
**2004 MASTER PLAN
REEXAMINATION REPORT**

**BOROUGH OF ROSELAND
ESSEX COUNTY, NEW JERSEY**

Prepared For:

Borough of Roseland Planning Board

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The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.
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TABLE OF CONTENTS

1.0	INTRODUCTION	1
2.0	REEXAMINATION OF MASTER PLAN	2
2.1	Problems and Objectives at Time of Adoption of Last Reexamination Report	2
2.2	Extent of Increase or Reduction of Problems and Objectives	2
2.3	Extent of Significant Changes in Assumptions, Policies and Objectives	4
2.4	Specific Changes Recommended to the Land Use Plan Element of the Master Plan and Land Development Ordinances	5
2.5	Recommendations Concerning the Incorporation of Redevelopment Plans Adopted	7

1.0 INTRODUCTION

The Municipal Land Use Law (MLUL) requires every municipality in New Jersey to reexamine at least once every six (6) years (N.J.S.A. 40:55D-89) to ensure periodic review of information and changing conditions in order to keep municipal planning efforts current. In 1990, the Borough of Roseland adopted a Master Plan and Land Development Ordinance. The Planning Board adopted Reexamination Reports in 1994 and 2000.

The MLUL requires that the Reexamination Report address five (5) specific areas. These requirements are as follows:

- a. Major problems and objectives relating to land development in the municipality at the time of such adoption, last revision or reexamination, if any;
- b. Extent to which such problems and objectives have been reduced or have increased subsequent to such date;
- c. Extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for such plan or regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, and changes in State, County and municipal policies and objectives;
- d. Specific changes recommended for the Master Plan or Development Regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared; and
- e. Recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the Local Redevelopment and Housing Law, P.L. 1992, c. 79 (C.40A:12 A-1 et al.) into the Land Use Plan Element of the municipal Master Plan, and recommended changes if any, in the local Development Regulations necessary to effectuate the redevelopment plans of the municipality.

Since the 2000 Reexamination Report, changes in development patterns have encouraged the Borough to review certain parcels and areas to determine if the current zoning regulations are effective and appropriate. The Borough wants to address the realistic and appropriate development opportunities while preserving the quality-of-life expected by the residents of Roseland.

2.0 REEXAMINATION OF MASTER PLAN

2.1 Problems and Objectives at Time of Adoption of Last Reexamination Report

2000 Reexamination Report Recommended Changes

The 2000 Reexamination Report outlines several specific actions that were recommended for the consideration of the Planning Board and the Governing Body:

1. Enforcement of existing regulations regarding enlargement of existing structures, primarily through strict enforcement of existing bulk requirements.
2. Create R-2A Zone for parcel of residential land at Prudential Tract.
3. Change name of Manufacturing Zone to Research, Office and Manufacturing (ROM) Zone. Amend zoning requirements for ROM Zone to include Floor Area Ratio (FAR) to bulk standards.
4. Create new R-1 Zone along east side of Passaic Avenue to increase minimum lot size, lot frontage and lot depth. Add minimum lot depth requirements to other residential zones.
5. Amend Zoning Ordinance to govern placement of wireless telecommunications facilities.
6. Amend Zoning Map to include parcels designated as Conservation (C) Zones.
7. Review ordinance to correct typographical errors and cross-referencing inconsistencies.
8. "Non-zoning" recommendations include acquisition of open space and recreational areas, enforcement of Board approvals and applicable standards, environmental cleanup of certain parcels, lobby for expansion of Eisenhower Parkway, traffic calming, infrastructure improvements, ongoing education for Board members, and downtown off-street parking.

2.2 Extent of Increase or Reduction of Problems and Objectives

2000 Reexamination Report Implementation Status

The recommendations outlined in the 2000 Reexamination Report have been addressed as follows:

1. *Enforcement of existing regulations regarding enlargement of existing structures, primarily through strict enforcement of existing bulk requirements.*

The Boards have been made aware of this recommendation through the adoption of the 2000 Reexamination Report, specifically the need to give great weight to

BOROUGH OF ROSELAND
Master Plan Reexamination Report

the applicant meeting the standards for bulk variances as outlined in the Municipal Land Use Law (MLUL).

2. *Create R-2A Zone for parcel of residential land at Prudential Tract.*

This recommendation was implemented as an amendment to the Land Development Ordinance.

3. *Change name of Manufacturing Zone to Research, Office and Manufacturing (ROM) Zone. Amend zoning requirements for ROM Zone to include Floor Area Ratio (FAR) to bulk standards.*

This recommendation was implemented as an amendment to the Land Development Ordinance.

4. *Create new R-1 Zone along east side of Passaic Avenue to increase minimum lot size, lot frontage and lot depth. Add minimum lot depth requirements to other residential zones.*

This recommendation was implemented as an amendment to the Land Development Ordinance.

5. *Amend Zoning Ordinance to govern placement of wireless telecommunications facilities.*

This recommendation was implemented as an amendment to the Land Development Ordinance.

6. *Amend Zoning Map to include parcels designated as Conservation (C) Zones.*

This recommendation was implemented as an amendment to the Zoning Map.

7. *Review ordinance to correct typographical errors and cross-referencing inconsistencies.*

This recommendation was implemented as part of the re-codification of the Land Development Ordinance.

8. *"Non-zoning" recommendations include acquisition of open space and recreational areas, enforcement of Board approvals and applicable standards, environmental cleanup of certain parcels, lobby for expansion of Eisenhower Parkway, traffic calming, infrastructure improvements, ongoing education for Board members, and downtown off-street parking.*

Each of these recommendations is part of an ongoing planning process looking to determine how best to address land use issues in the Borough. The Planning

Board in concert with the Governing Body should determine if some or all of the issues are still relevant and worthy of ongoing consideration.

2.3 Extent of Significant Changes in Assumptions, Policies and Objectives

Population Changes

2000 United States Census

Since the 2000 United States Census has been conducted, a comprehensive demographic analysis should be undertaken in conjunction with any comprehensive Master Plan update. The changes in Borough population during the 1990's are outlined in **Table 1** as follows:

Table 1: Population Growth (1990 – 2000) Borough of Roseland		
	1990	2000
Total Population	4,847	5,298
% Increase	+ 9.3% since 1990	

Although the Borough's population increased 9.3 percent during the 1990's, it has not surpassed its historic high mark of 5,330 residents in 1980. As noted in the 2000 Reexamination Report, some of this growth can be attributed to "empty nester" residents moving out and being replaced by families. The completion of residential developments, including Bellemead, Essex Glen, and Winchester, during the 1990's also played a role in this growth.

State Planning Policies

State Development and Redevelopment Plan ("State Plan")

In March 2001, the State Planning Commission (SPC) re-adopted the current State Development and Redevelopment Plan. The State Plan provides direction for investing and spending State dollars in ways that are consistent with the State Plan's goals.

The goals and objectives outlined in the 1997 report are generally consistent with the goals and concepts set forth by the State Plan although those goals should be reviewed to address current land use and planning issues. The Borough should seek "Plan Endorsement" when it conducts a comprehensive update of its Master Plan.

Council on Affordable Housing (COAH)

In August 2003, COAH announced proposed rule changes providing a new methodology to determine the "third round" affordable housing obligation of all New Jersey municipalities. The new methodology proposes determining a municipality's obligation using a "growth share" and "rehabilitation share."

The growth share would determine the affordable housing unit obligation based on projected growth, with one (1) affordable housing unit for every ten (10) dwelling units developed, and one (1) affordable housing unit for every thirty (30) jobs created. The rehabilitation share would be based on the number of units identified by COAH as substandard from the 2000 United States Census information. The third round would include the period 1999 through 2014. Credits for the provision of senior citizen housing will increase, as well as opportunities to provide for units through regional contribution agreements. The rule changes are anticipated to take effect early 2004. The Borough will require updating of its Housing Element upon expiration of its current certification in 2006, in accordance with the third round rules in whatever form they may ultimately take.

2.4 Specific Changes Recommended to the Land Use Plan Element of the Master Plan and Land Development Ordinances

Several key parcels and areas have been identified within the existing Research, Office and Manufacturing (ROM) Zone, that if developed or redeveloped in accordance with the current zoning, have the potential to create or exacerbate already compromised traffic conditions on several strategic roadways and intersections within the Borough.

Key parcels and areas within the existing ROM Zone of particular concern, examined during the course of this review, included the following:

- Block 33, Lot 5 (555 Eagle Rock Avenue);
- Block 11, Lot 29 (440 Eagle Rock Avenue);
- Block 11, Lot 30 (426 Eagle Rock Avenue); and,
- Block 21, Lots 1.01, 3 - 9, 9.01, 10 - 18, 22, and 22.01 (North side of Harrison Avenue between Woodland and Roosevelt Avenues).

Strategic roadways within the Borough potentially impacted by future development of the key areas cited above, as well as future development in the remainder of the ROM Zone, include: Eagle Rock Avenue, Eisenhower Parkway, and Harrison Avenue. Of particular concern are the peak hour traffic impacts of future office development given the congestion resulting from the substantial office development that has occurred in the Borough in the recent past.

The following specific changes to the Borough's Land Use Plan Element of the Master Plan and Land Development Ordinances are recommended:

1. *Eliminate the Research, Office and Manufacturing (ROM) Zone in favor of a new Research/Manufacturing (RM) Zone.*

It is recommended that in order to reduce peak hour traffic impacts of future development within the existing ROM Zone upon key roadways and intersections, that large-scale office development be eliminated. Traffic volumes from new

BOROUGH OF ROSELAND
Master Plan Reexamination Report

office development within the existing ROM Zone would coincide with the peak hour traffic congestion presently experienced in the Borough on key roadways and intersections. Emphasis should be placed on permitting less intense research and manufacturing uses and uses that generate less traffic volume within peak hours that do not coincide with current peaks.

Although large-scale office development should be discouraged in the new RM Zone, small-scale office use would not be inconsistent with the intent of the zone and is, in fact, a necessary support service to manufacturing or research-type uses. Towards this end, the new RM Zone should permit office uses as a permitted principal use provided such use is limited to 20 percent of the total floor area, not to exceed 25,000 square feet. Such calculation would exclude office space ancillary to a research or manufacturing use, however such ancillary office space should not exceed 20 percent of the gross floor area of the research or manufacturing use.

2. *Permit self-storage facilities as a conditional use in Research/Manufacturing (RM) Zones.*

Consistent with the goal of promoting land uses of lower intensity and with traffic generation characteristics that do not coincide with current peaks in the existing ROM Zone, it is recommended that self-storage facilities be permitted as a conditional use in the new RM Zone. "Conditions" for this use should include standards for: visual appearance from public streets; landscaping; limits on hours of operation; materials to be stored; security measures; etc.

3. *Standards for parking lot location and appearance for non-residential development.*

During the course of this Master Plan and Development Ordinance reexamination process, a recurring concern for the visual appearance of non-residential development throughout the Borough became evident. It is recommended that standards for the visual appearance of non-residential development be developed. In particular, the location of parking areas between the street and building lines should discourage and, where not practical, landscaping be provided to allow a visual break from public streets to such parking areas. The development of improved standards for signage and access drives may be incorporated into such ordinance changes.

Due to the types and number of land use and zoning recommendations in this Reexamination Report, it is recommended the Reexamination Report be formally adopted by the Planning Board as an amendment to the Land Use Plan Element of the Master Plan.

2.5 Recommendations Concerning the Incorporation of Redevelopment Plans Adopted

The Borough has not designated any areas "in need of redevelopment" pursuant to the Local Redevelopment and Housing Law, P.L. 1992, c. 79 (C.40A:12 A-1 et al.).