should be encouraged in areas where such uses are permitted to address a growing need that would not adversely impact the Borough school system.

Comment: Age-restricted housing currently exists on Tenafly Road. No new age-restricted units have been constructed since the 2005 Reexamination Plan.

Comment: Given the ongoing demographic changes in the Borough and the current status of COAH, the Borough will only consider age-restricted housing as a goal if such development will help meet its affordable housing obligations.

8. Goal: To preserve and enhance the Borough's community facilities, ensuring that the Borough address the public safety, recreational, and other needs.

Comment: This issue is addressed in the previous section under Issue #5. Please see pages 9 -10 for details.

9. Goal: To preserve and enhance the Borough's Central Business District by defining its functional role in the community and enhancing the quality of life within the commercial center through an appropriate mixture of activities; permit a reasonable level of development in the business district; and to encourage the use of off-street parking facilities to provide greater convenience for shoppers and reduce conflicting traffic movements in the Central Business District.

Comment: This represents an ongoing planning issue that must be continually examined to ensure that the Central Business District remains an attractive and functioning part of the community. As noted in the previous section under Issue #4, the Business Improvement District Committee was formed in 2010 to promote the Central Business District.

Through the Planning Board's efforts, additional parking spaces have been put into place to increase the number of parking spaces serving the district. In addition, a new parking lot was developed creating an additional eleven spaces for downtown shoppers. All site plan and site plan waivers currently address parking requirements and, as a result, nearly all commercial applications have conditions regarding parking and improvements to parking lots.

10. Goal: To encourage New Jersey Transit and other officials to develop any future rail system that is friendly to adjacent residential uses and minimizes the number of transfers required by commuters.

Comment: In February 2011, the Borough residents voted in a non-binding referendum to reject NJ Transit light rail service. The Borough has indicated it is opposed to the establishment of light rail services and consequently no longer considers it a goal.

11. Goal: To address the Borough's affordable housing obligation in a manner that is consistent with other goals and objectives set forth herein.

Comment: The Borough has filed its housing plan on time and is currently in compliance with COAH's third round regulations.

As noted in the previous section, it is recognized that the Governor has signed an executive order resulting in the abolition of COAH. The powers and responsibilities of the former state agency have been transferred to the Department of Community Affairs (DCA).

This is an obviously fluid matter due to the Governor's Executive Order, an Appellate Court decision rejecting COAH's housing methodology, and the action by the Supreme Court agreeing to hear the appeal of the Appellate Court decision. The Borough's Special Attorney on affordable housing issues and its planner have been charged with keeping the Borough informed on anticipated changes to the affordable housing process and any resulting changes in the Borough's housing obligations.

12. Goal: To promote a safe and efficient traffic circulation that serves the Borough while retaining Tenafly's community character.

Comment: The issues pertaining to this item remain unchanged.

13. Goal: To preserve the historic features of the Borough as an integral part of Tenafly's unique character.

Comment: The HPC has successfully obtained grants and funding for the maintenance of several historical structures. Plans have also been enacted to designate 170 Thatcher Road as an historic site. In addition, a new Historic Preservation Element of the Master Plan has been prepared concurrently with the 2012 Reexamination Report.

14. Goal: To support the overall philosophy of the State Development and Redevelopment Plan (SDRP) as a means of providing growth management on a statewide basis while retaining the principles of home rule.

Comment: This is an ongoing planning issue that requires constant review and consideration as the state modifies its SDRP requirements.

EXTENT TO WHICH THERE HAS 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 SPECIFIC PLANNING ISSUES AND GOVERNMENT POLICY

The MLUL requires, as part of the overall reexamination analysis, an assessment of the changes that have taken place in the community since the adoption of the last Master Plan. There are a number of substantive changes at the state and local level since the adoption of the 2005 reexamination report that requires the Borough's attention. In addition, the Borough has experienced changes resulting from growth and development.

It is noted that since the preparation of this section, additional updated demographic and other data has become available from the US Census and other sources. This additional information is contained in the Land Use Element of the Master Plan.

Changes at the Local Level

1. Borough Population Growth

As outlined in Table 1 and Figure 1, Tenafly experienced consistent growth from 1930 to 1970, an era in which the population increased from 5,669 to 14,827. From 1970 to 1990 this trend reversed itself, and the Borough's population declined to 13,326 residents by 1990. However, this trend again was reversed by 2000 when the Borough's population increased 3.6 percent to 13,806.

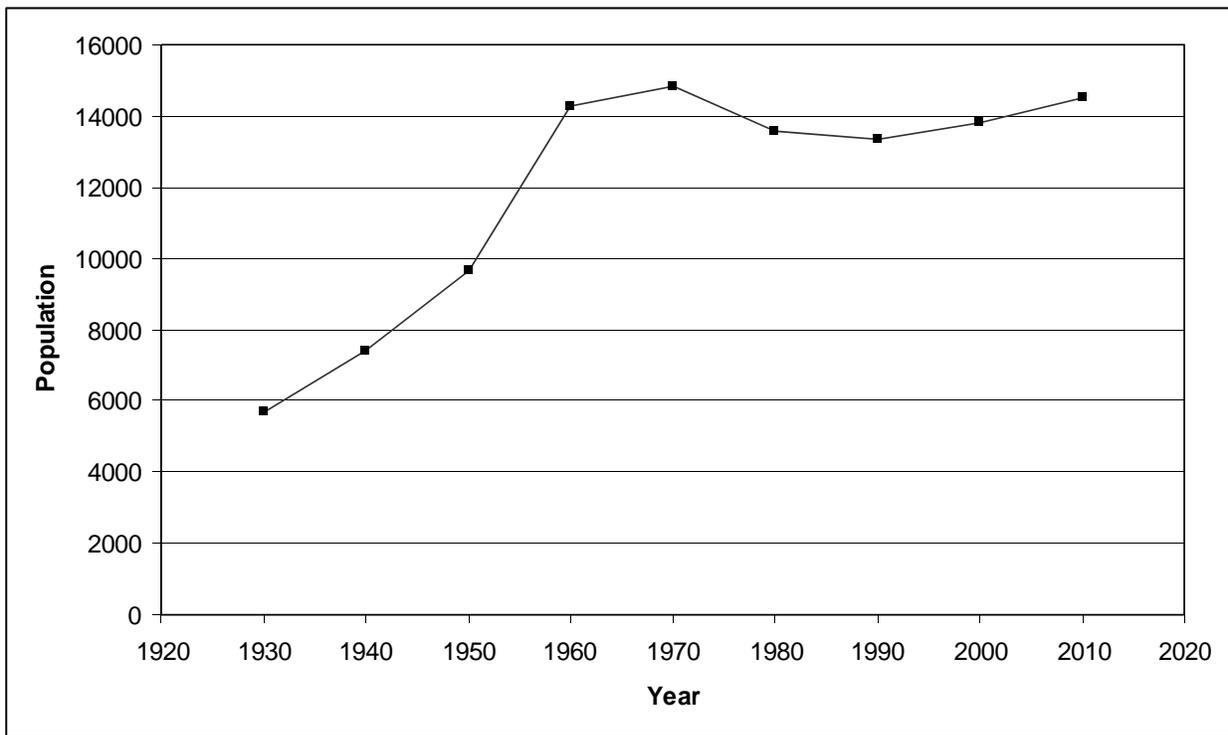
The 2010 US Census indicates a continuation of this growth, as the Borough's population increased to 14,488 residents. With a growth rate of 4.9 percent, Tenafly's growth was approximately double that of Bergen County as a whole, which grew at a rate of 2.4 percent during the 2000s. The Borough's growth rate also exceeded New Jersey's as a whole, which grew at approximately 4.5 percent. Among its immediate neighbors, only the Borough of Cresskill had a larger growth rate.

Table 1: Population Growth - Tenafly, New Jersey

Year	Population	Population Change	Percent Change
1930	5,669	--	--
1940	7,413	1,744	30.8
1950	9,651	2,238	30.2
1960	14,264	4,613	47.8
1970	14,827	563	3.9
1980	13,552	-1,275	- 8.6
1990	13,326	-226	- 1.7
2000	13,806	480	3.6
2010	14,488	682	4.9

Source: U.S. Census Data

Figure 1: Population Growth – Tenafly, New Jersey



Source: U.S. Census Data

2. Average Household Size

The Borough's average household size declined from 3.38 persons per household in 1960 to a low of 2.79 persons per household in 1990. This downward trend mirrored trends at the county, state and national levels

The Borough did experience a slight increase in the average household size in 2000. This increase has carried over to the 2010 US Census, as the Borough's average household size has increased to 3.02 persons per household. Tenafly's average household size is above the Bergen County average of 2.66 persons per household.

Table 2: Average Household Size (1980-2010) - Tenafly, New Jersey

Year	Borough Population	Household Total Population*	Total Households	Average Household Size
1980	13,552	13,425	4,677	2.87
1990	13,326	13,176	4,724	2.79
2000	13,806	13,650	4,774	2.86
2010	14,488	14,293**	4,766	3.02

Source: 2003 Bergen County Data Book, U.S. Census

* - Does not include residents living in group quarters.

**Estimated figure per census data.

3. Age and Sex Characteristics

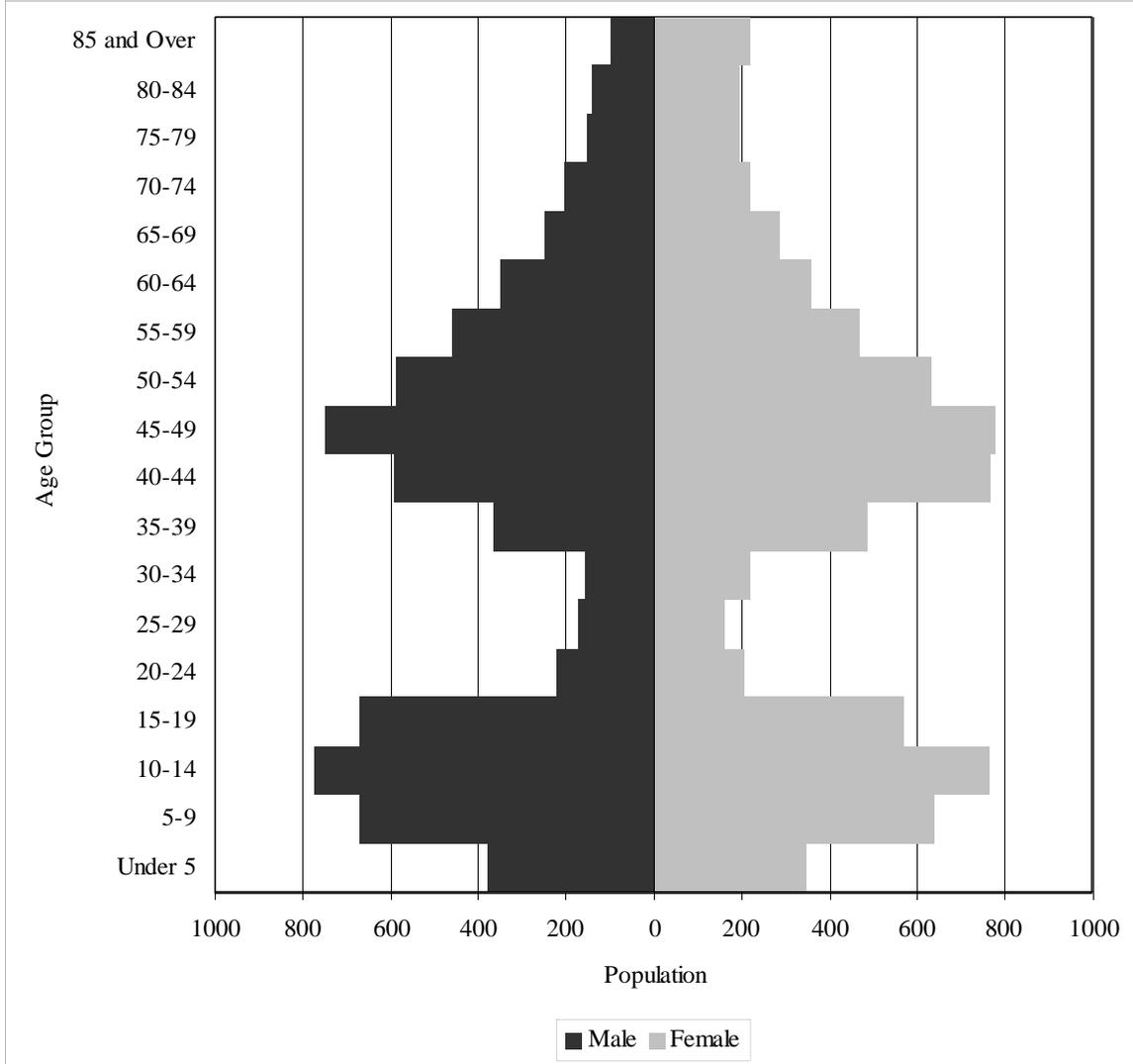
The accompanying Table 3 and Figure 2 both offer a breakdown of the Borough's population by age and sex.

Table 3: Age and Sex Characteristics (2010) - Tenafly, New Jersey

Age Group	Male	Female	Total	% Total
Under 5	381	347	728	5.0
5-9	671	637	1,308	9.0
10-14	775	762	1,537	10.6
15-19	671	570	1,241	8.6
20-24	221	203	424	2.9
25-29	172	162	334	2.3
30-34	157	220	377	2.6
35-39	365	485	850	5.9
40-44	593	766	1,359	9.4
45-49	748	777	1,525	10.5
50-54	586	632	1,218	8.4
55-59	461	467	928	6.4
60-64	349	357	706	4.9
65-69	250	283	533	3.7
70-74	206	220	426	2.9
75-79	152	192	344	2.4
80-84	141	193	334	2.3
85 and older	97	219	316	2.2
Total Population	6,996	7,492	14,488	100.0
Percentage	48.3	51.7	100.0	
Median Age	40.8	42.5	41.8	

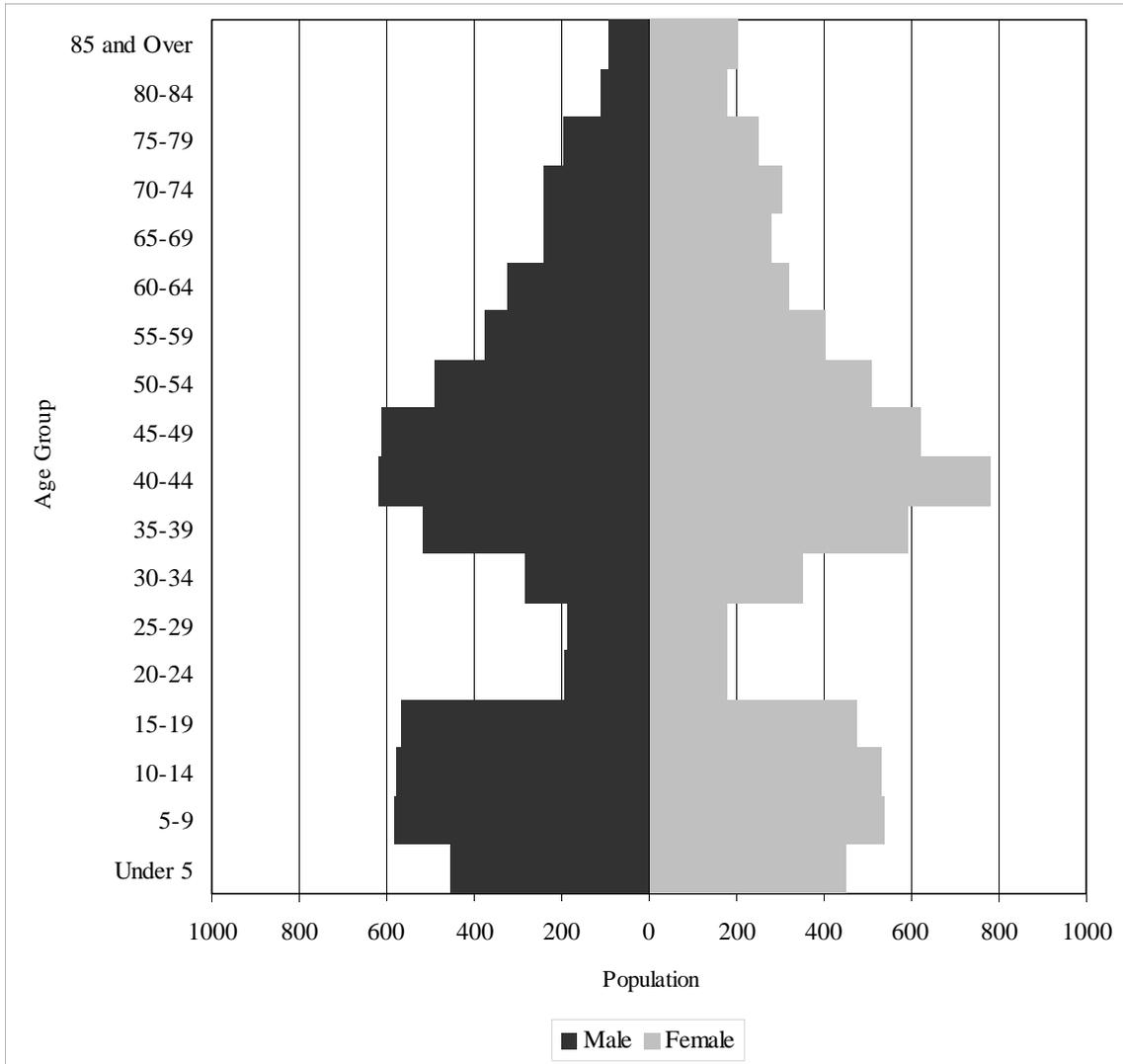
Source: 2010 U.S. Census data

Figure 2: Age and Sex Pyramid (2010) – Tenafly, NJ



Source: 2010 U.S. Census data

Figure 3: Age and Sex Pyramid (2000) – Tenafly, NJ



Source: 2000 U.S. Census data

During the 2000s, the Borough’s median age increased from 40.5 years in 2000 to 41.8 years in 2010. The median age for males substantially increased from 35.8 years in 2000 to 40.8 years in 2010. The median age for females also experienced an increase. Bergen County has a slightly lower median age of 41.1 years, while the state’s median age is 39.0 years.

Both the number and percentage of residents age 65 and older declined from 2,092 (15.2 percent) in 2,000 to 1,953 (13.5%) in 2010. This contrasts with an increase of residents 18 years of age and under, which is estimated to have grown from 28.3 percent in 2000 to 32.1 percent in 2010. This represents nearly two decades of growth within this age category. The Borough’s public school population has reflected this growth. During the 2009-2010 school year, its public and private enrollments were 3,500 and 490 respectively, representing an increase from the 2004 school year public and private student populations of approximately 3,000 and 200 respectively.

4. Racial and Ethnic Diversity

The Borough experienced significant increases in its Asian and Hispanic populations, which grew at a rate of 44.0 percent and 20.8 percent respectively during the 2000s. The non-Hispanic White population declined from 73.7 percent in 2000 to 69.3 percent in 2010. Table 4 illustrates the racial composition of the Borough's population, and Table 5 displays a breakdown of the Borough's residents of Hispanic origins.

Table 4: Racial Data (2000-2010) - Tenafly, New Jersey

	2000	Percent of Population	2010	Percent of Population
White (Non-Hispanic)	10,176	73.7	10,041	69.3
Black / African-American	122	0.1	128	0.9
Asian / Pacific Islander	2,632	19.0	3,799	26.2
Other race / 2 or more races	234	1.6	520	2
Hispanic origin	642	4.6	NA*	NA*
Total	13,806	100.0	14,488	100.0

Source: U.S. Census Data and 2003 Bergen County Data Book

*- Unavailable for this table due to US Census reclassifications

Table 5: Residents of Hispanic Origin (2010) - Tenafly, New Jersey

	2010	Percent of Hispanic Population
Mexican	69	9.0
Puerto Rican	143	18.5
Cuban	102	13.2
Other Hispanic or Latino	462	59.3
Total	776	100.0

Source: U.S. Census Data

5. Place of Birth and Residence in 2009

Estimates provided by the US Census’s American Community Survey (ACS) offer perspective on the significant changes in population movement that have occurred in the Borough over the past decade. Table 6 provides information on where Borough residents were born. An estimated one-quarter of Tenafly residents were born in New Jersey, while approximately 39.3 percent were born in another state. An estimated 33.8 percent of the population is foreign born, higher than Bergen County’s estimated 29 percent.

Table 6: Place of Birth – Tenafly, New Jersey (2009)

		Number	Percent
Native Born	Born in New Jersey	3,650	25.5
	Born in different state	5,623	39.3
	Born outside the U.S.	204	1.4
Foreign born		4,847	33.8
Total		14,324	100.0

Source: 2009 U.S. American Community Survey estimates

The ACS estimates that over 86 percent of Tenafly residents resided in the same residence as in 2008, reflecting the relative stability of the Borough’s population.

Table 7: Place of Residence in 2008 (Population 1 year and over)– Tenafly, New Jersey (2009)

		Number	Percent
Same house in 2008		12,330	86.9
Different house in U.S. 1995	Same county	974	11.7
	Different county (same state)	680	4.8
	Different State	391	2.8
Abroad		198	2.8
Total		12,934	100.0

Source: 2009 U.S. American Community Survey Estimates

6. Income Characteristics

Table 8 provides data for household income distributions as estimated by the 2009 ACS. Over the last decade, median household income has increased an estimated 28 percent, from \$90,931 in 1999 to \$116,359 in 2009.

Table 8: Household Income Distribution (1999 and 2009) - Tenafly, New Jersey

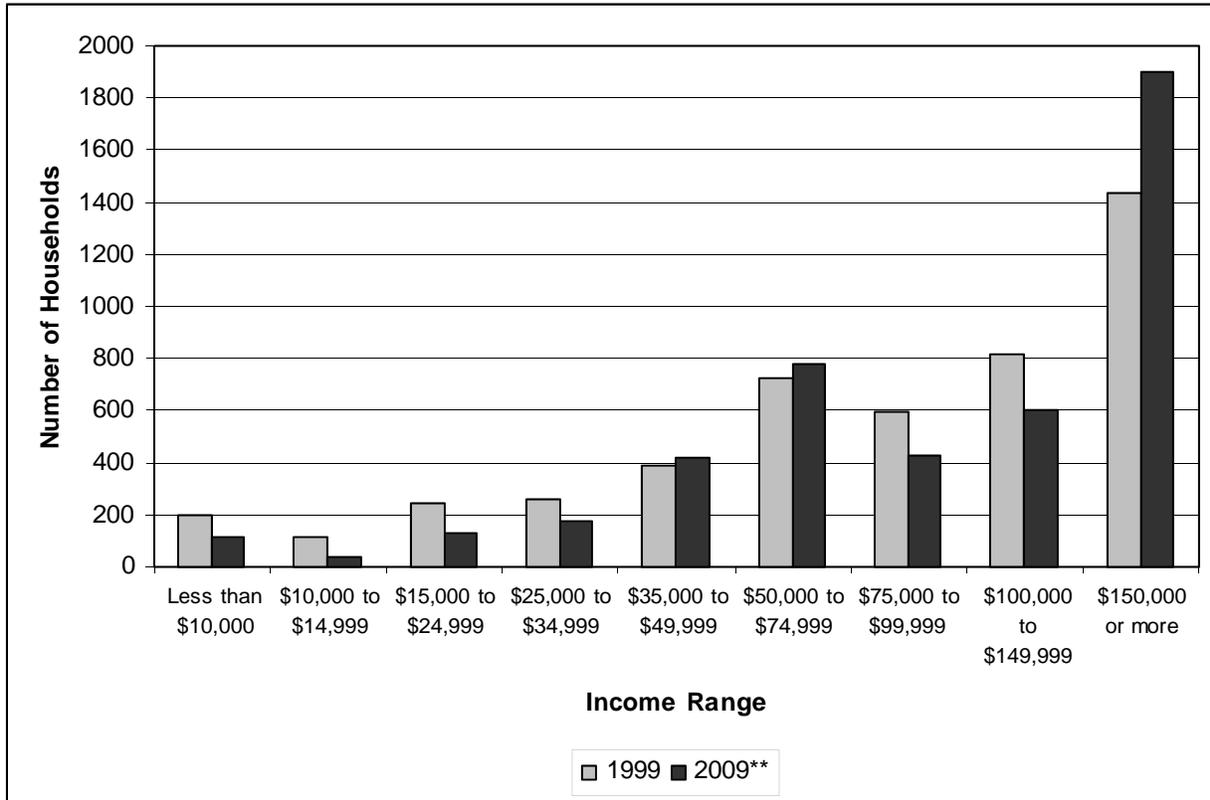
Income Category	Number 1999	Percentage 1999	Number 2009**	Percentage 2009**
Less than \$10,000	198	4.1	111	2.4
\$10,000 to \$14,999	116	2.4	36	.8
\$15,000 to \$24,999	244	5.1	129	2.8
\$25,000 to \$34,999	258	5.4	173	3.8
\$35,000 to \$49,999	392	8.2	421	9.2
\$50,000 to \$74,999	722	15.1	782	17.0
\$75,000 to \$99,999	599	12.5	431	9.4
\$100,000 to \$149,999	815	17.1	604	13.2
\$150,000 or more	1,437	30.1	1,898	41.4
Total households	4,781	100.0	4,585	100.0
Median household income	\$ 90,931	--	\$116,359	--

Source: U.S. Census data, U.S. American Community Survey and 2003 Bergen County Data Book

** - Estimate

The number of households making over \$100,000 per year is estimated to have increased in both number and household share from 1999 to 2009. In 1999, 47.2 percent of the Borough's households earned over \$100,000. That number is estimated to have increased to approximately 54 percent.

Figure 4: Household Income Distribution (1999 and 2009) - Tenafly, New Jersey



Source: U.S. Census data, U.S. American Community Survey and 2003 Bergen County Data Book
 ** - Estimate

7. Housing Characteristics

Residential development is estimated to have increased during the 2000s, with a net gain of 87 units or 1.8 percent. This stands in contrast to the 1990s, which saw flat development and a net loss of one unit. Bergen County is estimated to have experienced a 3.7 percent increase in its number of dwelling units.

Table 9: Dwelling Units (1950-2010) - Tenafly, New Jersey

Year	Total Dwelling Units	Numerical Change	Percentage Change
1950	2,843	--	--
1960	4,284	1,441	33.6
1970	4,619	335	7.8
1980	4,753	134	2.9
1990	4,898	145	3.1
2000	4,897	-1	0.0
2010	4,980	87	1.8

Source: 2009 U.S. American Community Survey Estimates

Table 10 provides data on owner-occupied and renter-occupied units in the Borough, as well as units vacant at the time of the 2010 US Census. Approximately 75 percent of the housing units in the Borough are listed as owner-occupied, while 21 percent are listed as renter-occupied. Vacant units comprised of 4.3 percent of total units in 2010. Of these units, 54 were for rent, 55 were for sale, 21 were rented or sold, and 40 were vacant for other reasons. The vacant unit percentage for Bergen County was 4.7 percent in 2010.

Table 10: Year Round Housing Units by Tenure and Occupancy Status (2010) – Tenafly, New Jersey

Characteristics	Number of Units	Percent
Owner-occupied	3,748	75.3
Renter-occupied	1,018	20.4
Vacant units	214	4.3
Total	4,980	100.0

Source: 2010 U.S. Census and 2003 Bergen County Data Book

While Tenafly remains a community primarily developed with single-family detached units, its housing makeup does show evidence of some change. The number of single-family detached units is estimated to have decreased during the 2000s, from 81.5 percent in 2000 to 76.1 percent in 2009. The number of multi-family structures is estimated to have grown at a rate of 26.7 percent, increasing from 774 in 2000 to 981 in 2009. Table 11 compares the changes in units in residential structures from 2000 to 2009.

Table 11: Units in Structure (2000 and 2009) - Tenafly, New Jersey

Units in Structure	Number 2000	Percentage 2000	Number 2009**	Percentage 2009**
Single Family, detached	3,966	81.5	3,683	76.1
Single Family, attached	140	2.9	173	3.6
2	332	6.4	507	10.5
3 or 4	88	1.8	152	3.1
5 or more	354	7.0	322	6.7
Other	17	.4	0	0.0
Total	4,897	100.0	4,897	100.0

Source: U.S. Census data and U.S. American Community Survey

** - Estimate

Table 12 provides ACS data on the estimated ages of housing units in the Borough. Approximately half of the Borough's dwelling units were built within the early 1950s or later, similar to that of Bergen County as a whole. Slightly over 5 percent of the existing housing stock has been developed since 2000.

Table 12: Year Structure Built - Tenafly, New Jersey

Year Units Built	Number of Units	Percent
Built 2005 or later	127	2.6
2000 to 2004	137	2.8
1990 to 1999	68	1.4
1989 to 1989	313	6.5
1970 to 1979	108	2.2
1960 to 1969	523	10.8
1950 to 1959	1,274	26.3
1940 to 1949	634	13.1
Built 1939 or earlier	1,653	34.2
Total	4,837	100.0

Source: U.S. American Community Survey estimates

8. Value of Housing Units

Housing rental costs are estimated to have experienced a significant increase during the 2000s, continuing a trend seen since the 1990s. As outlined in Table 13, the median gross rent in the Borough is estimated to have increased almost 49 percent from \$1,186 in 2000 to \$1,766 in 2009.

Table 13: Gross Rent of Specified Renter-Occupied Housing Units (2000 and 2009) - Tenafly, New Jersey

Rent	2000 Units	2009 Units**
Less than \$200	13	0
\$200 to \$299	21	11
\$300 to \$499	18	0
\$500 to \$749	122	0
\$750 to \$999	125	0
\$1,000 to \$1,499	248	341
\$1,500 or more	304	770
No cash rent	75	53
Total	926	1,122
Median Gross Rent	\$1,186	\$ 1,766

Source: U.S. Census data and U.S. American Community Survey

** - Estimated

Table 14 outlines the median value of owner-occupied non-condominium housing in Tenafly. As with rents, the values of homes are estimated to have increased greatly since 2000. The 2009 median value of housing units is expected to increase 78 percent from the 2000 median value.

Table 14: Value of Specified Owner-Occupied Non-Condominium Housing Units (2000 and 2010) - Tenafly, New Jersey

Value Range – 2000	Number of Units	Value Range - 2009	Number of
Less than \$100,000	35	Less than \$100,000	20
\$100,000 to \$149,999	17	\$100,000 to \$149,999	28
\$150,000 to \$199,999	145	\$150,000 to \$199,999	0
\$200,000 to \$299,999	769	\$200,000 to \$299,999	66
\$300,000 to \$499,999	1,352	\$300,000 to \$499,000	562
\$500,000 to \$999,999	938	\$500,000 to \$999,999	1,992
\$1,000,000 or more	283	\$1,000,000 or more	742
TOTAL	3,539	TOTAL	3,410
2000 Median Value	\$ 403,600	2009 Median Value	\$ 719,300

Source: U.S. Census, U.S. American Community Survey

** - Estimated

9. Employment Characteristics

Tables 15 and 16 describe the employment characteristics and occupational patterns of Tenafly residents as reported by the 2009 ACS. Table 15 identifies resident employment by work. Approximately 82 percent of Borough resident workers are projected to be employed in two occupational categories - managerial, professional and related occupations; and sales and office occupations – representing a slight decrease from almost 85 percent in 2000.

Table 15: Employed Residents Age 16 and Over, By Occupation (2009) - Tenafly, New Jersey

Occupation	Number**	Percent**
Managerial, Professional, and Related Occupations	3,728	57.0
Service Occupations	520	7.9
Sales and Office Occupations	1,657	25.3
Farming, Fishing, and Forestry Occupations	27	0.4
Construction, Extraction, and Maintenance Occupations	253	3.9
Production, Transportation, and Material Moving Occupations	359	5.5
Total	6,544	100.0

Source: U.S. American Community Survey

** - Estimate

Table 16 demonstrates that three fields – educational, health and social services; professional, scientific, management, administrative, and waste management services; and finance, insurance, real estate, and rental and leasing – are estimated to comprise nearly 43 percent of all jobs. The percentage of educational, health and services jobs dropped from over one-quarter of all employed Borough residents in 2000 to an estimated 22.9 percent in 2009, while the percentage of finance, insurance, real estate, and rental and leasing jobs rose from 11.2 percent in 2000 to an estimated 13.6 percent in 2009.

Table 16: Employed Residents Age 16 and Over, By Industry (2009) - Tenafly, New Jersey

Industry	Number**	Percent**
Agriculture, Forestry, Fishing and Hunting, and Mining	20	0.3
Construction	231	3.5
Manufacturing	636	9.7
Wholesale Trade	451	6.9
Retail Trade	451	6.9
Transportation and Warehousing, and Utilities	163	2.5
Information	316	4.8
Finance, Insurance, Real Estate, and Rental and Leasing	892	13.6
Professional, Scientific, Management, Administrative, And Waste Management Services	1,071	16.4
Educational, Health and Social Services	1,496	22.9
Arts, Entertainment, Recreation, Accommodation and Food Services	330	5.0
Other Services (except Public Administration)	482	7.4
Public Administration	74	1.1
Total	6,544	100.0

Source: 2009 U.S. American Community Survey

** - Estimate

Table 17 outlines the “journey to work” statistics for Tenafly and its neighboring communities, as well as Bergen County and New Jersey. Although an estimated 64 percent of Tenafly residents drive alone to work, this percentage is lower than the estimated values for Bergen County and New Jersey as a whole. Among its neighbors, only Englewood Cliffs had an estimated lower percentage of its workforce driving to work alone. When the carpool numbers are included, approximately three-quarters of Tenafly residents use a car to get to work. The percentage of Tenafly residents working at home also exceeds most of its neighbors, Bergen County and New Jersey as a whole.

Mass transit uses make up an estimated 13.1 percent of commuters, similar to Bergen County commuters and higher than that for New Jersey as a whole.

Table 17: Journey to Work Data (2000) – Modes of Commuter Transportation

Municipalities	Car (Drive Alone)	Carpool	Public Transit	Walked	Other Trans.	Work at Home
Tenafly	64.2	11.0	13.1	2.6	.7	8.4
Englewood	66.0	9.0	13.4	6.8	1.8	3.0
Englewood Cliffs	62.9	24.5	8.8	0.4	1.6	1.8
Bergenfield	70.1	10.7	13.5	2.2	1.5	2.0
Cresskill	74.0	5.0	12.5	2.3	0.5	5.7
Alpine	74.3	10.0	3.5	2.5	1.1	8.6
BERGEN COUNTY	71.1	7.7	12.8	3.0	1.4	3.9
NEW JERSEY	71.8	9.1	10.4	3.3	1.9	3.4

Source: 2010 U.S. American Community Survey estimates

10. Construction Activity

From 1993 through summer 2010, 495 residential building permits were issued by the Borough. As outlined on the accompanying Table 18 and Figure 5, 332 permits were issued for single-family dwelling units, consisting of over two-thirds of the total number of permits issued since 1993.

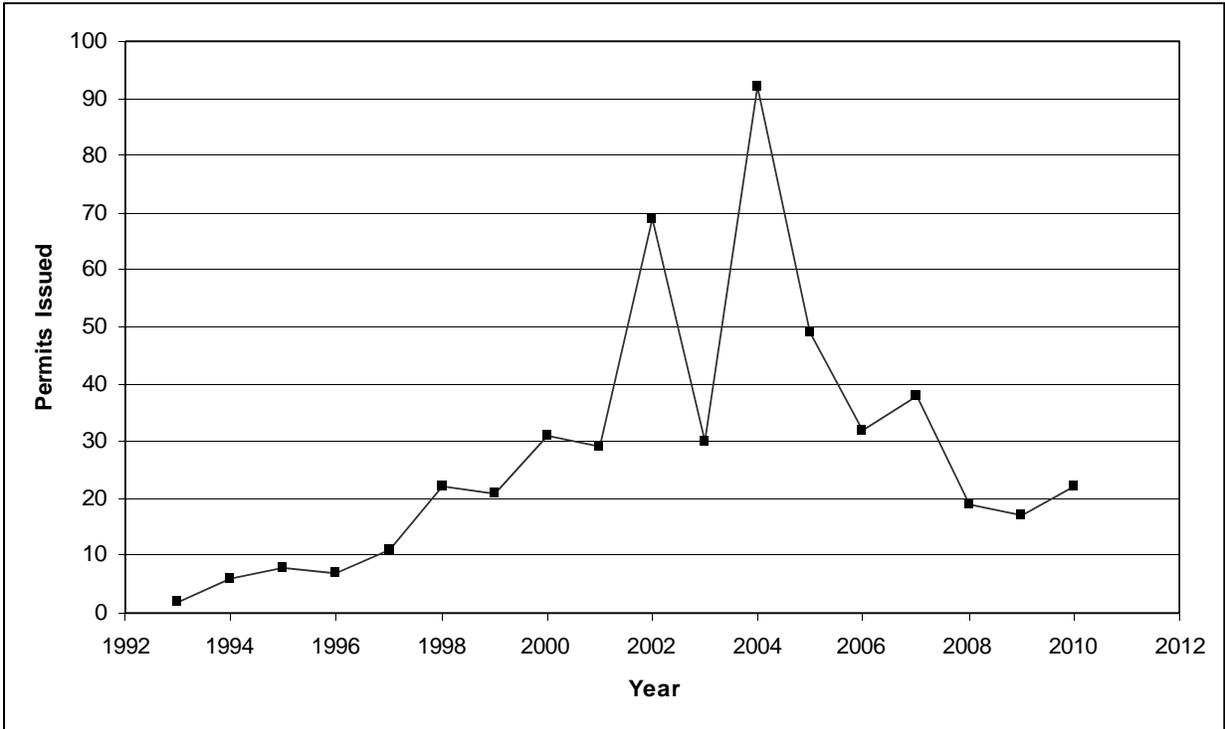
From 2002 to 2007, 300 residential building permits were issued, including 64 for developments with five units or greater. Since 2008, only 58 residential building permits were issued. This is reflective of the current economic recession and its effects on construction trends in the county, state and national level.

Table 18: Number of Residential Building Permits Issued (1993-2010) - Tenafly, New Jersey

Year	Single-Family	Two-To-Four	Multi	Total
1993	2	0	0	2
1994	6	0	0	6
1995	6	2	0	8
1996	7	0	0	7
1997	11	0	0	11
1998	20	2	0	22
1999	15	6	0	21
2000	25	6	0	31
2001	23	6	0	29
2002	31	18	20	69
2003	19	6	5	30
2004	25	42	25	92
2005	35	2	2	49
2006	29	0	3	32
2007	27	2	9	38
2008	16	3	0	19
2009	14	1	2	17
2010	21	1	0	22
Total	332	97	66	495

Source: New Jersey Residential Building Permits, N.J. Department of Labor and Workforce Development, 1993-2004 and Borough of Tenafly building department.

Figure 5: Number of Total Residential Building Permits Issued (1993-2010) - Tenafly, New Jersey



Source: New Jersey Residential Building Permits, N.J. Department of Labor and Workforce Development, 1993-2004 and Borough of Tenafly building department.

11. Zoning Amendments: Tenafly has adopted sixteen zoning amendments since the adoption of the previous Reexamination Report on September 14, 2005. Each amendment is identified below:

- **Ordinance 06-28 (adopted 10/24/06)**
Amends LDR to increase development fees.
- **Ordinance 06-29 (adopted 9/26/06)**
Amends LDR to allow the zoning officer to issue permits for the placement of temporary storage containers.
- **Ordinance 06-39 (adopted 12/12/06)**
Rescinds Ordinance 06-24 (adopted 9/26/06) which designated Park Street as an Historic District.
- **Ordinance 07-09 (Adopted 5/08/07)**
Amends LDR to address subdivision lot widths regulations.
- **Ordinance 07-14 (Adopted 7/10/07)**
Adopts the zoning map for the Borough.
- **Ordinance 07-28 (Adopted 12/11/07)**
Amends LDR to establish soil movement regulations.
- **Ordinance 07-29 (Adopted 12/11/07)**
Amends LDR to address fees and Escrows for Planning Board applications and technical review procedures.
- **Ordinance 08-02 (Defeated)**
Amends LDR to clarify the definition of a “drive up bank.”
- **Ordinance 08-16 (Adopted 07/08/08)**
Amends LDR to establish a parking trust fund.
- **Ordinance 08-20 (Defeated)**
Amends LDR to establish an R-7.5A one- and two-family residential zone.
- **Ordinance 08-24 (Adopted 10/14/08)**
Amends LDR to correct Section 802.3 relating to existing platted lots.
- **Ordinance 08-28 (Adopted 12/09/08)**
Amends zoning map and LDR to designate 330 Engle Street, 60 Elm Street, and 177 Hudson Avenue as “Historic” as set forth in the Historic Preservation Plan of the Master Plan.
- **Ordinance 08-29 (Adopted 12/09/08)**
Amends LDR for “Developer’s Fees for Affordable Housing” to conform with COAH’s

Third Round regulations.

- **Ordinance 09-06 (Adopted 04/14/09)**
Amends LDR to address Escrows for Planning Board applications and technical review procedures.
- **Ordinance 09-10 (Adopted 05/12/09)**
Acquires one acre property of 425 Hudson Avenue for purposes of open space.
- **Ordinance 09-25 (Adopted 11/10/09)**
Amends Ordinance 08-28 to provide the correct block and lot for 177 Hudson Avenue.
- **Ordinance 10-02 (Adopted 02/09/10)**
Correction to zoning map.
- **Ordinance 10-14 (Adopted 02/09/10)**
Rescinds order 08-16 to establish a Parking Trust Fund.
- **Ordinance 10-15 (Adopted 06/22/10)**
Amends LDR to include “medical offices” as a permitted use in the AHO/C2 Zone District.
- **Ordinance 11-08 (Adopted 07/13/11)**
Amends LDR to address FAR, maximum impervious coverage, and the construction of below grade garages.
- **Ordinance 12-10 (Adopted 7/10/12)**
Amends zoning map and LDR to designate certain properties within the Borough “Historic” as set forth in the Historic Preservation Plan of the Master Plan.

Changes at the State Level

1. Council on Affordable Housing

As noted above, this issue has had dramatic alteration since 2005. On October 8, 2010, the Appellate Division released its opinion regarding COAH and its affordable housing regulations. The 72 page decision addresses many aspects of the COAH regulations, but the major point is the invalidation of the “growth share” methodology that serves as the foundation of the Third Round regulations and COAH’s prospective-need projections. Subsequently, the State Legislature adopted their Bill No. S-1, which would have served to significantly alter the affordable housing landscape. However, this bill was conditionally vetoed by the Governor in January of 2011. The Governor then, in June of 2011, signed an Executive Order abolishing COAH and placing its powers and responsibilities in the hands of the Department of Community Affairs. COAH was officially dissolved by the Christie Administration on September 15, 2011. While all of this was taking place, the New Jersey Supreme Court decided to hear an appeal of the Appellate Court decision.

We note the following points in the Appellate decision that are most pertinent to Tenafly and which may influence the Borough’s decisions going forward with its request for substantive certification of the Borough Housing Plan:

1. The Court invalidated the growth share methodology as the baseline for allocating prospective need projections. One of the grounds on which the Court invalidated growth share was that COAH did not provide sufficient data to prove there was enough vacant land in the State to meet the statewide housing need identified by COAH. The Court also claimed that the growth share concept as specifically implemented by COAH lacked a definitive ‘numbers’ approach, since their methodology permitted municipalities to avoid a significant portion of their affordable housing obligation by adopting land use policies that discouraged growth.
2. The Court directed COAH to use the “fair share” methodology to determine Third Round obligations. The Court pointedly noted that they gave COAH the opportunity to correct the flaws in the growth share methodology in 2007 and COAH did not do so. The Court also noted that more than a decade has elapsed since the Second Round of housing obligations expired and the State still lacks a set of valid Third Round rules. The Court concluded COAH must go back to a methodology that was previously approved by the Court, and thus directed COAH to use the Fair Share methodology to determine prospective need.
3. The Court requires that new prospective need numbers be promulgated based upon the Fair Share Methodology. The Fair Share Housing Center (FSHC) had argued before the Court that the State should be entitled to continue to rely on COAH’s determination of the statewide housing need, which was 116,000 low and moderate income housing units. The Court rejected FSHC’s argument, questioning the basis for COAH’s numbers.
4. The Court ruled that 100 percent municipally sponsored sites cannot be considered as

part of a certified plan if the plan does not identify the site, the developer and the time frame for the development of the property. All too often housing plans were simply indicating the municipality's intention to develop an unnamed site sometime during the first or second three- year period of a certification, depending on the extent of actual growth in the community. The Court ruled this was improper. The Court reasoned that, since COAH's justification for approving such general plans was a function of their contention that the growth share obligation only is imposed when growth actually occurs, and since the growth share concept was invalidated, this approach by COAH must be invalidated.

5. COAH must provide appropriate density incentives. The Court pointed out that often, municipalities with existing densities that exceeded COAH's minimum presumptive densities for affordable housing would simply impose an affordable housing setaside without increasing the density allowed on-site. The Court ruled this did not provide the necessary economic incentive to encourage the development of affordable housing.
6. The Court affirmed the propriety of a 20 percent set-aside for affordable housing while criticizing COAH's provisions allowing a 25 percent set-aside. The Court ruled COAH lacked sufficient justification to support a 25 percent set-aside. The Court also pointed to current economic conditions to suggest that a 25 percent set-aside did not create a realistic opportunity for the development of affordable housing.

This is significant in light of one of the reasons the Governor highlighted in his conditional veto of S-1. He expressly noted concern with a 20 percent setaside, suggesting it deterred investment at a time of economic downturn, and suggested a 10 percent setaside may be more appropriate.

7. Municipalities can no longer receive density credits for unbuilt rental units. The Court noted that too often housing plans were receiving density credits for projects approved more than 10 years ago that were never built.
8. The Court sustained the use of rental bonus credits in transit-oriented developments and in redevelopment areas. It reasoned that this served to complement state policy initiatives.
9. Prior Round housing-need numbers were upheld. Tenafly has addressed this in its plan.
10. The Court rejected the challenge that the Third Round rules impermissibly required expenditure of municipal revenues to address their affordable housing obligations. The Court found that the types of costs associated with affordable housing were 'incidental impacts' akin to costs associated with other development including market-rate housing.
11. The Court declined to issue a stay of proceedings before COAH or the court pending COAH's preparation of the new rules. However, any municipality or interested party may apply for a stay to COAH or the Court. The Appellate Division's only direction in assessing the request for a stay was to say "any such application should be decided in light of the status of the individual municipality's compliance with its affordable housing

obligations and all other relevant circumstances.”

In summary, it is difficult to determine conclusively what the new prospective need numbers that COAH is required to prepare will be. However, if they rely upon historic development trends, which would include the last few years when the Borough and the state as a whole experienced very little development, the housing need numbers should be lower than COAH had previously projected. The one caveat to the change in numbers regards a Court comment about urban affordable housing need which may serve to increase the number of affordable units distributed to suburban towns from urban municipalities.

Meanwhile, the State is awaiting both the Supreme Court ruling on affordable housing, as well as DCA’s promulgation of rules and regulations governing the affordable housing issue.

2. Residential Site Improvement Standards

Since its adoption in 1997, the RSIS has established technical and uniform standards for streets and parking, water supply, sanitary sewers and stormwater management relating to residential development throughout the state. The standards are the minimum requirements for site improvements that must be adhered to by all applicants for residential subdivision and site plans before planning boards and zoning boards of adjustment. They also represent the maximum that such boards can require of an applicant. These adopted standards supersede any local standards established for these systems.

Since the last reexamination report, there have been several amendments to the RSIS. The changes that most significantly affect planning issues and current developments in the Borough include regulations governing the structural value per-inch of thickness of various paving materials, new regulations for piping materials and for areas of excessive ground water or unstable soils.

SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATION SHOULD BE PREPARED

This Reexamination Report notes several key factors influencing the planning process and its implementation in the Borough of Tenafly. It is appropriate for the Borough to modify its Goals and Objectives to reflect those actions that have been addressed and ongoing issues that require attention. Other planning recommendations for the Borough are included in this section.

Amended Goals and Objectives

1. Goal: To maintain and enhance the existing areas of stability in the community; to encourage a land use pattern that establishes areas which have their own unique development characteristics. A principal goal of this plan is to preserve and protect the residential character and existing density of the community, and reinforce the Borough's commercial and business areas, by restricting incompatible land uses from established neighborhoods, and limiting intensities of use to the levels prescribed herein.

Policy Statement: The Borough recognizes that one of its most significant attributes is its unique land use arrangement, one that is characterized by attractive, detached single-family residential neighborhoods with a distinctive suburban flavor. This Plan's land use recommendations are designed to protect and reinforce this prevailing pattern. It recognizes the established densities existent within the Borough's residential neighborhoods and precludes the introduction of incompatible, non-residential use or intensity into these communities.

2. Goal: To ensure that any prospective development and/or redevelopment is responsive to Tenafly's environmental features.

Policy Statement: The Borough seeks to limit development to that which is sensitive to the community's particular characteristics and preserves its sensitive environmental elements. In particular, the Borough seeks to limit development to that which retains existing vegetation and preserves steeply sloped areas, wetlands and floodplains. Numerous sites exist throughout the Borough which contain extensive environmentally sensitive features, and therefore may not be able to accommodate their full-zoned development potential.

3. Goal: To ensure that any future development of the Borough's infrastructure be limited to accommodate the Borough's present level of intensity as identified in this Plan.

Policy Statement: The Borough seeks to encourage a limited level of infrastructure improvement to accommodate local needs. The addition of new facilities that may be utilized to support higher levels of development than considered in this Plan is discouraged. The Borough's land use policy is explicitly designed to discourage infrastructure improvement projects that would encourage a significant increase in the carrying capacity of the land and consequently result in increased pressures for higher

levels of development.

4. Goal: To encourage and provide buffer zones to separate incompatible land uses.

Policy Statement: The Borough recognizes the need to reinforce the delineation of boundaries separating residential and non-residential uses, as well as those separating residential uses of significantly differing intensities. This Plan encourages the use of buffer and screening devices utilizing suitable planting elements (incorporating such elements as multiple rows of plant material, planting clusters, etc.) with supplemental aesthetically pleasing fencing where appropriate. This should be accomplished primarily within the framework of appropriate open space buffers. In addition to the physical elements noted above, it is appropriate to provide suitable distances between on-site activity on non-residential lots and adjoining residential lots in instances where it can be provided.

5. Goal: To encourage residential zone bulk requirements, such as setbacks and coverage, as well as regulations regarding lighting, noise, etc., to permit development consistent with the established community character.

Policy Statement: The Borough seeks to encourage single-family detached housing that permits more creative designs while minimizing any impacts that would detract from the preexisting neighborhood character currently present in Tenafly.

6. Goal: To consider environmentally sensitive features and extensive woodland vegetation as a means of preserving steep slopes, wetlands, wooded areas, scenic qualities, historic facilities, retaining open space and reducing infrastructure costs.

Policy Statement: The Borough seeks to encourage single-family detached housing that preserves and protects environmentally sensitive features, wooded acreage and open space.

7. Goal: To preserve and enhance the Borough's community facilities, ensuring that the Borough address the public safety, recreational, and other needs.

Policy Statement: The Borough seeks to enhance its existing community facilities while pursuing additional facilities where possible. Any major residential and non-residential development projects should address how their proposals would affect the provision of community services and what additional burdens, if any, would be placed on the Borough.

8. Goal: To preserve and enhance the Borough's Central Business District by defining its functional role in the community and enhancing the quality of life within the commercial center through an appropriate mixture of activities; permit a reasonable level of development in the business district; and to encourage the use of off-street parking facilities to provide greater convenience for shoppers and reduce conflicting traffic movements in the Central Business District.

Policy Statement: The Borough seeks to encourage the continuing development of its Central Business District for retail and commercial uses serving the daily needs of the area's resident population. The Borough's broad land use policy is to limit commercial development to the areas depicted on the Land Use Plan map. In addition, this Plan encourages a building design that is oriented toward the street corridor, to the extent possible. Consideration should be given to design features that encourage the integration of building, parking, signage and landscaping elements (including tree wells in parking lots) into a comprehensive and unified framework.

9. Goal: To address the Borough's affordable housing obligation in a manner that is consistent with other goals and objectives set forth herein.

Comment: The Borough recognizes that the State is currently undergoing significant changes in its treatment of affordable housing, and it is therefore difficult to conclusively determine what its new prospective need numbers will be. If the state relies upon historic development trends, which would include the past few years when the Borough and the State as a whole experienced fairly little development, the housing need numbers should likely be lower than COAH had previously projected.

10. Goal: To promote a safe and efficient traffic circulation that serves the Borough while retaining Tenafly's community character.

Policy Statement: The Borough seeks to continue improving its circulation issues, and in particular those regarding roads in the Central Business District. The Borough seeks to implement improved traffic signage and signalization and improve roadway alignments and the effectiveness and safety of certain intersections, as is necessary. Future residential and non-residential development should review the proposed impact of activity on the Borough's street network and minimize, if not eliminate, any potential adverse impacts.

11. Goal: To preserve the historic features of the Borough as an integral part of Tenafly's unique character.

Policy Statement: As is consistent with the Land Use act's intention to preserve historic properties, the Borough seeks to continue its policy of protecting historically significant structures as identified within the Historic Preservation Element through the adoption of regulations. The community should give consideration to the provisions provided by the RSIS that allow for exceptions in construction and design criteria for historic areas.

12. Goal: To support the overall philosophy of the State Development and Redevelopment Plan (SDRP) as a means of providing growth management on a statewide basis while retaining the principles of home rule.

Policy Statement: The Borough acknowledges that the general intent of the SDRP – to manage growth within the framework of a municipality's needs, infrastructural capabilities and environmental constraints – and the SDRP's specific tier designation

represent a reasonable approach to growth management.

13. Goal: To limit the further expansion of two-family dwellings in the R-7.5 District.

Policy Statement: The Borough seeks to encourage residential development that is consistent with historical densities and intensities of use. Therefore, it is the policy of the Borough to limit the expansion of two-family dwellings, which are largely out-of-character with the overall neighborhood pattern of development and have contributed to a general sense of over-crowding on building lots.

14. Goal: To preserve the Borough's large open tracts.

Policy Statement: The Borough recognizes that its larger, undeveloped lots provide an enhanced aesthetic and visual impression and define the community's appeal by virtue of its open space character and treed environment. The development and redevelopment of such tracts would not only have adverse impacts on the capabilities of the municipality's infrastructure, traffic, and community facilities, but would also detract from the Borough's existing open space assets.

Master Plan Update Recommendations

1. The Borough recognizes that the permitted list of uses outlined in its zoning ordinance are antiquated and no longer adequately reflect the current character and needs of the Borough. This Plan recommends an update to the Borough zoning ordinance and, in particular, the permitted uses listed in Schedule A.
2. The Borough recognizes substantial changes in both development and character along the northern border of Tenafly and the adjacent Borough of Cresskill. In particular, new multi-family residential developments have become more prevalent in an area once defined by commercial and industrial activities. This Plan recognizes the growing difficulties of the current Master Plan in addressing these evolving changes, and recommends the Borough begin the development of a new Master Plan.

RECOMMENDATIONS CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS INTO THE LAND USE PLAN ELEMENT AND RECOMMENDED CHANGES IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY

The Borough has not designated any parcels as “an area in need of redevelopment,” nor has it undertaken any investigations to determine if any parcels may be declared as “an area in need of redevelopment” since the adoption of the last Reexamination Report