

Existing Development & Land Use

PART III - EXISTING DEVELOPMENT & LAND USE

This element of the Master Plan Update reviews changes in the land use development pattern which have taken place since the previous plan. The accompanying map, entitled "Existing Development", has been revised to incorporate these land use changes and illustrates the location and type of development. Land use patterns are also quantified and compared in the tables entitled "Roseland Development Data by Zone Districts (May 1978, Revised 1982)" and "Analysis of Land Use and Structures (May 1978, Revised 1982)".

SURVEY OF DEVELOPMENT

As shown on the Existing Development Map, the Borough of Roseland is bounded by West Caldwell and Essex Fells to the north, by West Orange on the east, and by Livingston to the south, all of which are located in western Essex County. East Hanover, a Morris County municipality, forms the border to the west. The Borough consists of approximately 3.66 square miles or 2344.48 acres. A mix of land uses presently exist though the community has remained predominantly single-family residential.

Roseland is one of the smaller communities in Essex County, yet was shown to have the greatest increase in growth in both population and housing units from 1970 to 1980.* In addition to housing and population growth, much of the development, since 1978, has been that of professional office buildings. A solid base of local industrial, manufacturing and research facilities also exists as well as the Borough's local business center.

The major transportation route linking Roseland with urban centers to the east is Interstate 280 which now connects with the New Jersey Turnpike, and Interstate Route 80 to the west.

The following sections discuss changes to specific types of existing land uses since the 1978 Master Plan.

Residential Development

The majority of all land in Roseland (about 1,614 acres or 66.8%) is zoned for residential land uses. Most of the existing housing base (62%) is made up of single-family detached homes while almost seven percent consists of garden apartments and townhouse development.

As shown on the Existing Development Map there are several large clusters of single-family homes. One of the largest areas surrounds the central business district and is bordered by Essex Fells and the Morristown & Erie Railroad. Homes in this area are zoned R-4 with a minimum lot requirement of 11,250 square feet. A second area of single-family development comprises the far eastern end

* "1980 Census of Population and Housing" Final Population and Housing Unit Counts, March 1981.

of the Borough between Ridge Road and the Town of West Orange. Much of this area falls in the R-2 zone district with a minimum lot requirement of 30,100 square feet. The third area of developed residential land lies between Eisenhower Parkway and Passaic Avenue north and south of Route 280.

In addition to the above areas, two large parcels of land are zoned R-1 (minimum lot size one acre) and almost totally consist of undeveloped County owned land though several residences do exist. One parcel forms the northwest corner of the Borough and the other is just south of Route 280 and Eagle Rock Avenue.

A garden apartment complex is located at the south western corner of the Borough just east of Eisenhower Parkway. This complex consists of 360 units, and forms the area zoned R-6.

Just north of the intersection of Eagle Rock Avenue and Passaic Avenue is the recently completed townhouse development with 110 units.

Since 1978, much of the recent residential development occurred in scattered areas of the Borough, with a total of approximately eighteen new homes built since 1978. The most substantial increase was the completion of the previously mentioned 110 unit townhouse complex. Garden apartments and townhouses now comprise over twenty-five percent of all dwelling units.

The increase in residential development in Roseland is substantial when compared to County and State figures. Based on 1980 census figures Roseland showed over a fifty percent increase in housing units from 1970 to 1980. Very few municipalities in Essex County showed any increases in housing units, while the County itself experienced only a 1.4% increase. Roseland's increase was also well above the State's increase of sixteen percent.

Excluding streets, public land, and presently developed areas, over 270 acres of residential land (about forty-five percent of the total developable area) remains developable. These developable residential tracts are located throughout the Borough. One large area is located in the R-2 zone south of Harrison Avenue. Another large tract is zoned R-4 and is located south of Eagle Rock Avenue adjacent to the professional office zone near Livingston Avenue. One other parcel, along the western side of Eisenhower Parkway north of the existing OB-3 office zone is developable in the present R-5 zone.

Professional or Administrative Office Development

Professional office development showed the greatest amount of growth since 1978. This zone district is second in land area to residential uses, consisting of over 500 acres or 21.4% of all Borough land.

The OB-1 and OB-2 zones are located in the central portion of the Borough, generally south of Eagle Rock Avenue on either side of Livingston Avenue with Route 280 forming the southern boundary. These areas comprise over 435 acres. A third office zone, OB-3, with over sixty-four acres, is located at the interchange of Route 280 and Eisenhower Parkway. Existing office buildings in these districts are generally large multi-tenant structures.

Substantial development in these zones since 1978 included the completion of Becker Farm Road which links Eagle Rock Avenue with Livingston Avenue and provides access to the newly constructed office park. Construction of these new buildings more than doubled the amount of developed land area in the OB-2 zone, from 28.8 acres to 68.8 acres (see table entitled "Roseland Development Data by Zone District").

New office buildings were also constructed in the OB-1 and OB-3 zones, which increases the amount of developed land in all office zones to 136.06 acres or almost fifteen percent of all developed land. In 1978, developed area in the office zones represented just under seven percent of all developed area or less than half of what is presently developed. The actual increase in developed area grew from almost 54 acres in 1978 to 136 acres in 1982. A large portion of developable area, about 47%, is in these zones. Developable office sites are located along Becker Farm Road, south of Livingston Avenue in the OB-1 zone, and along Eisenhower Parkway south of Route 280.

Business Development

The principal business district is located along Eagle Rock Avenue between Cortlandt and Freeman Streets. A secondary business section exists on either side of Eagle Rock Avenue near Eisenhower Parkway.

The business district occupies about 1.76% of all Borough land or 41.15 acres. Almost 23 acres or 2.5% of all developed area consists of business uses. Approximately nine acres of developable business area remain, mainly in the vicinity of Eisenhower Parkway. The remaining 9.15 acres in this district is classified as "Other Land".

New construction since 1978 occurred in two areas; near the intersection of Roseland and Eagle Rock Avenues and west of Eisenhower Parkway on Eagle Rock Avenue. These areas consist primarily of new office development.

Industrial Development

A solid industrial/manufacturing base continues to exist in the Borough though only slight increases in development have occurred since 1978.

Over 189 acres or eight percent of Borough land is zoned for industrial use with more than 123 acres or 65% of this amount developed.

One of the principal industrial areas is located in the southwestern portion of the Borough along Eisenhower Parkway. A second industrial area exists in the northern part of the Borough on Steel Court and Woodland Road along Harrison Avenue and the Morristown and Erie Railroad.

Over 38 acres remain to be developed - about six percent of all developable area within the Borough.

Other Land

No significant changes have occurred in the area of "Other Land". This category includes all public streets and undeveloped public land. Over 833 acres or more than 35% of all Borough land was classified as such.

ROSELAND DEVELOPMENT DATA
BY ZONE DISTRICTS

May, 1978
Revised March 1982

Zone District	Primary Use	District Area (Ac)	Developed			Developable Area (Ac)	Other Land Area (Ac)
			Area (Ac)	Structures	Dwelling Units*		
R-1	Single Family (Detached) Min. Lot=1 Ac.	478.07	3.54	5	3	---	474.53
R-2	Single Family (Detached) Min. Lot=30,100 s.f.	349.69	169.86	142	139	137.64	42.19
R-3	Single Family (Detached) Min. Lot=20,00 s.f.	249.56	137.04	242	241	48.60	63.96
R-4	Single Family (Detached) Min. Lot=11,250 s.f.	413.13	252.83	933	922	56.19	104.11
R-5	Single Family 6 D.U./Ac	66.63	24.20	54	110	28.27	14.16
R-6	Garden Apartment 10 D.U./Ac	57.00	39.00	31	360	---	18.00
M	Manufacturing/ Industrial Min. Lot=20,000 s.f.	189.02	123.02	31	7	38.67	27.33
B-1	Retail Business & Service Min. Lot=20,000 s.f.	41.15	22.98	38	10	9.14	9.03
OB-1	Professional-Admn. Office Bldg. Min. Lot 25 Ac.	189.96	53.27	2	---	115.13	21.56
OB-2	Professional-Admn. Office Bldg. Min. Lot 5 Ac.	245.63	68.76	14	7	141.96	34.91
OB-3	Professional-Admn. Office Bldg. Min. Lot=30,000 s.f.	64.64	14.03	1	---	27.00	23.61
TOTAL		2,344.48 (3.66 mi ²)	908.53	1,493	1,799	602.6	833.35

* NOTE: These figures are estimates based on actual development records. Census figures differ (1980 Census = 1843 units) due to methods used to classify a housing unit.

ANALYSIS OF LAND USE AND STRUCTURES

BOROUGH OF ROSELAND, NEW JERSEY

May, 1978
Revised March 1982

Land Use	Area Zoned (Ac)	% of all Borough Land	Developed Area (Ac)	% of all Developed Area	# of Structures	% of all Structures	# of Dwelling Units	% of all Dwelling Units	Developable Area (Ac)	% of all Developable Area
RESIDENTIAL										
Single Family	1,490.45	63.57	563.27	62.00	1322	88.55	1,305	72.54	242.43	40.23
Apartment/ Townhouses	123.63	5.27	63.20	6.95	85	5.69	470	26.13	28.27	4.69
Subtotal-Residential	1,614.08	66.84	626.47	68.95	1407	94.24	1775	98.67	270.70	44.92
INDUSTRIAL	189.02	8.06	123.02	13.54	31	2.08	7	0.39	38.67	6.42
BUSINESS	41.15	1.76	22.98	2.53	38	2.54	10	0.55	9.14	1.52
PROFESSIONAL OR ADMINISTRATIVE OFFICE	500.23	21.34	136.06	14.98	17	1.14	7	0.39	284.09	47.14
TOTAL	2,344.48	100.00	908.53	100.00	1493	100.00	1799	100.00	602.60	100.00

NOTE: These figures are estimates based on actual development records.

The majority of "Other Land"; over 474 acres, is located in the R-1 zone district. Most of this area is undeveloped public land owned by the Essex County Park Department. Additional "Other Lands" are scattered parcels of vacant Borough-owned land. The rights-of way owned by the Public Service Electric & Gas Company and the Morristown and Erie Railroad, which bisect the Borough, are also included in this category.

HOUSING CHARACTERISTICS

As residential development comprises the majority of all land use in Roseland it is important to examine the characteristics of the Borough's housing base. This section reviews 1980 census data for characteristics of housing units.*

The Borough was found to have a total of 1843 housing units in 1980, with 1793 units occupied. The median number of rooms per unit is approximately 5.6 and over 70% of all homes in Roseland contain more than six rooms.

The majority of these housing units are owner-occupied with a median value of \$90,200, excluding the townhouse development. Rental units average about \$474/month though over 35% of all rents are estimated at \$500 or more.

The table entitled "Value of Owner-Occupied Housing Units" illustrates the value of single-family residences in Roseland for 1980.

Generally, Roseland is found to have a solid housing base, the majority of which consists of owner-occupied units with relatively high median values.

PUBLIC FACILITIES

The table entitled "Public Facilities Inventory" and accompanying "Community Facilities Inventory" map have been updated to reflect changes in public and quasi-public lands since 1978. Lands inventoried in this section include school, Borough, County and other public properties.

Public Lands Inventory

As shown in the following table, Essex County properties, all of which are designated as parkland, comprise the greatest amount of public lands in the Borough. The County owns over 425 acres, located in the western area of the Borough.

A minor change since 1978 was the addition of a small parcel of land, formerly a U.S. government military post, to the County-owned parkland in the southwestern corner of the Borough. This increased total Essex County properties in Roseland by one-half acre.

The second largest categories of public land are Borough properties with 42.63 acres, and school properties with 40.10 acres. Borough properties include developed lands such as the municipal building, public works/fire station, sewer

* Published 1980 census data for Housing Characteristics is limited to summary information or "Municipal Profile" sheets. Additional data has not been released at this time.

VALUE OF OWNER-OCCUPIED HOUSING UNITS - 1980*

BOROUGH OF ROSELAND, NEW JERSEY

Price Range	Number of Units	Percent of All Units
\$ 10,000 to \$ 14,999	-	-
\$ 15,000 to \$ 19,999	1	.1%
\$ 20,000 to \$ 24,999	-	-
\$ 25,000 to \$ 29,999	4	.3%
\$ 30,000 to \$ 34,999	10	.8%
\$ 35,000 to \$ 39,999	20	1.7%
\$ 40,000 to \$ 49,999	39	3.3%
\$ 50,000 to \$ 79,999	392	33.4%
\$ 80,000 to \$ 99,999	236	20.1%
\$ 100,000 to \$149,999	374	31.9%
\$150,000 to \$199,999	69	5.9%
\$200,000 or more	28	2.4%

* Townhouse development is not included in this table.

PUBLIC FACILITIES INVENTORY

(Refer to Map Entitled "Community Facilities Inventory")

SCHOOL PROPERTIES

1	Lester C. Noecker School	31.40 Ac.
2	Harrison Avenue School	<u>8.70 Ac.</u>
	Total School Properties	40.10 Ac.

BOROUGH PROPERTIES

3	Municipal Building, Police	1.16 Ac.
4	Public Works, Fire Station	15.00 Ac.
5	Fernwood Avenue Park (Ballfield)	6.50 Ac.
6	Harrison Avenue Recreation Field	3.90 Ac.
7	Cooper Avenue Playground, Sewer Pumping Station	1.20 Ac.
8	Sewer Pumping Station	4.30 Ac.
9	Sewer Pumping Station	0.17 Ac.
	(NOTE: #10, Formerly Borough-owned walkway now leased to adjacent owners.)	
11	Borough Lands	
	11/1 0.08 Ac.	11/10 0.11 Ac.
	11/2 0.21 Ac.	11/11 0.12 Ac.
	11/3 0.03 Ac.	11/12 0.13 Ac.
	11/4 0.23 Ac.	11/13 7.40 Ac.
	11/5 0.10 Ac.	11/14 0.21 Ac.
	11/6 0.11 Ac.	11/15 0.11 Ac.
	11/7 0.11 Ac.	11/16 0.24 Ac.
	11/8 0.34 Ac.	11/17 0.31 Ac.
	11/9 0.12 Ac.	11/18 0.30 Ac.
		11/19 0.14 Ac.
		<u>10.40 Ac.</u>
	Total Borough Properties	42.63 Ac.

ESSEX COUNTY PROPERTIES

12	Essex County Park Land	
	12/A 148.70 Ac.	
	12/B 95.00 Ac.	
	12/C 25.38 Ac.	
	12/D 16.00 Ac.	
	12/E 19.40 Ac.	
	12/F 73.20 Ac.	
	12/G 36.00 Ac.	
	12/H 11.43 Ac.	
	Total Essex County Properties	<u>425.11 Ac.</u>

(NOTE: #13, Formerly a U.S. Government Military Post, is now owned by Essex County and has been incorporated under #12.E.)

BOROUGH OF ESSEX FELLS PROPERTIES

14	15/A Wells	1.00 Ac.
	15/B Wells	2.00 Ac.
	15/C Wells	1.00 Ac.
	15/D Wells	4.75 Ac.
	15/E Wells	1.06 Ac.
	Total Borough of Essex Fells Properties	<u>10.35 Ac.</u>

<u>OTHER QUASI-PUBLIC PROPERTIES</u>		
15	Post Office	0.41 Ac.
16	Roseland-Caldwell VFW Post	1.49 Ac.
17	Our Lady of the Blessed Sacrament Church, School and Rectory	4.78 Ac.
18	Presbyterian Church	1.49 Ac.
19	Presbyterian Parsonage	0.14 Ac.
20	Roseland Women's Club	0.20 Ac.
21	Roseland United Methodist Church and Cemetery	1.20 Ac.
22	Roseland United Methodist Church Parsonage	0.17 Ac.
23	West Essex Baptist Church	0.24 Ac.
24	The Harrison House	0.56 Ac.
	Total Other Quasi-Public Properties	<u>10.77 Ac.</u>

25	<u>COMMUNITY FACILITIES ON PRIVATE PROPERTY</u>	
	25/2 Ballfield (Harrison Avenue)	---

SUMMARY OF PUBLIC-SEMI PUBLIC LAND

School Properties	40.10 Ac.
Borough Properties	42.63 Ac.
Essex County Properties	425.11 Ac.
Borough of Essex Fells Properties	10.35 Ac.
Other Quasi-Public Properties	10.77 Ac.
Total Summary of Public-Semi Public Land	<u>528.96 Ac.</u>

pumping stations and several parks. Vacant and undeveloped Borough-owned lots also exist throughout the municipality. School properties include Roseland's two public grammar schools; the Harrison Avenue School near Roseland Avenue, and the Lester C. Noecker School on Passaic Avenue.

No changes in these categories have occurred since the 1978 Plan.

Other categories of public facilities include properties owned by the Borough of Essex Fells on which well sites are located, quasi-public properties such as the post office, several churches, the Harrison House, and a ballfield on privately owned property.

Public Safety

Slight increases to the Borough of Roseland's police and fire departments have taken place since 1978.

Police headquarters is located in the Borough Hall at the intersection of Harrison and Eagle Rock Avenues (See Community Facilities Inventory Map). The department presently employs twenty-two police officers, an increase of five officers since 1978.

The fire station is located on Eagle Rock Avenue across from Becker Farm Road, adjacent to the public works facility. This is the only station in Roseland at this time. Ten firefighters have been added since 1978, and the department presently consists of 45 firefighters.

REGIONAL ANALYSIS

Development Patterns of Surrounding Municipalities

Development patterns in Roseland and in adjacent municipalities have generally remained compatible. Surrounding municipalities have shown little change in zoning requirements since 1978, though minor adjustments in zone districts have occurred.

The western portion of Roseland is separated from existing residential and business zones in the Township of East Hanover by a buffer of County-owned vacant land.

Along its eastern boundary, Roseland's residential land uses are comparable with those of the Town of West Orange. Residential areas also border those of the Borough of Essex Fells except for a portion of Roseland's manufacturing district north of Morristown and Erie Railroad. However, Essex Fells' municipal parkland serves as a buffer between this district and residential areas.

Route 280, which forms part of Roseland's southern boundary, and County-owned lands south of this highway separate residential areas of the Township of Livingston from existing office complexes in Roseland.

All of these surrounding communities have remained predominately residential with a mix of other land uses similar to those in Roseland. A survey of these municipalities has shown that there are no current plans or growth patterns which would significantly impact Roseland at this time.

County and State Plans

County-owned lands within the Borough comprise a large tract in the northwest near West Caldwell, and a tract south of Eagle Rock Avenue along Route 280 and the Township of Livingston. As Essex County parkland these tracts are presently developed for recreational/open-space use.

The Essex County Planning Department has no current plans to alter the existing land use in these areas. Other than continuing recreational projects, no development of County-owned lands within or surrounding Roseland is anticipated.

The State Development Guide Plan, developed by New Jersey's Department of Community Affairs - Division of State and Regional Planning, was revised in 1980. The plan focuses on long-range land use, and economic and environmental concerns. Policy recommendations and classifications are provided for Counties and Municipalities and are designed to serve as guidelines for future growth. Goals of the Guide Plan include: protection of natural resources, preservation of open space, maintaining a viable agricultural economy, enhancing quality of life, revitalization of urban areas, cluster development patterns, and providing opportunities for economic expansion.

The Borough of Roseland and most of Essex County has continued to be classified as a growth area. A portion of Essex County, including the northwestern corner of Roseland, is recommended to be preserved as a conservation area or public open space. As previously mentioned vacant County parkland presently comprises this area. Growth areas are defined as those areas which contain major transportation facilities, energy supplies, residences, major businesses, industrial facilities, public facilities and services, and available employment. The Guide Plan recommends that development in growth areas be properly channeled to more efficiently utilize such facilities.

SUMMARY & CONCLUSIONS

1. Roseland has experienced growth in all land uses since the previous master plan, yet remains predominantly residential. The existing mix of land uses includes single-family residences, garden apartments and townhouses, industrial and business centers, professional and administrative offices and large areas of county parkland.
2. Professional and administrative office facilities have accounted for a large portion of recent development. Office complexes are concentrated along the newly completed Becker Farm Road which links Eagle Rock and Livingston Avenues. Other large office sites exist south of Livingston Avenue and at the intersection of Eagle Rock Avenue and Eisenhower Parkway.

3. Construction of a new townhouse complex off Passaic Avenue was completed since the 1978 master plan and the units are presently occupied.
4. The amount of developed land in the Borough increased by about 117.8 acres, to about 908 acres. Approximately 602.6 acres or over 25% of the total land area in the Borough is still developable, not including areas classified as "Other Lands".
5. Roseland is one of few municipalities in Essex County to show significant development in the past decade.
6. Regional development patterns have not substantially altered since the previous master plan, and Roseland's development has remained compatible with that of surrounding municipalities.

Population

PART IV - POPULATION

POPULATION GROWTH

The population of Roseland has continued to increase over the past few decades. Most of this growth occurred from 1960 to 1970. The following table indicates these population trends.

Year	Population	Actual Increase	% Increase
1950	2019	-	-
1960	2804	785	33.88
1970	4453	1649	58.81
1978*	5735	1282	28.79
1980	5330	877 ⁽¹⁾	19.69

* Consultant's estimate from 1978 Master Plan
(1) Increase from 1970 to 1980

Census figures for 1980 show the population of Roseland at 5,330 persons; a gain of 877 persons since 1970. This increase is substantial when compared to the remainder of Essex County which experienced little or no increases. However, the 1980 increase for Roseland was below projections estimated in the 1978 Master Plan. A lower population growth rate than anticipated has occurred. The growth rate from 1970 to 1980, 19.69%, was less than half of the growth rates of the previous two decades which increased by 38% from 1950 to 1960 and by over 58% from 1960 to 1970.

Using this current rate of growth, 19.69%, Roseland can expect a population of 5855 persons by 1985. Predictions in the 1978 Master Plan are considerably higher than this estimate, as the actual rate of growth was much lower than anticipated. Essex County Planning Department estimates were also above actual figures for 1980. Based on existing zoning patterns, potential population growth for the Borough of Roseland can be estimated as shown in the following table.

POTENTIAL POPULATION GROWTH - EXISTING ZONING

Zone	Minimum Lot Area	Developable Land (Ac)	Estimated # Dwelling Units	Projected Additional Population
R-1	1 Acre	--	--	--
R-2	30,100 Sq. Ft.	137.64	157	597 ⁽¹⁾
R-3	20,000 Sq. Ft.	48.60	82	308 ⁽²⁾
R-4	11,250 Sq. Ft.	56.19	167	618 ⁽³⁾
R-5	6 DU/AC	28.27	170	514 ⁽⁴⁾
R-6	10 DU/AC	--	--	--
Total		270.70	576	2,037

- NOTE: (1) Based on estimated average household size of 3.80 persons/du
 (2) Based on estimated average household size of 3.75 persons/du
 (3) Based on estimated average household size of 3.70 persons/du
 (4) Based on estimated average household size of 3.02 persons/du

At the present time, no new zoning changes have been adopted and projected population figures differ from those in the 1978 Master Plan only in that they reflect development which has occurred since the last plan.

Two zone changes are proposed for the Borough. One change, mentioned in the 1978 Master Plan, involves the annexation of the R-3 Zone District south of Route 280 by the Township of Livingston. This boundary revision is discussed in "Part VI Zoning" in this report. At the present time the change is under investigation. The second proposed zone change, also discussed in Part VI, involves the change of an R-5 Zone near Eisenhower Parkway to an OB-3 Zone.

The following table entitled "Potential Population Growth - Proposed Zoning" has incorporated these proposed zoning revisions to estimate developable land and population potential. This table is useful in comparing potential population growth of proposed zoning to existing conditions. Since both zone changes involve the loss of residential zones, the overall effect of proposed zoning will decrease the ultimate population potential of the Borough as compared to potential population generated by existing zoning.

POTENTIAL POPULATION GROWTH - PROPOSED ZONING

Zone	Minimum Lot Area	Developable Land (Ac)	Estimated # Dwelling Units	Projected Additional Population
R-1	1 Acre	--	--	--
R-2	30,100 Sq. Ft.	137.64	157	597 ⁽¹⁾
R-3	20,000 Sq. Ft.	28.76	49	184 ⁽²⁾
R-4	11,250 Sq. Ft.	56.19	167	618 ⁽³⁾
R-5	6 DU/AC	--	--	--
R-6	10 DU/AC	--	--	--
Total		222.59	373	1,399

NOTE: (1) Based on estimated average household size of 3.80 persons/du
 (2) Based on estimated average household size of 3.75 persons/du
 (3) Based on estimated average household size of 3.70 persons/du

For comparison purposes, both tables showing potential population growth, "Existing Zoning" and "Proposed Zoning" have been based on average household sizes as derived in the 1978 Master Plan. However, household size is one of several factors which make it difficult to determine exact population projections. Estimates of persons per dwelling unit may fluctuate as trends change, thus altering these projections. Census data for 1980 indicates a lower household size of 2.97 persons per dwelling unit.

Other factors which make population projections difficult include population growth rates and rate of new housing development. As previously mentioned, population growth rates from 1970 to 1980 were lower than anticipated in the 1978 Master Plan. New residential construction has also been slow. For these reasons, estimates in this report should be used only as a guideline for future development decisions.

Population Characteristics

Characteristics of Roseland's population are similar to those of the smaller, suburban Essex County communities. In Roseland, 97% of the population is white with the remainder composed of a mix of other races including Blacks, Chinese, Filipino, Indians and others.

The median age of Borough residents is 36.3 years. The table entitled "Population Age Characteristics" illustrates the age structure of Roseland.

Other 1980 census data on population characteristics is expected to be published in late 1982. This data will include information such as educational, income and occupational characteristics and would be useful for future planning decisions.

POPULATION AGE CHARACTERISTICS 1980
BOROUGH OF ROSELAND, NEW JERSEY

Age (Years)	Total	Female	Male
4 and under	242	133	109
5 to 9	322	168	154
10 to 15	597	290	307
16 to 20	449	210	239
21 to 24	275	125	150
25 to 29	293	154	139
30 to 34	389	206	183
35 to 44	737	394	343
45 to 54	748	379	369
55 to 59	430	235	195
60 to 64	313	154	159
65 to 74	382	210	172
75 to 84	123	77	46
85 and over	30	22	8

Source: 1980 Census of Population and Housing;
Municipal Profiles, Characteristics of Persons

Schools

The Borough of Roseland is part of the West Essex Regional School District. There are two (2) public schools located in Roseland. The Harrison Avenue School houses grades one through six and the Lester C. Noecker School houses kindergarten through grade six. The table - "Current School Systems" - shows the enrollment by school for September 30, 1981.

CURRENT SCHOOL SYSTEMS September, 1981

School	K	1	2	3	4	5	6	7	8	N.I.*	Total
Harrison Avenue	-	23	27	22	26	29	27	-	-	-	154
Lester C. Noecker	37	25	24	27	28	23	32	-	-	12	208
Our Lady of the Blessed Sacrament**	12	13	8	11	10	11	16	5	10	-	96
Totals	56	67	66	68	74	75	88	10	27	12	458

* Neurologically impaired

** Roseland residents only

Source: Borough of Roseland Board of Education

Based on past enrollment trends and other factors, including non-public school enrollments, birth rates and population characteristics, the future enrollments have been estimated by grade through the 1987-88 academic year and shown in the table entitled, "Roseland of Enrollments by Grade".

According to projections, the declining enrollment trend will continue into the late 1980's. A total of 1027 Roseland students were enrolled in the West Essex Regional School district in 1977-78, the year the Master Plan was last updated. Of this total, 464 attended K-6 in the two Roseland grade schools. By 1981-82, Roseland enrollments declined to 881 in the West Essex Regional School District with only 351 students attending the two Roseland grade schools. The enrollment trends for the Harrison Avenue and Noecker Schools are indicated in the chart entitled, "Actual and Estimated K-6 Enrollments."

While the last Master Plan update noted that the K-6 public school enrollments in Roseland dropped from a high of 637 in 1972-73 to 464 in 1977-78 (over 25 percent), the decline has continued and has even accelerated through the current school year. There has been a total decline of over 44 percent since the peak enrollment in the early 1970's.

The Master Plan For Educational Facilities, prepared by Engelhardt and Engelhardt, Inc., Educational Consultants in December 1977 evaluated the capacities, educational function and physical conditions of both schools. It was

suggested at that time that the Harrison Avenue School be either closed or renovated along with a possible regionalization of grades K-6 with Essex Fells or that all the West Essex School Districts be consolidated or regionalized. In light of the continuing decline in school enrollments and the fact that the Lester C. Noecker School has more than enough capacity to handle present and future enrollments, the Board of Education should give careful consideration to this suggestion. The current policy of the Board, established in a 1979 resolution, is to continue to operate two facilities until such operation is educationally and financially unfeasible. The Board further stated that consolidation not take place before the 1982-1983 school year or until the enrollment falls below 300 students. The Planning Board should continue to monitor all land use policies that will have an effect upon possible changes in the enrollment trends.

ROSELAND ENROLLMENTS BY GRADE
1970-71 through 1987-88

Year	K	1	2	3	4	5	6	7-9	10-12	K-6	7-12	K-12
1970-71	109	81	94	78	81	84	78	228	217	605	445	1,050
1971-72	117	94	84	90	79	81	88	249	231	633	480	1,113
1972-73	96	104	92	89	90	82	84	264	252	637	516	1,153
1973-74	89	76	105	91	90	94	77	282	259	622	541	1,163
1974-75	87	68	79	98	87	86	89	269	278	594	547	1,141
1975-76	45	90	66	84	102	85	85	279	270	557	549	1,106
1976-77	59	45	81	63	78	94	86	267	280	506	547	1,053
1977-78	54	54	47	72	66	78	93	286	277	464	563	1,027
1978-79	46	48	52	44	78	64	76	280	300	408	580	988
1979-80	47	51	49	55	47	81	66	258	292	396	550	946
1980-81	49	50	53	54	54	53	86	235	302	399	537	936
1981-82	37	48	51	49	54	52	59	245	285	350	530	881
1982-83	37	38	49	52	49	56	57	192	292	338	484	822
1983-84	46	38	39	49	51	51	61	183	228	335	411	746
1984-85	43	47	39	39	49	53	56	196	218	326	414	740
1985-86	46	44	48	39	39	51	58	179	233	355	412	767
1986-87	50	47	45	48	39	41	56	186	213	326	399	725
1987-88	48	51	48	45	48	41	45	179	221	326	400	726

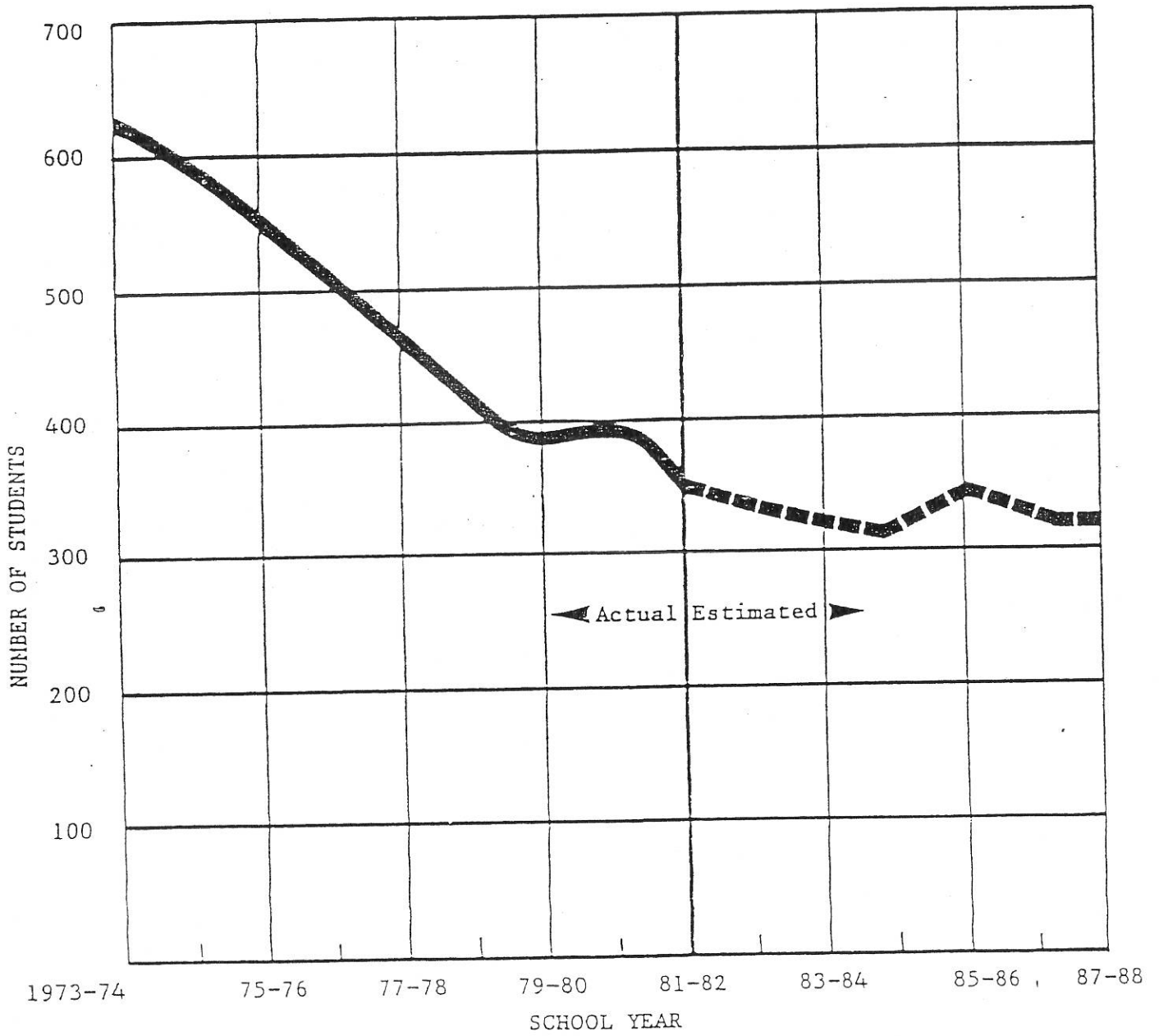
ACTUAL
PROJECTED

CHART

ACTUAL AND ESTIMATED K-6 ENROLLMENTS

ROSELAND, NEW JERSEY

1973-74 THROUGH 1987-88



SUMMARY AND CONCLUSIONS

1. Roseland's population increased at a slower rate than was projected in the 1978 Master Plan. The 1980 census shows a population of 5330 persons in Roseland.
2. School enrollments are expected to continue to decline in the 1980's. As suggested in the Engelhardt Educational Master Plan, 1977, regionalization or consolidation of current educational facilities may be a consideration.
3. The proposed zone change of R-3 lands bordering Route 280 and the Township of Livingston as discussed in the 1978 Master Plan is still under investigation by officials of both municipalities. Annexation of this land by Livingston would be desirable.
4. Presently under consideration is a a zone change of R-5 lands located along Eisenhower Parkway, north of Eagle Rock Avenue, to office use. Adoption of this zone change would decrease potential population growth in the Borough.

Land Use Element

PART V - LAND USE ELEMENT

THE LAND USE PLAN

The Land Use Plan element shall include the following provisions as stated in the Municipal Land Use Law (Chapter 291, Laws of New Jersey 1975):

- " (a) Taking into account the other master plan elements and natural conditions, including, but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes and woodlands.
- (b) Showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes, and
- (c) including a statement of the standards of population density and development intensity recommended for the municipality. "

The following revisions to the Land Use Plan Element reflect changes in the other Master Plan elements which have occurred since the 1978 Master Plan and take into account recent amendments to the Municipal Land Use Law.

The accompanying revised map, entitled "Land Use Plan," shows as components, the basic physical elements of the various land use proposals. By definition of the new Planning Act, this map reflects all planning and development features quoted above and is intended to serve as a general guide for development and as a blueprint for the preparation of specific development regulations such as Subdivision and Zoning Controls as well as the Official Map. Based on detailed studies and investigations, it reflects the most appropriate use of all land resulting in the most convenient arrangement of all types of development in the Borough.

The Land Use Plan for the Borough of Roseland is presented in three sections that examine and contrast the old and new Master Plan proposals. The first deals with residential, business, commercial and industrial uses. The second deals with street planning and the third deals with community facilities such as parks, recreation areas and other public improvements.

Actual regulations for the various zone districts are detailed in the Borough's zoning regulations. The existing regulations were adopted on May 29, 1979 by the Borough council based on the 1978 Master Plan Revision. Examination of the updated elements of this plan shows that with one exception, the Energy Conservation Plan element, no substantial changes to land use policies have occurred. Policies remain compatible with current zoning regulations therefore complying with the provisions of the Municipal Land Use Law which requires the zoning ordinance to be ". . . substantially consistent with the Land Use Plan Element of the Master Plan . . ."

The Energy Conservation Plan Element is a recent amendment to the Municipal Land Use Law and has now been incorporated in the 1982 Master Plan Revision. To fully comply with the Municipal Land Use Law, the Borough's Land Use Ordinance must also be amended to reflect the Energy Conservation Plan Element. Revisions to the ordinance pertaining to this element will be in the form of a separate document.

RESIDENTIAL USES

The 1978 Master Plan Revision designated a large portion of Roseland to be developed with residential uses. Low density single-family homes (R-1 and R-2 zone districts) at that time occupied 170.59 acres and moderate density single-family homes (R-3 and R-4 zone districts) occupied 385.97 acres. Low and moderate densities range from 1 to 1.45 dwelling units per acre and from 2.17 to 3.85 dwelling units per acre respectively.

Residential areas were also designated for apartments and townhouses (R-5 and R-6 zone districts) of which 39 acres were developed as garden apartments in 1978. Development densities in these areas range from six to ten dwelling units per acre.

Development in low and moderate density residential areas increased from a total of 556.56 acres of developed land in 1978 to 563.27 acres in 1982.

Development in the garden apartment/townhouse zone increased more substantially as a result of the completion of the townhouse development east of Passaic Avenue near Eagle Rock Avenue. Developed areas now encompass approximately 63 acres. A large tract of land remains developable for townhouse use and is located north of the Route 280 Eisenhower Parkway Interchange adjacent to County parkland.

One modification to existing residential uses is proposed at this time. The modification, originally proposed in the 1978 Master Plan, would involve the annexation of R-3 residential lands to the Township of Livingston. The parcel is isolated by Route 280 with access possible only via lands lying in Livingston. Both municipalities are exploring the feasibility of this boundary change.

BUSINESS USES

Business uses are designated for the two general areas previously proposed in the 1978 Master Plan Revision. The principal business district will remain in the area along Eagle Rock Avenue between Cortland and Freeman Streets and along a portion of Roseland Avenue.

A second business district also remains on either side of the intersection of Eisenhower Parkway and Eagle Rock Avenue.

New business facilities have been constructed in both of these areas since the 1978 Plan.

INDUSTRIAL USES

No areas intended for industrial/manufacturing uses have been modified since the 1978 Plan.

Three industrial area presently exist. One area is located along Woodland Road, Steel Court and Harrison Avenue. Much of the recent industrial development occurred within this area which contains a large portion of Roseland's industrial base.

A second area of industrial development is located south of Eagle Rock Avenue between County parkland, the Passaic River and Eisenhower Parkway.

The other industrial area is located south of Route 280 along the north side of Eagle Rock Avenue to the Morristown & Erie Railroad and on the south side of Eagle Rock Avenue from Locust Avenue to the Railroad.

PROFESSIONAL AND ADMINISTRATIVE OFFICE

The 1978 Master Plan designated three general locations for office use. No changes to these zones have occurred, though much development has taken place.

One major developed office site is located east of Livingston Avenue and north of Route 280.

A second area, where much recent development has occurred, is located west of Livingston Avenue between Route 280 and Eagle Rock Avenue in the central portion of the Borough.

A third area, also containing recent development, exists in the north-western portion of the Borough between Route 280, County parkland and Eisenhower Parkway.

TRANSPORTATION

Borough street classifications have remained consistent with the designations in the 1978 Master Plan Revision. One addition since the 1978 Plan was the completion of a proposed collector road, Becker Farm Road.

Every street in the Borough is associated with one of five street classification categories. The major Highway servicing the Borough is Interstate Route 280. The Primary Arterial thoroughfare is Eisenhower Parkway. The Secondary Arterials are Livingston Avenue, Eagle Rock Avenue, Passaic Avenue, Roseland Avenue, Laurel Avenue and Harrison Avenue. Two Collector Roads are Lincoln Avenue and Becker Farm Road. All other thoroughfares are classified as Minor Streets.

A chart designating minimum standards for the rights-of-way and pavement widths for Borough road is included below:

<u>Street Classification</u>	<u>Right-of-Way</u>	<u>Pavement Width</u>
Major Highway	*	*
Primary Arterial	*	*
Secondary Arterial	*	*
Collector Road	60 ft.	36 ft.
Minor Streets	50 ft.	26 ft.

* As required by State or County Standards.

As mentioned previously, Becker Farm Road, which connects Eagle Rock Avenue and Livingston Avenue, was a principal proposal of the 1978 Master Plan Revision. The completed Road improves traffic circulation and provides for easier access from the public works building across to the office complex.

Future extension of this road, north across the Morristown & Erie Railroad, was also proposed in the 1978 Plan as part of circulation improvements for development of the office site. This extension should continue to be considered as an option if future conditions warrant it.

Also recommended in the previous plan was the completion of Eisenhower Parkway by the County which presently terminates north of its intersection with Route 280. Completion of the thoroughfare is still recommended and is presently under investigation by the County.

9 COMMUNITY FACILITIES

Existing and proposed community facilities as indicated on the revised map, entitled "Land Use Plan," include parks, playgrounds, recreation sites, public utility stations, firehouse, schools, municipal building, library, police station, and the public works building.

No significant changes to the plan have occurred since 1978, though several recreational sites have been relocated. A proposed ballfield adjacent to the public works/fire station complex on Eagle Rock Avenue is presently under construction. A ballfield, located on Harrison Avenue on lands of the Bobst Company was relocated to another portion of the Company's land.

The major proposal in the 1978 Revision involving community facilities was the future relocation of Borough Hall activities to the Harrison School along with the concurrent development of a new Borough Library. The 1978 proposal further recommended that the vacated Borough Hall be renovated and remodeled to serve as police headquarters.

This proposal has not yet been implemented and remains an issue. Two studies, a feasibility study for the Harrison Avenue School and a facilities study for the Borough were prepared to address these issues. The studies examined existing Borough Hall activities in terms of space requirements and recommended alternatives which would meet these needs. Several options were proposed, including joint use of the Harrison Avenue School, construction of new Borough facilities, and upgrading of existing facilities. Relocation and shared use options are still being explored at this time.

SUMMARY AND CONCLUSIONS

1. The Land Use Element of the 1982 Master Plan Revision provides for minor adjustments in land use to conform to existing development patterns as indicated on the Land Use Plan map.
2. Annexation of an R-3 residential area to the Township of Livingston is proposed and is presently under investigation by both municipalities.

3. Existing business, office and industrial areas are to remain as shown. No modifications are proposed at this time.
4. Proposed plans for the relocation of the Borough Hall and new library to the Harrison Avenue School and the renovation of police headquarters have not yet been implemented. Other alternatives are presently being explored.

Zoning

PART VI - ZONING

EXISTING ZONING

The Borough of Roseland, at the present time, is divided into eleven different zone districts which include six residential zones, a business zone, an industrial zone and three professional - administrative office building zones. These are indicated on the accompanying map, entitled "Existing Development and Zoning." A summary of requirements for each of these zone districts is shown in the following table.

EXISTING ZONING, SCHEDULE OF REQUIREMENTS (August, 1977)

Zone	Primary Intended Use	Ht.	Front Yard	Side Yard	Rear Yard	Min. Lot Area	Min. Lot Width
R-1	Single-Fam.(detached)	2-1/2 Sty. 35	70	35	70	43,560	100
R-2	Single-Fam.(detached)	35	50	35	70	30,100	100
R-3	Single-Fam.(detached)	35	50	20	50	20,000	70
R-4	Single-Fam.(detached)	35	30	12	50	11,250	50
R-5	Single-Fam.	35	50	50	50	6 du/Ac.	100
R-6	Garden Apartment	35	50	50	50	10du/Ac.	100
B-1	Retail Business and Service	2/Sty.	50	25	70	20,000	100
M	Manufacturing-Industrial Operations	50	70	40	70	200,000	300
-1	Professional-Admn. Office Bldgs.	4 Sty. 56	200	200	200	25 Ac.	400
OB-2	Professional-Admn. Office Bldgs.	56	70	40	70	5 Ac.	300
OB-3	Professional-Admn. Office Bldgs.	56	70	40	70	300,000	300

SURROUNDING AREA ZONING

Surrounding municipalities have shown little change in zoning requirements since the previous Master Plan. Though several minor adjustments in zone districts have occurred in adjacent municipalities, zoning in Roseland has remained compatible.

West Caldwell, which abuts Roseland to the northwest remains zoned predominantly residential. Single-family residences in Roseland border much of this land except for a manufacturing zone along West Caldwell's border to the east. An area designated by West Caldwell as open space borders County-owned vacant land in Roseland.