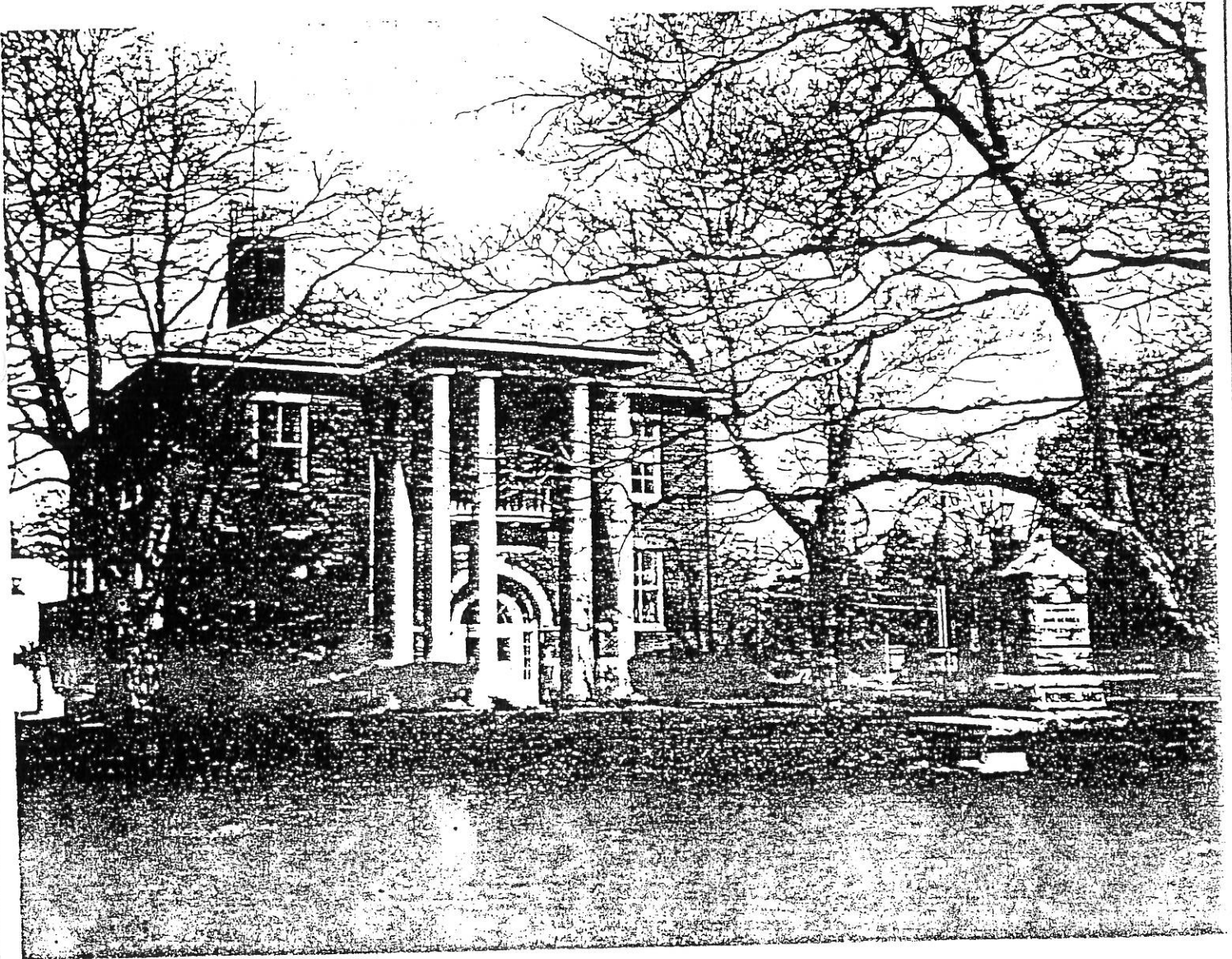
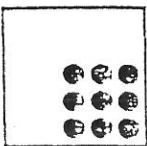


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Borough of
Roseland Master Plan
Revision 1982



rba



Prepared by
RICHARD BROWNE ASSOCIATES
PROFESSIONAL DESIGN
AND PLANNING CONSULTANTS

*Please return
to Borough of
Roseland*

Borough of
Roseland Master Plan
Revision 1982

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Formerly Richard Browne Associates
William Garro, P.E., P.P., • H. Robert Yeager, A.I.A.

ENGINEERS • ARCHITECTS • PLANNERS

Mayor and Council
Borough of Roseland
300 Eagle Rock Avenue
Roseland, NJ 07068

Gentlemen:

The RBA Group is pleased to submit this revision to the 1978 Roseland Master Plan. While the entire Plan has been examined, only the following sections required actual revision:

- Utilities
- Existing Development & Land Use
- Population
- Land Use Element
- Zoning

In addition to these elements, an entirely new section, the Energy Conservation Element, was prepared and incorporated in accordance with amendment P.L. 1980, C.146 of Section C.40:55D -28b of the Municipal Land Use Law.

The 1982 revision represents many hours of discussion and review by Borough officials and Planning Board members who met regularly with RBA. This direct participation has ensured that the Plan accurately reflects the Borough's goals and objectives. We wish to thank all those who provided their assistance.

Very truly yours,

William Garro, P.E., P.P.
President

WG:sjp

Environmental Considerations

INTRODUCTION

This Master Plan Revision for the Borough of Roseland represents participation and discussion with Planning Board members, Borough and school officials, Roseland residents, surrounding municipalities and County and State agencies. Major problems and objectives of the Borough have been identified and evaluated as to their current status and impact and changes in these areas which have taken place since the previous Master Plan re-examination have been noted. Basic objectives, assumptions, and policies of the Borough's regulations were examined in terms of their continued applicability.

Most significant in terms of revisions to the old plan is the addition of the energy requirement of the Municipal Land Use Law. This element is included in the new Master Plan and revisions to the Borough's land use regulations will be required as well. Other significant issues which were addressed relating to land use policy include the moratorium on sanitary sewer hook-ups, feasibility of shared-use proposals for the Harrison Avenue School, annexation of an R-3 residential tract to the Township of Livingston and an overall update of demographic and development figures.

GOALS AND OBJECTIVES

- Maintain the residential character of the Borough integrated with a variety of land uses.
- Provide a balance between continued growth of professional office uses and other existing land uses.
- Continue to provide a mix of high and low density housing types for residents.
- Concentrate commercial expansion in the defined business centers of the Borough to protect and strengthen these areas.
- Protect designated open space lands and flood areas from encroachment by development.
- Encourage private office and industrial growth to promote a viable fiscal base.
- Ensure the quality of education for Roseland residents while responding to population fluctuations.
- Ensure adequate fire and police protection, municipal services, and utility services.

PART 1 - ENVIRONMENTAL CONSIDERATIONS

This section of the Master Plan pertains to the environmental factors of the Borough of Roseland, particularly the surface and subsurface soil considerations. The following studies were made to assess the primary environmental factors associated with land development.

TOPOGRAPHY

The accompanying map, entitled "Topography," indicates that the Borough is characterized, for the most part, by moderately sloping land. There are, however, some areas of the Borough that represent either level relief or relatively steeper slopes.

The area west of Eisenhower Parkway is generally level, swampy land. The lowest elevation in Roseland is 165 feet above sea level located along the Passaic River. Most of the level swampy land is part of the Essex County park system.

To the east of Livingston Avenue, the relief is generally much higher with hills and ridges. The highest point of elevation is 531 feet above sea level located to the east of Holmehill Lane, near the West Orange municipal boundary line. This area has been developed with low density single-family detached homes and an office complex to the east of Livingston Avenue.

The Topography Map serves as a primary reference for the Master Plan. It is also the basis for the Excessive Slopes Map and Surface Drainage Map which follow.

EXCESSIVE SLOPES

The map entitled "Excessive Slopes," which has been superimposed on the Topography Map, shows the area of the Borough in three grade categories. It indicates areas which have slopes of less than 7 per cent, those areas where the slope of the land varies from 7 to 15 per cent and those areas with grades over 15 per cent.

Those sections of the Borough with the most severe slopes are in two general areas. One area of greatest slope is in the eastern part of the Borough running from Interstate 280 on the south to the Essex Fells municipal boundary line on the north. Single family houses comprise most land uses in this area with a substantial portion of the land devoted to an office-building complex. Some undeveloped land is along Interstate 280 and in other scattered locations.

The other large area of steep slopes is in the southwestern section of the Borough. Much of this area, east of Eisenhower Parkway and south of Eagle Rock Avenue, has been developed with business, industrial and residential uses. A portion of a County park is also located within this area.