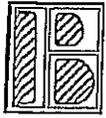




PERIODIC REEXAMINATION REPORT
OF THE MASTER PLAN
BOROUGH OF WESTWOOD, NEW JERSEY

December 1, 2005



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PERIODIC REEXAMINATION REPORT OF THE MASTER PLAN BOROUGH OF WESTWOOD BERGEN COUNTY, NEW JERSEY

PREPARED FOR:

BOROUGH OF WESTWOOD PLANNING BOARD

BA# 1483.37

The original document was appropriately signed and sealed on December 1, 2005 in accordance with Chapter 41 of the State Board of Professional Planners.

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1.0 Introduction

1.1 Overview

The Borough of Westwood Reexamination of the Master Plan is a continuing comprehensive planning tradition by the borough, which was started over a quarter century ago, when the borough adopted its first master plan. The borough has adopted a number of master plan reports and documents since then, the most recent being a comprehensive 1993 master plan. All of these master plan documents were designed to guide the future development of the community.

In continuation of this effort, on behalf of the borough this reexamination report has been compiled to review the planning policies and land use goals and objectives so that they remain current and up-to-date. This document does not radically depart from the policies set forth in the previous master plan, although it continues to provide a more detailed and definitive set of goals and policy statements regarding the borough's future growth and development than previous studies. Modifications to the borough land use plan and zoning ordinance are also offered where conditions warrant it. This document also provides a number of demographic statistics and related background information on the community as an evaluation of the emerging development and fiscal issues that are evolving within the community.

As noted in previous studies, this report recognizes that the municipality is a fully developed community. The character of this development pattern necessitates a planning response which should focus on reaffirming the community's established character and identifying those areas warranting refinement to ensure the community's planning properly identifies and addresses its needs.

This reexamination of the 1993 master plan is designed to update that document and ensure that the borough's planning efforts remain current and consistent with the applicable statutory criteria. The report is structured in a manner consistent with the MLUL provisions. The first section of this report enumerates the various problems faced by the borough at the time of the preparation of the 1993 plan, and enumerates the various objectives which were set forth in that document. The second section identifies the manner in which these problems and objectives have been addressed. The following section identifies significant changes in state and local governmental policies which influence the borough's land use policies, and the extent of change which has taken place in the community. The last section identifies recommendations pertaining to the various planning and zoning issues which are identified herein.

Attached in the appendix of this document is an updated review of the Central Business District (CBD) area which was included in the initial 1993 Master Plan CBD study. This component of the study is intended to review the improvements that have been implemented within the district as well as to highlight future improvements and recommendations that will serve as a guideline for future improvements and development or redevelopment within the district.

1.2 Legal Requirements for the Master Plan

The Municipal Land Use Law establishes the legal requirement and criteria for the preparation of a master plan and reexamination report. The planning board is responsible for the preparation of these

documents, which may be adopted or amended by the board only after a public hearing. The board is required to prepare a review of the master plan at least once every six years.

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

- A statement of goals, objectives and policies upon which the proposals for the physical, economic and social development of the municipality are based.
- A land use element that takes into account physical features, identify the existing and proposed location, 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.
- 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, recreation, community facilities, and historic plan elements, but 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 Legal Requirements for Master Plan Reexamination Report

The following section details the statutory master plan periodic reexamination report provisions, as prescribed in Section 40:55D-89 of the MLUL. This section of 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 1999 reexamination report;
2. The extent to which such problems and objectives have been reduced or have increased subsequent to such date;
3. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land use, housing conditions, circulation, conservation of natural features, 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, or whether a new plan or regulation should be prepared;

5. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted 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 regulations necessary to effectuate the redevelopment plans of the municipality.

1.4 Previous Master Plan Efforts Undertaken By the Borough

The borough adopted its most recent comprehensive master plan in 1993 and its most recent reexamination report on May 24, 1999. The 1993 master plan goals provide the basis for the land use plan recommendations, which are intended to guide the borough's future development. The 1999 reexamination report refined and updated the community's goals and objectives.

2.0 THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE MUNICIPALITY AT THE TIME OF THE ADOPTION OF THE LAST MASTER PLAN

The MLUL initially requires a reexamination report to identify the major land use problems and planning objectives that were enumerated in the most recently adopted master plan or reexamination report.

2.1 Summary of Major Planning Issues Identified in the 1993 master plan and the 1999 reexamination report

In order to fully understand the evolution of the issues and problems that affected the community the following is a summary from the 1993 and 1999 re-examination:

1. Need for comprehensive new development regulations.

1993 Master Plan

The planning board recognized the need to adopt a substantive update of the borough's development ordinances in order to properly implement the 1993 master plan's recommendations. The board realized that the regulatory controls which were then in place were more than thirty years old and represented an outmoded approach to land use regulation. In many instances those controls did not reflect contemporary design standards to establish suitable parking, lighting, landscaping and related site plan considerations. The 1993 plan recommended a complete overhaul of the code.

1999 Re-Examination

In 1994 the borough adopted a development ordinance, which was designed to implement the master plan land use recommendations. However, after four years of usage, it was recognized that the ordinance could benefit from a substantive refinement to ensure it incorporates appropriate contemporary design standards and an improved format.

2. Need to reinforce uniform development pattern.

1993 Master Plan

The 1993 plan noted that the prevailing distribution of uses in Westwood consisted of a relatively uniform land use arrangement with limited intrusions of non-residential development in residential neighborhoods. The board was concerned, however, that increased development pressures were evident that would adversely impact this uniform land use arrangement, particularly in the area at the perimeter of business district's. The board recommended a land use policy which would reaffirm the community's established land use pattern and preclude any intrusive land use arrangements.

1999 Re-Examination

The borough master plan established a definitive land use policy for the area adjoining the borough's central business district and has assiduously adhered to this plan through actions on development applications.

3. Need to protect environmentally sensitive land.

1993 Master Plan

The 1993 plan noted that any prospective development of the borough's remaining vacant land resources should be critically evaluated due to the fact that virtually all of the remaining vacant land was characterized by environmentally sensitive features, and would impact the community's residents.

1999 Re-Examination

The borough has adopted a number of environmentally-based land use regulatory controls in an effort to protect property which is characterized by environmentally sensitive features. For example, the borough adopted ordinances regulating development in steep slopes and an ordinance governing soil movement.

4. Central Business District

1993 Master Plan

The planning board recognized that the Westwood Central Business District (CBD) represented an attractive, well established commercial district offering a variety of retail and service commercial activities within the framework of a compact and uniform building arrangement and scale which reinforces its "downtown" developmental character. The plan noted that the CBD's development presented three critical issues which need to be addressed. First, it recognized there has been some intrusion of commercial/office activity into adjoining residential areas; consequently it was necessary to clearly define and delineate the limits of the CBD and set guidelines to avoid further intrusions into residential areas. The second issue regarded the need to establish a definitive CBD improvement plan to provide specific standards to promote a unified theme and reinforce the positive aesthetic character of the downtown area. The third issue regarded the need to enhance the provision of parking in the CBD while at the same time encouraging rehabilitation and revitalization of the district.

1999 Re-Examination

The borough adopted a comprehensive Central Business District Plan which establishes an overall design theme for development in the CBD, reinforcing the area's downtown development character, uniform building arrangement, and pedestrian scale. It also provides a framework to enhance the physical character of the CBD through suggested physical design recommendations and parking improvements. It has served as the most visible expression of the 1993-master plan, as many of its design components have been constructed to enhance the overall character of the district and establish Westwood as a singularly unique shopping experience in the region.

5. Development of a balanced housing supply.

1993 Master Plan

The 1993 master plan noted that the borough contains a broad and varied housing stock consisting of detached single-family dwellings, two-family residences, and multi-family residential units. The 1993 plan pointed out that 63 percent of the nearly 4,091 occupied dwelling units in the borough are owner-occupied and 37 percent are renter-occupied. This data reflects the community's broad diversity of housing. The plan also highlighted the fact that, although the borough has a variety of housing types, the State has refined the housing issue to direct attention to the specific need for lower income housing rather than the mere provision of housing diversity.

COAH has determined that Westwood has a pre-credited housing need of 104 low and moderate income dwelling units. This represents a significant reduction from COAH's initial, previously published figure of 199 units. The 1993 plan recommended the adoption of a housing plan and its filing with COAH as a means to address its housing obligation and protect the borough from Mt. Laurel housing litigation.

1999 Re-Examination

The borough has reinforced its provision of a balanced housing supply through the approval of a number of housing projects. Recently the borough has approved a 43 unit townhouse development on the former middle school property, and a 214 unit development on Old Hook Road, as well as a number of other small attached residential developments. Additionally, the borough has approved a small number of lots for single-family houses. On the other hand, the borough has yet to seek State certification of its plan to address its lower income housing needs.

6. Protection of the local housing supply.

1993 Master Plan

The 1993 plan indicated that the value of Westwood as a desirable place to live is greatly dependent upon the condition and characteristics of its housing supply. The plan suggested there are some limited areas in the community exhibiting signs of deteriorating conditions, which, if left uncorrected, may affect the housing quality of other nearby residences. To address this concern the plan recommended the borough participate in the county's housing improvement program in an effort to protect the quality of the local housing supply.

1999 Re-Examination

The re-examination had reaffirmed this issue and recommendation to continue to participate in the Bergen County Housing Improvement Program in order to protect and upgrade the housing supply.

7. Two-family homes.

1993 Master Plan

The 1993 existing land use survey found that although there are few concentrations of two-family

homes in Westwood, a significant number are scattered throughout the borough on isolated individual lots. In addition, a large number of two-family homes are not listed as such on borough tax records. The plan recommended the borough adopt a specific policy statement regarding this housing type and the manner and extent to which it should be permitted in the community.

1999 Re-Examination

The 1993 master plan highlighted a concern with the number of two-family dwellings located in the borough. The land use plan established a new land use category allowing two-family homes in selected areas, and actively discouraged their development elsewhere. This recommendation was incorporated in the zoning ordinance.

8. Business areas.

1993 Master Plan

The 1993 plan highlighted the difficulty of establishing a complementary land use arrangement which mixed retail and industrial activity in the area to the north of Old Hook Road in the vicinity of Carver Avenue. Portions of Broadway near the Hillsdale border were also noted as being typified by a mixed development pattern. The plan recommended that planning efforts be directed at establishing a policy directing uniform growth and development to serve the interests of the community and eliminate incompatible land use arrangements.

1999 Re-Examination

The 1993 plan provided a proposed land use designation for the business area off of Old Hook Road, which in some instances has served to direct the area's land use in a specific direction. However, its limited range of permitted uses needs to be reassessed at this time to determine the propriety of modifying the number and type of uses which may be permitted to develop in this area. Additionally, at the same time the regulatory controls should also be reassessed to ensure they reflect contemporary design standards.

The 1993 plan established a new business district for the area along Broadway near the Hillsdale border. The area has not witnessed the type or level of redevelopment which the plan sought to encourage. This area, and its regulatory controls, should be reassessed as part of this overall reexamination.

2.2 Major Land Use Issues Currently Facing the Municipality

It is appropriate for the Borough to not only review the major problems that were affecting the municipality at the time of the 1999 Reexamination Report, but to consider current planning issues facing the community today. There are several significant planning concerns that require the Borough's attention as outlined below:

1. The central business district of Westwood represents a significant community asset that requires periodic review to ensure that the district continues to serve the community's needs and improve its market share. The analysis of the CBD has noted that the CBD is facing greater and stiffer competition from other nearby retailers, business district's and

the internet. Such continued competition, if ignored, diminishes the desirability of the commercial area fostering stagnation and less reinvestment. Evidence of this is the recent shift in property valuations whereby commercial properties have seen a significantly slower increase in value as compared to residential properties within Westwood. This shift is transferring the tax burden onto residential property owners, undermining one of the basic arguments for a strong commercial district. In order to enhance the district's economic vitality and improve the district's competitiveness, the planning board contemplated land use strategies including residential and commercial mixed use developments in the southerly area of the CBD. Following an assessment of the implications of providing this added mixed use, it is noted that the Planning Board supports this use as a means to address the issues facing the district, but the formal recommendation is not made at this time for this zone.

2. There is concern about the size and scale of single-family residential development in relationship to the established size and character of the borough's neighborhoods. The overbuilding of residential lots, so-called "McMansions", are the result of expansions or tear downs and replacements with much larger dwellings that are visually out of character with the surrounding neighborhood. Development controls are recommended to address this issue and strike a balance between neighborhood character and a property owner's ability to improve their residence.
3. The prevailing economic climate and housing improvement trends has resulted in significant pressure to expand the older housing stock within the borough. While home improvement represents a positive effort to modernize the borough's housing stock this activity needs to be undertaken with an effort towards preservation of the borough's historic properties and places. The haphazard improvement can represent not only the degradation of the visual amenities of the community but also the loss of the many of the boroughs historic treasures. A renewed effort has been undertaken by the borough to identify, analyze and update the Bergen County Office of Cultural and Historic Affairs Historic Sites Survey. This updated list (included in the appendix of this document) should be utilized as the framework for the formulation of a historic element to the Master-Plan.
4. Other issues related to residential development include concern of steep slope disturbances that require extensive grading and retaining walls. The continued diligence in enforcement of the steep slope regulations is needed in order to avoid excessive lot disturbance and the long term detrimental effect to the environment of Westwood.
5. As indicated in the demographic analysis to follow in section 3.0 of this report, the population changes between 1990 and 2000 within Westwood presents some insightful information. While the average age in the borough is getting older at 38.6 there has been an increase in the percentage in the under 14 age cohort and an overall decline in the senior population between 1990 and 2000. These demographic trends indicate there are a number of young families migrating to Westwood. There is also a corresponding increase in the size of the under 18 population which has important ramifications on public facilities. The population of seniors between 65 to 74 experienced a reduction from 899 people in 1990 to 808 people in 2000. This 10 percent reduction for this age cohort is the largest among the

senior populations. The largest increase in population within the Borough's senior population took place among residents 85 years of age and older.

Compared to Bergen County, Westwood still has a senior population as a percentage of total population that is higher than the County's average. This indicates that there is an increasing likelihood that the need for senior or age-restricted housing will increase and that this use may be appropriate in limited and appropriate locations of the borough. This is noted in order to appropriately serve senior residents of the borough through enhanced housing opportunities and to maintain their contribution to the borough's economic vitality.

6. The Borough will be required to update its ordinances to address the new regulations concerning stormwater management rules adopted by the State.
7. The continued adaptation of pre-existing buildings in zones such as the LM, LB and RW zones, needs to be encouraged in order to re-use these structures. A review of permitted uses within these zones should be undertaken in order to insure they represent contemporary trends and offer additional opportunities to re-use existing structures. The re-use of a structure should be on balance with the ability of the properties to adapt and adequately serve the proposed use.
8. The mixed use provision of the "O" zone has been applied to a recently constructed mixed use facility along Jefferson Avenue. In review of the functional operations of such a facility it has become apparent that the range of mixed uses that are contemplated represent a greater demand for land area than what the zone prescribes at 1 ½ acres. This lot area condition should be increased to allow greater area for circulation and parking to accommodate the proposed mixture of uses and the appropriate transition from the surrounding residential areas to the CBD.
9. The borough has participated in the Cross-Acceptance process to determine how the Master Plan and zoning ordinance is consistent with the State Plan. While Westwood has received second round certification the borough needs to remain aware of the third round methodology adopted by the Council on Affordable Housing. The third round methodology is based on "growth share" which will require that additional affordable units be constructed as a result of residential and non-residential job growth.
10. In consideration of the increasing cost of gasoline and diesel fuel, the borough should consider accommodating and encouraging alternative modes of transportation in the land use policies it fosters. Accommodations for bicycles and pedestrian are specifically applicable to Westwood. The neighborhoods are interconnected by a grid network of streets and the points of access to mass transit are conducive to bicycle and pedestrian connections. A comprehensive study of bicycle and pedestrian routes should be undertaken to establish a network of roadways and pathways to form linkages between neighborhoods and points of mass transit and points of employment. The routes established are recommended to be integrated into a circulation element of the master plan thereby creating a guideline document for phased improvements to achieve this objective. The

following is a preliminary list of key locations of the borough which when linked provide a network of bikeways and pedestrian routes:

- 1) Central Business District
- 2) Train Station
- 3) Bus Stops
- 4) Municipal Building
- 5) Westwood Plaza Shopping Center
- 6) Arterial Roadways (ie; Kinderkamack Road, Broadway, Westwood Avenue Washington Avenue, ect..)

3.0 EXTENT TO WHICH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO THE LAST MASTER PLAN

This section examines the extent to which the aforementioned problems and objectives listed in the 1999 Re-examination are addressed by the borough since the last re-examination. The review notes that many of the problems, as well as the objectives, have been partially addressed, while others continue to be relatively static.

3.1 Major Planning Issues and Goals:

a. Need for comprehensive new development regulations.

The governing body adopted new Land Use and Development Regulations on April 19, 2001. The ordinance was codified into a customary arrangement of administrative procedures and design and zoning standards for clarity. The new document included contemporary design standards such as references to the state residential site improvement standards as well as to new code requirements to address emergent issues.

b. Need to reinforce uniform development pattern.

This land use objective is reaffirmed due to increasing development pressures and the need to protect uniform land use arrangements within the community and to preserve the current boundaries of the business district's. In addition, the borough has strived to mitigate potential impacts on residential zones through buffer and setback requirements in order to maintain their uniform arrangement and protection of health, safety and welfare.

c. Need to protect environmentally sensitive land.

This issue continues to be a major issue as development pressure has increased to develop the remaining vacant land within the borough. Additional protection should be provided for tree preservation and stream riparian corridors. State regulations have been enacted establishing C-1 Critical Resource Waterways in the borough, for the Pascack and Musquapsink Brooks and their tributaries. These regulations will substantially affect the development potential of properties in close proximity to these areas.

In 2004 the New Jersey Department of Environmental Protection (NJDEP), enacted new stormwater regulations, which mandates that each municipality revise their regulations accordingly, and adopt a stormwater management plan into its master plan. The Westwood Planning Board has adopted a resolution and forwarded the stormwater management plan for review to the Bergen County Department of Planning and Economic Development. Once approved, the borough will prepare the required amendments to their stormwater management regulations.

The borough has enacted steep slope regulations for slopes over 15% wherein the level of disturbance is reduced to protect the public health safety and welfare. Current development trends have led to greater pressure to develop these areas of the borough. The regulations

were enacted to reduce the impacts of erosion, excessive cut and fill, existing vegetation removal and extensive wall construction required when these slopes are disturbed.

d. Central Business District

Maintaining the economic vitality of the business district and improving the non-residential tax base has been an ongoing effort for the borough in order to respond to an evolving business environment. To adapt to this change the land use standards should be reviewed to insure their consistency with contemporary needs.

Traffic circulation is critical to the safe and efficient movement of motor vehicles through the business district. The borough has been actively pursuing comprehensive traffic improvements at several intersections surrounding the district in order to improve traffic delays. These improvements are needed in order to respond to changes in traffic patterns and to improve circulation and safety for vehicles and pedestrians throughout the district.

The district has realized the creation of additional public parking through the expansion of an off street parking lot within the district since the last re-examination. The additional parking area was established by the Parking Authority adding a parking lot along Center Avenue in between Westwood Avenue and Jefferson Avenue. The business community and public have emphasized that there needs to be improvements to the accessibility and signing of parking in the district. The improvement to and the creation of additional parking areas within the district should be ongoing effort in order to insure that sufficient parking will be available to meet future demands.

In addition, to improve the visual context of the district it is recommended that a design guideline handbook for façade and building improvements be adopted. A handbook would help to provide a framework for façade improvements and identify recommended improvements that an individual property owner or merchant could implement. The guidelines help to identify period appropriate detailing and illustrate what the borough is striving to achieve for the image of the CBD.

e. Development of a balanced housing supply.

The current statistical data indicates that the mixture of owner to renter occupied housing has remained relatively consistent with the 1990 Census with a 1.8% increase in rental housing as a result of the near completion of the Highlands apartment complex on Old Hook Road at the time of the 2000 census. The borough has approved a minimal amount of subdivisions for new single family residences since the last re-examination due to the relatively built out condition of the borough. This further reinforces that the borough has maintained a diverse housing supply as noted in the prior re-examination.

The borough received substantive certification from the New Jersey Council on Affordable Housing (COAH), on April 7, 2004 for their second round obligation affirming that the borough has addressed its low and moderate income housing obligation. The certification will be effective until 2010 and concludes that the borough has a new construction surplus of 189 units and a rehabilitation requirement for an additional 4 units. The new third round

COAH methodology for computing low and moderate income housing obligation requires need based upon growth share of housing units as well as jobs rather than fair share for the region. Therefore the borough has to be cognizant of affordable housing needs during the review of future development applications in order to maintain this current balance of housing.

f. Protection of the local housing supply.

The borough has continued to enact policies and regulations to protect the local housing supply including modifications to zoning requirements for single family homes to accommodate modernization of the existing housing stock. As a result of the current economic conditions and the low interest rates of home improvement loans, single family residential homes have experienced a dramatic increase in renovations and new additions since the prior re-examination. This has created a positive improvement and upgrade to the value of housing stock in the borough, but there is increased pressure to overbuild existing properties. A balance should be sought between the upgrading and modernization of the housing stock and the impacts that variances requested will have on the scale and architectural quality of single family neighborhoods in the borough.

The housing plan for the borough incorporates the continued participation in the Bergen County Home Improvement Program for loans to upgrade qualifying homes in the borough. This effort is reaffirmed in this re-examination to help upgrade the existing housing stock for all neighborhoods of the community.

g. Two-family homes.

The borough has reaffirmed that the single-family zones should be safeguarded from the conversion or proliferation of additional 2 family homes within predominantly single family zones, which are inconsistent with the established zone plan. The land use plan has established appropriate areas for multifamily family homes in the community in close proximity to goods, services and the availability of mass transit.

h. Business areas.

The areas noted in the prior re-examination have experienced minor upgrades and adaptive reuse. The LM zone adjacent to Old Hook Road remains as a limited manufacturing, industrial and warehouse zone, which continues to serve a mixed diversity of land uses. The permitted uses within this zone should be further evaluated to determine if they represent uses that could revitalize existing properties as well as to encourage uses, which can serve the needs of the community.

The properties along Broadway in the LB zone remain relatively unchanged since the 1999 re-examination with minor improvements to a few buildings. It remains as an area that has not evolved to its full potential and further evaluation of the permitted land uses and bulk criteria are needed in order to establish further revitalization of this area. Additional regulations have been enacted that constrain further development in this area including the C-1 designation for the Pascaek Brook, which is contiguous to this area

4.0 THE EXTENT TO WHICH THERE HAVE 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 SPECIFIC PLANNING ISSUES AND GOVERNMENTAL POLICY

There are a number of substantive changes at the state and local level that were not contemplated at the time of the preparation and adoption of the 1993 Master Plan, which require the Borough's attention. Additionally, the Borough has experienced modest changes in growth and development which are also noteworthy. The following is noted:

4.1 Changes at the local level

- a. Population Size. The accompanying table depicts the Borough's population growth from 1900 to 2000. U.S. Bureau Census Annual Estimates of the Population are displayed for the years between 2001 and 2003. The 2000 census indicates that the Borough had a population of 10,999 residents. This represents a 5.3 percent growth rate from 1990 to 2000. This positive population growth rate reversed the population declines the Borough experienced from 1970 to 1990 when Westwood lost a total of 659 residents.

Table 1
Historic Population Trends: 1900 - 2000
Westwood, New Jersey

Year	Population	Population Change	Percent Change
1900	828	---	---
1910	1,870	1,072	129
1920	2,597	727	38.9
1930	4,861	2,264	87.2
1940	5,388	527	10.8
1950	6,766	1,378	25.6
1960	9,046	2,280	33.7
1970	11,105	2,059	22.8
1980	10,714	(391)	(3.5)
1990	10,446	(268)	(2.5)
2000	10,999	553	5.3
2001*	11,014	15	.14
2002*	11,008	6	.05
2003*	11,010	2	.02

Source: U.S. Census Bureau; Planner's Data Book for Bergen County, 2003

*Annual Estimates of the Population U.S. Census Bureau

In order to put Westwood's population growth in context it is necessary to compare its population figures with similar figures for Bergen County and the State of New Jersey. Westwood's growth rate from 1990 to 2000 was less than Bergen County's population growth rate of 7.1 percent as well as New Jersey's rate of 8.9 percent. Westwood's slower growth rate can partially be attributed to its developed condition and the lack of available vacant land.

- a. Population Forecasts. The 1983 Westwood Master Plan includes 1990 and 2000 population estimates produced by the Bergen County Planning Board. From 1980 to 2000 the Bergen County Planning Board forecasted a steady and stable resumption of Westwood's population growth after experiencing a population loss during the 1970s. The 1983 Master Plan estimated the 1990 population for the Borough would be 11,570 and a 2000 estimated population of 12,410. Whereas the US Census states that Westwood's population in 2000 was 10,999. It is evident that previous County population projections were higher than the actual growth that took place in Westwood between 1980 and 2000.

The following table displays population forecasts produced by the North Jersey Transportation Planning Authority Inc. (the metropolitan planning organization for northern New Jersey). These forecasts predict that Westwood's population will decline by 27 people from 2000-2010. Furthermore, the NJTPA forecasts a population growth of 3 percent between 2010 and 2020 and a growth rate of 6.7 percent from 2020 to 2030.

The NJTPA also forecast population growth for Bergen County. The County is projected to grow 3 percent between 2000 and 2010 and an additional 3 percent between 2010 and 2020. This rate is projected to increase to 5.5 percent between 2020 and 2030. These forecasts indicate that Westwood's population is projected to grow at a lower rate than the County between 2000 and 2010. Between 2010 and 2020 the Borough's growth rate is projected to equal that of the County's and between 2020 and 2030 Westwood's projected population growth rate of 6.7 percent is slightly higher than the County's 5.5 percent projected rate.

Table 2
NJTPA Population Forecast
Westwood, New Jersey

Year	Population	Population Change	Percent Change
2005	10,946	(27)	-0.2
2010	10,972	26	0.2
2015	11,051	79	0.7
2020	11,309	258	2.3
2025	11,622	313	2.8
2030	12,069	447	3.8

Source: North Jersey Transportation Planning Authority, Inc.

Table 3
NJTPA Population Forecast
Bergen County, New Jersey

Year	Population	Population Change	Percent Change
2005	906,608	22,490	2.5
2010	912,640	6,032	0.7
2015	919,445	6,805	0.7
2020	941,026	21,581	2.3
2025	965,183	24,157	2.6
2030	992,939	27,756	2.9

Source: North Jersey Transportation Planning Authority, Inc.

It is interesting to note however that the NJTPA Westwood population projections deviate from the U.S. Census Bureau population estimates displayed in Table 1 located on the previous page. For example the 2003 population estimate projected by the Census Bureau indicates a population of 11,101 whereas the NJTPA 2010 population forecast is 10,972. Irregardless of what projections or forecasts are utilized the Borough's population is expected to grow within the next twenty to thirty years in the future thus reversing the population declines experienced in the Borough from 1970 to 1990.

- b. Age Characteristics. The age characteristics and age distribution for the Borough's population is presented in Table 4 below. The 2000 census indicates that the Borough's population continues to get older, with the median age increasing in 2000 to 38.6 years of age from a 1990 median age of 37.6 years and 34.5 years. Westwood's 2000 median age however is slightly less than the 2000 median age for Bergen County. The 2000 median age for the County is 39.1 years of age and in 1990 the County median age was 37.6 years.

Table 4
Age Distribution: 1990 & 2000
Westwood, New Jersey

Age Group	1990		2000		Net Change
	Number	Percent	Number	Percent	
under 5	634	6.1	762	6.9	128
5-14	1,078	10.3	1,285	11.7	207
15-24	1,224	11.7	934	8.5	-290
25-34	1,869	17.9	1,719	15.6	-150
35-44	1,630	15.6	1,972	17.9	342
45-54	1,173	11.2	1,528	13.9	355
55-64	1,089	10.4	1,047	9.5	-42
65-74	899	8.6	808	7.3	-91
75-84	617	5.9	624	5.7	7
85+	233	2.2	320	2.9	87
Total	10,446	100.0	10,999	100.0	553
	1990 Median Age: 37.6		2000 Median Age: 38.6		

Source: 1990 & 2000 U.S. Census Bureau

Senior Population (age 65+)

Despite Westwood's increase in median age, between 1990 and 2000 the senior population in Westwood actually has declined as a percentage of the total population. In 1990 the senior population was 16.7 percent however in 2000 this age cohort declined to 15.9 percent of the total population. The decline in the senior population as a percentage of total population is significant because during the post-World War II era Westwood's senior population, expressed as a percentage of total population, has continually increased until the most recent 10-year period (1990 to 2000). The table below displays Westwood's senior population from 1950 to 2000.

Table 5
Percent of Population 65 Years of Age & Older
Westwood, New Jersey

Year	Population 65 & Older (Percentage)
1950	9.7
1960	10.7
1970	12.6
1980	14.6
1990	16.7
2000	15.9

Source: U.S. Census Bureau

Within the senior population the 65-74 age group experienced a reduction from 899 people in 1990 to 808 people in 2000. This 91 person decline represents a 10 percent reduction for this age cohort. The largest increase in population within the Borough's senior population took place among residents 85 years of age and older. The Borough experienced a 37 percent increase in residents who are 85 years of age and older (Please see Table 4).

Compared to Bergen County, Westwood still has a senior population as a percentage of total population that is higher than the County's. In 1990 and 2000 Bergen County had 15.2 percent of its population age 65 and older. This compares with Westwood's 16.7 percent (1990) and 15.9 percent (2000). Since 1950 and continuing to 1990 Westwood's senior population has been approximately 2 percent higher than the percentage of seniors comprising Bergen County's total population. Between 1990 and 2000 however this difference has narrowed to less than 1 percent.

Population Under 18

Between 1990 and 2000 Westwood's population under 18 increased as a percentage of total population for the first time since the 1970s. This cohort in 2000 was 21.5 percent of the total population whereas in 1990 it was 19.3 percent. This represents a 17 percent increase from 1990 to 2000. The table below displays the population under 18 as a percentage of total population since 1950.

Table 6
Percent of Population Under 18 Years of Age
Westwood, New Jersey

Year	Population under 18 Years of Age
1950	27.0
1960	34.2
1970	33.6
1980	24.2
1990	19.3
2000	21.5

Source: U.S. Census Bureau

Despite the recent increase in the under 18 cohort, Westwood still has an 18 and under population slightly less than Bergen County's 18 and under population. In 1990 Bergen County had 20.4 percent of its population 18 years of age and under and in 2000 this percentage was 23.0 percent. Nevertheless, it is interesting to note that since 1950 Bergen County, like Westwood, had the largest percentage of its population under 18 years of age in the 1960s. Declines within this cohort took place during the 1970s and 1980s, with a slight increase characterizing the 1990s in both Westwood and Bergen County.

Conclusion

In conclusion, the data for age characteristics presents some very useful and insightful information regarding population changes between 1990 and 2000 within Westwood. What is apparent is that demographically the Borough is getting slightly younger with an increase in the under 14 age cohort and an overall decline in the senior population taking place between 1990 and 2000. The 14 and under cohort increased by 20 percent from 1990 to 2000. This percentage increase mimics the 21 percent increase in population within the 35-44 age cohort experienced during the 1990s. These demographic numbers reflect the recent trend of young families migrating to Westwood. Nevertheless, these families appear to be having less children and smaller households than in previous decades. It is important to recognize that this increase in the size of the under 18 population has important ramifications regarding certain public facilities. An increased awareness should develop within Westwood regarding the need for resources dedicated to the school system and other community facilities (parks, library, etc.) to address the increasing segment of the total population that is under the years of 18.

Furthermore, despite the increase in size in the under 18 population the 25-34 and the 15-24 age groups saw significant declines as a percentage of population. Young people in their 20s are a lower percentage of the total population in 2000 as compared to 1990. The 15-24 age group saw a decline of 24 percent from 1990 to 2000. This decline has important ramifications for the future type of growth and development Westwood could foster. Additional development within the Central Business District and transit oriented development in close proximity to the train station could attract young professionals who commute to Manhattan or the metro area who would take advantage of proximity to the New Jersey Transit Pascack Valley Line. These professionals would require additional personal and commercial services which could foster economic growth in Westwood.

- c. Birth and Death Statistics/Source of Population Growth. The number of births is also important in assessing future needs for community facilities and services, particularly with respect to the school system and recreational facilities. In addition, an analysis of birth and deaths can be utilized to determine if a municipality's population change is a function of natural increase or decrease, or a result

from migration into or out of the community.

Between 1970 and 1990 Westwood experienced a natural population increase of 578 persons however the Borough's population declined by 659 people during this period. The population losses experienced during the 1970 to 1990 period was due to out migration. Approximately 1,237 people left Westwood from 1970 to 1990. This population loss was not unique to Westwood during this period as many community's in Bergen County lost population during this era. For example, Bergen County lost 71,768 people during this same period. Several factors are generally cited as reasons for population loss experience in Westwood, Bergen County, and other northeastern community's during this time period. These factors include the general aging of the population, the high cost of housing which can preclude segments of the population from being able to afford to live in a community such as Westwood, and national economic and social migration patterns such as migration to the Sun Belt that took place during the this time period.

Between 1990 and 2002, there was an average of 147 births per year in the Borough. There has been a notable increase in births during the late 1990s and continuing from 2000 to 2003. Births during this period averaged 172 a year. This contrasts with an average birth rate of 129 a year during the early 1990s. In addition, average numbers of births in Westwood from 1990 to 2002 are higher than average birth rates seen during the 1970s and 1980s. There was an average of 130 births per year in the 1970s and 143 births per year in the 1980s compared with an average of 147 births per year between 1990 and 2002. This data suggests that the recent population gains seen in Westwood are partly attributable to a higher birth rate.

Table 7 displayed on the next page indicates that from 1990 to 2000 there were 402 more births than deaths in Westwood. There was only one year, 1995, were deaths exceeded births. Furthermore, Westwood gained 553 people from 1990 to 2000. Natural increase or births over deaths represents 73 percent of this increase. The remaining 27 percent (151 persons) of the population growth was due to in-migration. In conclusion the data presented above indicates that the recent population growth experienced in Westwood is due a resumption of in-migration to the Borough as well as birth rates that are higher than rates experienced in the 1970s and 1980s.

In addition it is noted that the Pascack Valley Hospital on Old Hook Road has also performed a substantial increase in the number of births to borough residents in recent years. This data represents the hospital services to the borough as well as the greater region surrounding the borough. This indicator may well illustrate the hospitals improved level of services and recent expansion serving the demand in the region. This increase may be an indicator of the increase in the need for additional public and private services and infrastructure in the future.

- d. Place of Residence in 1995. Table 8 on the next page provides information as to where Westwood's residents resided in 1995. Sixty-three percent of the population resided in the same house in 1995, with an additional 22 percent residing in a different home within Bergen County. The place of residence data for Westwood mimics Bergen County's Place of Residence data where 62.8 percent of County residents in 1995 resided in the same house. In addition 19.3 percent of Bergen County residents in 1995 resided in a different home within Bergen County and 7.4 percent resided in a different state.

Table 7
Births: 1990 - 2002
Westwood, New Jersey

Year	Births	Deaths	Change In Birth/Deaths
1990	137	96	+41
1991	122	96	+26
1992	136	90	+46
1993	119	86	+33
1994	139	93	+46
1995	119	122	-3
1996	142	101	+41
1997	143	106	+37
1998	175	119	+56
1999	158	120	+38
2000	186	145	+41
TOTAL (1990 - 2000)	1,576	1,174	+402
2001	173	102	+71
2002	166	NA	--
TOTAL (1990-2002)	1,915	1,276	+639

Source: NJ Department of Health and Senior Services
 NA=Not Available

Table 8
Place of Residence in 1995 (Population 5 years and over)
Westwood, New Jersey (2000)

		Number	Percent
Same house in 1995		6,440	63.0
Different house in U.S. in 1995	Same county	2,267	22.2
	Different county, same state	447	4.4
	Different state	776	7.6
Elsewhere in 1995		292	2.9
Total		10,222	100.0

Source: 2000 U.S. Bureau of the Census

- e. Household Size. Westwood's household size has declined throughout the past thirty year period as is shown in the following table. In 1970 the average household size was 3.22 whereas in 2000 it decreased to 2.42. This trend is consistent with most municipalities in Bergen County, which experienced a decrease in average household size from 3.19 persons to 2.64 persons per household between 1970 and 1990. Westwood's low household size is a function of households with fewer children as well as older households remaining in their single-family dwellings after their children have left to form their own households elsewhere. It is interesting to note that the Bergen County average household size has been constant since 1990.

Table 9
Average Household Size: 1970 - 2000
Westwood, New Jersey

Year	Population in Households	Total Households	Household Size	
			Westwood	Bergen County
1970	10,986	3,415	3.22	3.19
1980	10,605	3,791	2.80	2.79
1990	10,355	4,091	2.53	2.64
2000	10,866	4,485	2.42	2.64

Source: U.S. Bureau of the Census, 1970-2000 and 2003 Bergen County Data Book

- f. Income Characteristics. The median income for Westwood's households increased from \$46,866 to \$59,868 from 1990 to 2000. This represents a 27.7 percent increase. The Borough's median income nearly doubled from 1979 to 1989 as it went from \$24,048 in 1979 to \$46,866 in 1989.

Nevertheless, despite these large increases Westwood's median income is slightly less than the 2000 Bergen County median income of \$65,241. In addition Westwood's per capita income in 2000 of \$32,083 is less than the County's \$33,638 per capita income. Despite having lower income levels than Bergen County; Westwood has a higher per capita and median household income than New Jersey. In 2000 the per capita income for New Jersey was \$27,006 and the median household income was \$55,146.

Incomes in Westwood from the categories \$75,000 and up registered the largest percentage increase between 1990 and 2000 with a 97.6 percent increase in the number of households with incomes of \$75,000 or more. All of the 2000 income categories with incomes of \$74,999 and below saw their numbers and percentages decline from previous 1990 levels.

Table 10
Household Income: 1989 & 1999
Westwood, New Jersey

Income Category	1989		1999	
	Number	Percentage	Number	Percentage
Less than \$5,000	79	1.9%	261	5.8%
\$5,000 to \$9,999	188	4.6%		
\$10,000 to \$14,999	239	5.9%	143	3.2%
\$15,000 to \$24,999	487	12.0%	382	8.5%
\$25,000 to \$34,999	550	13.5%	424	9.4%
\$35,000 to \$49,999	690	16.9%	673	15.0%
\$50,000 to \$74,999	963	23.6%	872	19.4%
\$75,000 to \$99,999	513	12.6%	628	14.0%
\$100,000 to \$149,999	290	7.1%	733	16.3%
\$150,000 Plus	74	1.8%	372	8.3%
Total	4,073	100.0%	4,488	100.0%
Per Capita Income	\$20,951		\$32,083	
Median household	\$46,866		\$59,868	

Source: U.S. Bureau of the Census, 1990 and 2000

- g. **Resident Employment Characteristics.** Table 11 and 12 describe the employment characteristics and occupations patterns for Westwood residents as reported in the 2000 census. Seventy-two percent of the population's employment is concentrated in two occupational categories. These are managerial and professional occupations (42.5%) and service occupations (29.2%). The sales and administrative support category was the third highest with 14.6 percent. These percentages are comparable with employment figures for 1990. Since 1990 however there has been a reduction in the percentage of residents age 16 and over who are employed as production, craft, and repair workers. This percentage dropped from 10.2 percent in 1990 to 6.5 percent in 2000. However, those employed as laborers, operators, and fabricators has remained essentially unchanged between 1990 and 2000.

The biggest change in employed residents by industry (Table 12) since 1990 has been the reduction in the number of workers employed in retail. In 1990 there were 978 people employed within this industry however in 2000 only 268 people were employed in retail. Additional notable changes since 1990 include the following listed below:

- 44 percent increase in finance, insurance, and real estate;

- 163 percent increase in wholesale trade;
- 130 percent increase in business and repair service;
- 56 percent reduction in construction employment;
- 24 percent reduction in manufacturing employment.

Table 11
Employed Residents Age 16 and Over, By Occupation (2000)
Westwood, New Jersey

Occupation	Number	Percent
Managerial & professional occupations	2,444	42.5
Sales & administrative support	839	14.6
Service occupations	1,678	29.2
Agriculture, farming, fishing, and forestry occupations	0	0.0
Production, craft & repair	372	6.5
Laborers, operators & fabricators	417	7.3
Total	5,750	100.0

Source: 2000 U.S. Census data

Table 12
Employed Residents Age 16 and Over, By Industry (2000)
Westwood, New Jersey

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	8	0.1
Construction	198	3.4
Manufacturing	665	11.6
Wholesale trade	841	14.6
Retail trade	268	4.7
Transportation, communication, & other public utilities	255	4.4
Information	317	5.5
Finance, insurance, real estate, and rental and leasing	577	10.0
Business and repair services	598	10.4
Professional & related services	355	6.2
Entertainment & recreational services	440	7.7
Personal Services	998	17.4
Public administration	230	4.0
Total	5,750	100.0

Source: 2000 U.S. Census data

Table 13
Employment Status for Population 16 and Over, 2000
Westwood, New Jersey

Employment Status	Number	Percent
Population 16 years and over	<u>8,856</u>	<u>100.0</u>
In labor force	5,874	66.3
Civilian labor force	<u>5,874</u>	<u>66.3</u>
Employed	5,750	64.9
Unemployed	124	1.4
Armed Forces	0	0
Not in labor force	2,982	33.7

The 2000 census indicates that two-thirds of the borough's population 16 years of age and over is in the labor force, with only 1.4 percent of the workforce unemployed (see Table 13 above). It is important to note that 33.7 percent of the population 16 years and over is not in the labor force. Table 14 below provides general information about the place of employment for employed borough residents. Almost 68 percent of employed residents work in Westwood or in other Bergen County municipalities.

Table 14
Place of Work for Employed Residents Age 16 and Over, 2000
Westwood, New Jersey

Place of Work	Number	Percent
Worked in Westwood	921	16.3
Worked in other Bergen County municipalities	2,891	51.2
Worked in NJ, outside Bergen County	792	14.0
Worked outside NJ	1,041	18.4
Total	5,645	100.0

Source: U.S. Bureau of the Census, 2000

Table 15 details the most common places of employment for Westwood residents, as well as the most common places of residence for those employed in Westwood. Notably, the most common destination for employed residents is Westwood, followed by Manhattan. Other common destinations include Paramus, Hackensack, Montvale, and Emerson. In addition, average commuting time (one-way) was reported at 27.4 minutes. Most employees working in Westwood commute from adjacent municipalities. These include Hillsdale, Bergenfield, River Vale, and Emerson.

Table 15
Top 10 Places of Employment or Residence, Journey to Work, 2000
Westwood, New Jersey

	Residents of Westwood		Employees Working in Westwood	
	Work Place	Count	Residence	Count
1	Westwood	921	Westwood	921
2	Manhattan, NY	569	Hillsdale	396
3	Paramus	274	Bergenfield	187
4	Hackensack	213	River Vale	171
5	Montvale	128	Emerson	161
6	Emerson	117	Park Ridge	147
7	Hillsdale	108	Dumont	140
8	Orangetown, NY	108	Hackensack	134
9	Teaneck	103	Montvale	108
10	Englewood	99	New Milford	104

Source: U.S. Bureau of the Census, 2000.

- h. Means of Transportation to Work. A higher number of Westwood residents commuted to work alone by car (77.6%) than in Bergen County as a whole (72.8%). Between 1990 and 2000 the number of Westwood residents who drove to work alone increased by 7.6 percent. In addition, less Westwood residents carpooled to work or took public transit between 1990 and 2000. According to the 2000 US Census eleven percent of Bergen County commuters utilized public transit (bus or rail) to commute to work, whereas in Westwood only 8.8 percent used public transit. Between 1990 and 2000 the percentage of Westwood residents who utilized public transit to commute to work fell by 14%. This reduction in transit usage is significant and important in terms of the type of growth Westwood should foster in the future. Appropriately designed transit oriented development within the Central Business District and near the train station would help to increase transit usage among Westwood commuters.

Furthermore, according to the 2000 US Census only 4.9 percent of Westwood residents carpooled to work, whereas 9.7 percent of Bergen County commuters carpooled to work. Westwood residents did however walk or bicycle to work in larger percentages than for the County as a whole. Over 5 percent of Westwood residents walked or utilized a bicycle to commute to work. Only 3 percent of Bergen County commuters walked or biked to work. Furthermore, roughly 3 percent of both Westwood residents and Bergen County residents worked at home according to the 2000 US Census.

Table 16
Means of Transportation to Work, 2000
Westwood, New Jersey and Bergen County

Means of Transportation to Work	Number (Westwood)	Percent (Westwood)	Change Since 1990 (Westwood)	Bergen County 2000 Percent
Drove alone	4,381	77.6	+7.6	72.8
Carpooled	276	4.9	-55.7	9.7
Public Transportation (Bus)	316	5.6	-25.1	11.0
Public Transportation (Railroad)	183	3.2	+25.3	
Motorcycle	0	0.0	0.0	0.4
Bicycle	45	0.8	+125.0	3.0
Walked	261	4.6	-13.3	
Other	19	0.3	+46.2	0.0
Worked at home	164	2.9	+100.0	3.1
TOTAL	5,645	100.0	--	100.0

Source: 2000 U.S. Census

In order to put Westwood's current commuter, transit usage into context the table on the next page was created. This table compares commuter public transit usage among the municipalities with station stops along New Jersey Transit's Pascack Valley Line. Although the main reason to look at this data was to get an indication of railroad utilization among these towns, the utilization of bus transit is displayed as well. Compared to the other eight municipalities along the Pascack Valley Line Westwood has a slightly lower utilization of the railroad among commuters than the other towns. The percentage of commuters in Westwood who utilized bus transit however is slightly higher than the other Pascack Valley towns.

Table 17
Commuter Public Transit Usage, 2000
NJ Transit Pascack Valley Line Municipalities

Municipality	Bus	Railroad
River Edge	7.7%	3.9%
Oradell	5.7%	8.3%
Emerson	7.0%	2.1%
<i>Westwood</i>	5.6%	3.2%
Hillsdale	3.7%	3.2%
Woodcliff Lake	3.5%	3.2%
Park Ridge	5.1%	3.1%
Montvale	2.8%	2.1%
Average	5.1%	3.6%

Source: 2000 U.S. Census

- i. Housing Characteristics. This section provides a brief overview of the characteristics of Westwood's housing stock. The 2000 Census indicated there was an 8.2 percent increase in the number of housing units in the Borough, increasing from 4,260 units in 1990 to 4,610 in 2000. As shown in the following table, this percentage increase was the lowest for any 10-year period since 1950.

Table 18
Dwelling Units: 1950-2000
Westwood, New Jersey

Year	Dwellings	Numerical Change	Percentage Change
1950	2,076	--	--
1960	2,814	738	35.5
1970	3,468	654	23.2
1980	3,859	391	11.3
1990	4,260	401	10.4
2000	4,610	350	8.21

Source: 1990 & 2000 U.S. Census

Table 19
Year-Round Housing Units
By Tenure and Occupancy Status: 1990 & 2000
Westwood, New Jersey

Category	1990		2000	
	Number of Units	Percent	Number of Units	Percent
Owner Occupied	2,592	60.8	2,781	60.3
Renter Occupied	1,499	35.2	1,704	37.0
Vacant Units	169	4.0	125	2.7
Total	4,260	100.0	4,610	100.0

Source: 1990 & 2000 U.S. Census

Table 19 shows that between 1990 and 2000 there has been an increase in the percentage of Westwood's housing stock that is renter occupied. During this period the rate of growth in renter occupied units (14%) was double that of the growth in owner occupied units (7%). This large increase is due to the construction of the Highlands multi-family development located on Old Hook Road (County Road 502) near the Pascack Valley Hospital. It is important to note that between 1990 and 2000 there were not any age-restricted senior housing built in Westwood. Currently the only senior age-restricted development in the Borough is the Westwood House which opening in 1980. This development contains 182 units and is owned by the US Department of Housing and Urban Development.

The following table indicates the relative age of the Borough's housing stock, revealing that 74 percent of the housing units were constructed prior to 1970. In fact, almost a third of the Borough's housing stock was constructed before 1939. Just over 25 percent of all housing has been built since 1970. Most of the housing stock in Westwood (34%) was built between 1950 and 1970.

Table 20
Year Structure Built: 2000
Westwood, New Jersey

Year Structure Built	Owner occupied	Renter occupied	Percent
1999 to March 2000	23	30	1.2
1995 to 1998	18	30	1.1
1990 to 1994	34	80	2.5
1980 to 1989	157	385	12.1
1970 to 1979	263	151	9.2
1960 to 1969	358	303	14.7
1950 to 1959	601	252	19.0
1940 to 1949	371	134	11.3
1939 or earlier	954	341	28.9
Total	2,779	1,706	100.0
Median Year Built	1951	1964	

Source: 2000 U.S. Census

The majority of the Borough's housing is single-family detached dwellings (58.7%). There are a total of

2,829 single-family dwellings in the Borough, representing 61 percent of all housing in the community. This is a slight decrease from 1990, when single-family dwellings accounted for approximately 62 percent. The census data also reveals that there are a substantial number of units within multi-family developments, as reflected in the table below. Westwood has experience an increase in the number of multi-family structures. Structures with between 2 and 19 units increased by 22 percent from 1990 to 2000.

Table 21
Units in Structure: 1990 & 2000
Westwood, New Jersey

Units in Structure	1990		2000	
	No.	%	No.	%
Single Family, Detached	2,606	61.1	2,706	58.7
Single Family, Attached	41	1.0	123	2.7
2	461	10.8	505	11.0
3 or 4	237	5.6	351	7.6
5 to 9	140	3.3	287	6.2
10 to 19	218	5.1	147	3.2
20+	510	12.0	491	10.7
Mobile Home	0	0.0	0	0.0
Boat, RV, Van	0	0.0	0	0.0
Other	44	1.1	0	0.0
Total	4,260	100.0	4,485	100.0

Source: 1990 & 2000 U.S. Census.

- j. Value of Housing Units. This section provides a brief overview of the value of Westwood's housing stock. Table 22 summarizes owner occupied housing values in Westwood. The median value of owner occupied homes in Westwood has increased by 10 percent from 1990 to 2000. This compares with a dramatic 194 percent increase in value from 1980 to 1990. It is important to note however that owner occupied homes in Westwood have increase dramatically as well in the past few years. The median value of a owner occupied home in New Jersey in 2000 was \$170,800 and in Bergen County the median value was \$250,300. Table 23 on the next page displays that between 1990 and 2000, the median rent increased by roughly 50 percent, from \$618 to \$921.

Table 22
Specified Owner-Occupied Housing Units by Value, 1990 and 2000
Westwood, New Jersey

Value	1990	Value	2000	Numerical Change
Less than \$30,000	3	Less than \$30,000	0	-3
\$30,000 to \$99,999	25	\$30,000 to \$99,999	15	-11
\$100,000 to \$199,999	813	\$100,000 to \$199,999	482	-331
\$200,000 to \$249,000	804	\$200,000 to \$299,999	1,551	+422
\$250,000 to \$299,000	325			
\$300,000 to \$399,999	183	\$300,000 to \$399,999	301	+118
\$400,000 to \$499,999	47	\$400,000 to \$499,999	118	+71
\$500,000 or more	17	\$500,000 or more	33	+16
Total	2,217	Total	2,500	+283
Median Value	\$217,600	Median Value	\$239,399	\$21,799

Source: U.S. Bureau of the Census, 1990 & 2000 and Bergen County Data Book (2003).

Table 23
Contract Rent of Specified Renter-Occupied Housing Units, 1990 and 2000
Westwood, New Jersey

Rent	1990	Rent	2000	Numerical Change
Less than \$299	158	Less than \$299	130	-28
\$300 to \$399	60	\$300 to \$399	33	-27
\$400 to \$499	61	\$400 to \$499	54	-7
\$500 to \$599	102	\$500 to \$599	70	-32
\$600 to \$699	290	\$600 to \$699	129	-161
\$700 to \$749	144	\$700 to \$749	76	-68
\$750 to \$999	527	\$750 to \$999	557	+30
\$1,000 or more	120	\$1,000 or more	583	+463
No cash Rent	33	No cash Rent	74	+41
Total	1,495	Total	1,706	+211
Median	\$618	Median	\$921	+303

Source: U.S. Bureau of Census, 1990 & 2000.

k. Recent Development Activity. Table 24 provides data on the amount and type of residential development that has occurred in the Borough since 1990. The data reveals that of the 285 residential building permits issued, 215 (75 percent) were for multi-family dwellings. Whereas for Bergen County only 41 percent of the total residential building permits authorized were for multi-family dwellings. The numbers of multi-family approvals granted by the Borough from 1990 to 2000 is approximately double the number approved from 1980 to 1990. During the 1990s the Borough approved roughly 20 multi-family units per year, whereas in the 1980s the average number of multi-family units approve was 10 units per year. The competition and occupancy of the Highlands at Westwood multi-family development has impacted and accounts for this increase in multi-family building permits issued from 1990 to 2000. It is important to note that the data utilized in this report is building permit data and not certificate of occupancy data. Not all units authorized by the Borough eventually get constructed.

Table 25 indicates that approximately 57,139 of non-residential square feet has been approved by the Bergen County Planning Board from 1990 to 2002. Most of this approved space was either office or non-office commercial space. There was not any industrial space approved by the Bergen County Planning Board in Westwood during this time period. This data should be viewed with the understanding that the square footage presented in this table includes rehabilitation of existing square footage as well as new construction.

Table 24
Number of Residential Building and Demolition Permits Issued: 1990 - 2003
Westwood, New Jersey

Year	Building Permits			Demolition Permits
	Single-Family	Multifamily	Total	
1990	6	0	6	NA
1991	2	0	2	NA
1992	3	0	3	NA
1993	0	0	0	NA
1994	1	0	1	NA
1995	4	34	38	0
1996	10	0	10	4
1997	15	0	15	1
1998	8	157	165	4
1999	2	13	15	0
2000	1	11	12	1
2001	5	0	5	3
2002	10	0	10	4
2003	3	0	3	4
Total	70	215	285	21

Source: New Jersey Department of Labor; New Jersey Construction Reporter, New Jersey Department of Community Affairs
NA=not available

Table 25
 Non-Residential Development Site Plan Applications
 Approved by Bergen County Planning Board
 In Square Feet; 1990 – 2002
 Westwood, New Jersey

Year	Commercial	Industrial	Office	Total
1990	156	0	110	266
1991	0	0	0	0
1992	0	0	32,680	32,680
1993	510	0	0	510
1994	778	0	0	778
1995	-8,269	0	0	-8,269
1996	9,167	0	0	9,167
1997	0	0	0	0
1998	0	0	0	0
1999	0	0	0	0
2000	9,184	0	0	9,184
2001	12,823	0	0	12,823
2002	0	0	0	0
Total	24,349	0	32,790	57,139

Source: Bergen County Planning Board & the 2003 Bergen County Data Book

4.2 Changes at the State Level

State Development and Redevelopment Plan (SDRP). On March 1, 2001, the State of New Jersey adopted an updated SDRP. The SDRP's main objective is to guide future development and redevelopment to ensure the most efficient use of existing infrastructure systems, and to maintain the capacities of infrastructure, environment, and natural resources, fiscal, economic and other systems. To this end, the SDRP divides the State into four types of planning areas that are regional in scale, and five categories of "Centers" which are compact forms of development. The SDRP sets forth policy objectives for each planning area in order to guide local planning decisions. These policy objectives intend to implement the statewide goals and objectives of the SDRP in the context of the unique qualities and conditions in each planning area.

Westwood is primarily located in the Metropolitan Planning Area (PA-1), which encompasses large urban centers and developed suburban areas. Areas located around the Pascack and Musquapsink Brook are classified as environmentally sensitive. The SDRP characterizes PA-1 as fully developed with significant investment in existing, but aging, infrastructure systems. With little vacant land available for development, much of the development activity will be infill development or redevelopment. The SDRP states that public and private investment in PA-1 should be the "principal priority" of state, regional and local planning agencies, with the intent being to direct development and redevelopment into these portions of the State. Within this framework, the recommended policy objectives for PA-1 are summarized as follows:

- Land Use: Guide new development and redevelopment in PA-1 in a manner which ensures

an efficient use of remaining vacant parcels and existing infrastructure.

- Housing: Preserve the existing housing stock through a program of maintenance and rehabilitation. Provide a variety of housing choices through new development and redevelopment.
- Economic Development: Promote economic development by encouraging redevelopment, infill development, public-private partnerships, and infrastructure improvements.
- Transportation: Encourage the use of public transit and alternative modes of transportation.
- Natural Resource Conservation: Reclaim environmentally damaged sites and mitigate impacts on remaining environmental and natural resources, including wildlife habitats. Special emphasis should be on air quality, preservation of historic sites, the provision of open space and recreation.
- Recreation: Maintain existing parks and open space as well as expand system through redevelopment and additional land dedications.
- Historic Preservation: Integrate and reconcile historic preservation with new development and redevelopment efforts.
- Public Facilities and Open Space: Complete, repair or replace existing infrastructure systems to enable future development and redevelopment.
- Intergovernmental Coordination: Provide for regionalization and intergovernmental coordination of land use and development policies.

The remaining area of the Borough is located in the environmentally sensitive planning area. The Borough's Master Plan is consistent with the statewide goals and objectives of the SDRP and the policy objectives of the various planning areas.

Cross-Acceptance / SDRP. On April 28, 2004, the New Jersey State Planning Commission (SPC) approved the release of the Preliminary 2004 SDRP and the Preliminary State Plan Policy Map. This action launched the third round of Cross-Acceptance.

Cross-Acceptance is defined by the SPC as a bottom-up approach to planning, designed to encourage consistency between municipal, county, regional, and state plans to create a meaningful, up-to-date and viable State Plan (N.J.S.A. 52:18A-202.b.). This process is meant to ensure that all New Jersey residents and levels of government have the opportunity to participate and shape the goals, strategies and policies of the State Plan.

Through Cross-Acceptance, negotiating entities work with local governments and residents to compare their local master plans with the State Plan and to identify potential changes that could be made to achieve a greater level of consistency with statewide planning policy. Cross-Acceptance concludes with written Statements of Agreements and Disagreements supported by each negotiating entity and the SPC. The State Planning Commission will incorporate the negotiated agreements into

the Draft Final State Plan. Westwood participated in the Cross-Acceptance process in 2004 to ensure consistency with preliminary SDRP and State Plan Policy Map.

A significant aspect of this year's Cross-Acceptance process, and what distinguishes it from past years, is the State's intent to rely upon this process, and the final adopted State Plan, as the basis for determining funding allocations for a variety of programs. It is especially important for the Borough to participate in this process as a result.

Council on Affordable Housing (COAH). COAH has published its third round methodology and rules. The methodology differs substantively from the prior round. The proposed third round methodology includes three components. The first, a rehabilitation share, includes the number of substandard units that the Borough is responsible for rehabilitating. The second component involves the Borough's past obligation from rounds one and two. The final component, the growth share, results from the portion of expected growth attributable to the Borough.

The borough received substantive certification from the New Jersey Council on Affordable Housing (COAH), on April 7, 2004 for their second round obligation affirming that the borough has addressed its low and moderate income housing obligation. The certification will be effective until 2010 and concludes that the borough has a new construction surplus of 189 units and a rehabilitation requirement for an additional 4 units.

Residential Site Improvement Standards (RSIS). RSIS went into effect on June 3, 1997. The adopted rules establish technical standards for streets and parking, water supply, sanitary sewers and stormwater management relating to residential development. 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 1997, there have been several amendments to the RSIS standards. The changes that most significantly affect planning issues and current developments in the Borough are listed below:

- New regulations for access streets to multi-family development have been added. The RSIS standards now include regulations for cul-de-sacs and multi-family cul-de-sacs, which differentiate between the higher density developments and single-family neighborhoods.
- The RSIS standards have been recently revised because of the changes to the stormwater regulations as required by the New Jersey Department of Environmental Protection (NJDEP). These standards will require greater infiltration of stormwater, where feasible, and stormwater quality treatment through bioremediation techniques.
- The RSIS standards have been revised to acknowledge the impacts of two-family dwellings. Trip generation and parking requirements for two-family dwellings have been added to the RSIS.

The Borough should continue to implement the adopted RSIS as required by the statute. It should also be noted that these standards govern residential development only. Borough requirements

governing non-residential development are not affected by RSIS.

5.0 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

In the 1999 re-examination it was noted that the reexamination and evaluation of the 1993 master plan revealed that its goals, objectives, and policy statements continue to represent, with modifications, a sound basis for the overall planning of the community. The 1999 re-examination also noted that the distribution of uses in the 1993 Master Plan were satisfactory, with a few exceptions included in the plan.

5.1 Goals and Policies:

1. The goals and policy statements were refined in the 1999 re-examination and are refined or reaffirmed as follows:

Goal #1: To maintain and enhance existing areas of stability in the community and encourage a proper distribution of land uses by designating areas which have their own uniform development characteristics. A principal goal of this plan is to preserve and protect the residential character and moderate density of the community by restricting incompatible land uses from established residential areas, and limiting intensities of use to the level, and locations, prescribed herein.

Policy Statement: The Borough of Westwood recognizes that one of its most significant attributes is its uniform land use arrangement, with limited intrusions of non-residential development in residential neighborhoods. The plan's land use recommendations are designed to protect and reinforce the prevailing detached single family residential development patterns in the community, encourage attached residential development only in those areas specified in the plan, preclude any introduction of incompatible non-residential use in areas designated for residential use, and reinforce the intensities-of-use recommended in this plan.

Goal #2: To ensure that any prospective development and/or redevelopment is responsive to Westwood's environmental features and can be accommodated within the community's infrastructure development.

Policy Statement: The borough seeks to encourage development which is sensitive to the community's particular physical characteristics, and preserves the borough's sensitive environmental elements. In particular, the borough encourages development which preserves steeply sloped areas (defined to include any slope of minimally fifteen percent grade), protects wetlands and flood plains, and retains vegetation (particularly trees of a caliper of minimally eight inches, and clusters of trees). The borough expressly recognizes that one of its attributes is the extensive treed character of so many of its building lots, and consequently it is recommended that a planned program of tree preservation, through appropriate ordinance regulation, be imposed to ensure the retention of this natural feature. Additionally, the borough takes cognizance of the fact that there are numerous sites in the municipality that are

typified by extensive environmentally sensitive features and therefore may not be able to accommodate their full zoned development potential.

Goal #3: 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 sections of the community. Appropriate buffer/screening devices are to be encouraged to separate incompatible land uses in order to minimize adverse impacts on residential properties. This should be accomplished primarily within the framework of appropriate open space buffer strips containing suitable planting elements (including such elements as multiple rows of plant material, planting clusters, etc), in an effort to protect residential areas and to retain and reaffirm the community's overall landscape amenity.

Goal #4: To provide a variety of housing types, densities and a balanced housing supply, in appropriate locations, to serve the borough and region.

Policy Statement: The borough contains a broad and varied housing stock consisting of detached dwellings, townhouses and multi-family units. The borough's policy is to continue to accommodate this broad array of housing, and to encourage the provision of some additional townhouse and multi-family residential development, in accordance with the specific delineations depicted on the land use plan map but not encourage any additional attached residential development beyond that which is depicted on the Land Use Plan Map. The borough's housing policy recognizes that the State has specifically refined the housing issues to direct attention to the specific need for lower income housing. Within this framework Westwood has adopted a housing element which has been subsequently certified by COAH to address the borough's lower income housing need.

Goal #5: To promote the continued maintenance and rehabilitation of the borough's housing stock.

Policy Statement: The borough seeks to encourage improvements in the existing housing stock. The borough seeks to fulfill this goal through participation in the county housing improvement program. Notice of the availability of these funds should be published in the local newspapers and posted on the boroughs web site in order to bring the benefits program to the attention of residents of the borough.

Goal #6. To discourage the proliferation of two family and multi-family dwellings.

Policy Statement: The borough recognizes and acknowledges the existence of two-family and multi-family dwellings in the community. However, it has been determined that additional two-family dwellings and multi-family units, exclusive of those planned sites set forth in this plan, represent an intrusive element which erodes the established character of the community and represent a drain on facilities. The borough's land use policy is designed to prevent the construction or expansion of two-family and multi-family units except as provided herein. It is the express policy of the borough to discourage any other additional such development in

Westwood.

Goal #7: To preserve and enhance the borough's commercial areas by: defining their functional role in the community, enhancing the quality of life within the commercial center through an appropriate mixture of activities; encouraging the assemblage of small properties to foster an efficient and attractive design; encouraging the use of the design elements identified in the Land Use Plan; and, encouraging the consolidation and expansion of off-street parking to provide greater convenience for shoppers.

Policy Statement: The borough seeks to encourage the continued development of the community's business district for retail and service commercial uses serving the daily needs of the resident population. The borough's broad land use policy is to reaffirm a central business district with its own integrity, uniformity of purpose, and integration of building, landscaping, signage, design and parking elements as set forth in the Land Use and Central Business District Plans, and also encourage the establishment of a definitive developmental character for the other commercial and business categories delineated herein.

Goal #8: To preserve the historic features of the borough as an integral part of the community's unique character.

Policy Statement: The borough seeks to protect historically significant structures as identified in this plan through the adoption of regulations, consistent with the land use act's intention to preserve historic properties. The counties list of historically significant properties or district's serves as a basis for which a refined list of properties and district's are to be formulated into a historic preservation element.

Goal #9: To discourage the creation of flag lots in the borough.

Policy Statement: The borough maintains that flag lots represent an improper land use arrangement which results in a lot arrangement which is inconsistent with the community's established development pattern, and represents a development pattern which hinders emergency service access to such lots.

Goal #10: To ensure that child-care centers are located on suitably sized lots which provides sufficient outdoor play area, appropriate buffers to separate and screen on-site activity from adjoining residents, and sufficient parking to accommodate the parking needs, including employee parking, visitor parking, and pick-up/drop-off areas, of the facility.

Policy Statement: The borough recognizes that the use of lots in residential areas for child-care centers can impact the quality of life for adjoining residents. This impact encompasses a variety of factors. While a few children playing in a yard may be acceptable, a large number of children, playing throughout the course of a day, can be intrusive to adjoining residents. Appropriate screening for parking and drop-off activity is also needed. Consequently, the borough should mandate the provision of a suitably large lot for his type of use, thereby ensuring the provision of suitable physical buffer/separation features which will serve to minimize the impact of this use on adjoining residents.

Goal#11: To support the overall philosophy of the State Development and Redevelopment Plan (SDRP) as a means of providing growth management on a state-wide basis while retaining the principals of home-rule.

Policy Statement: The borough maintains that the general intent of the SDRP, to manage growth within the framework of an assessment of needs and infrastructure capabilities, and the SDRP's specific Metropolitan Planning Area designation for Westwood, represents a reasonable approach to growth management.

5.2 Proposed Amendments to Development Regulations and Land Use Plan

This periodic review of the current Borough development regulations and land use plan suggests the need to modify the ordinances and plan so they remain current and reflect the Borough's overall land use policies. The recommended changes set forth herein include a limited number of substantive modifications. Most changes are primarily administrative and organizational in nature, or result from practical problems and issues that have been experienced by the Planning, Zoning Board and the Zoning Official in the application of the ordinance. The following is noted:

1. **Zone District's and Permitted Uses.** The proposed recommendations include a few modifications to the borough's existing distribution and delineation of zone districts, and the enumeration of permitted uses. The following modifications are recommended:
 - a. **Central Business District / Special Pedestrian Environment (CBD/SPE) Zone.** The permitted uses in the CBD/SPE zone are comprised of uses which are conducive to the pedestrian retail environment in the zone. To foster variety, some limited food service uses have been permitted in the zone to service patrons but the larger sit down restaurants are permitted in the surrounding CBD. This policy is maintained but some adjustments are recommended to these uses in the CBD/SPE. The following are changes recommended for the criteria for Gourmet Specialty Food Stores and some additional permitted uses for the CBD/SPE:
 - Nutritional and Health Food stores
 - Gourmet and Specialty Food Stores Criteria:
(such food store having 1,500 sf or more shall have no more than 16 seats (from 8) for consumption of food prepared at establishment)
 - b. **Health Service Office (HSO) Zone.** The future redevelopment of properties in the HSO zone should be compatible with the Land Use Plan and contributes to the ratable base of the community. The limits of the Pascack Valley Hospital properties are recommended to be contained within its own zone recommended as a new zone titled the "H" zone specifically tailored to the hospital. The existing specific permitted bulk standards for hospitals would apply to this zone as follows:

Hospitals. Hospitals shall comply with the following:

Minimum Lot Area	20 acres
Minimum Lot Frontage	500 feet
Minimum Lot Depth	300 feet
Maximum Building Height (st./ft.)	5 sty or 65 ft, whichever is less
Minimum Building Setbacks	100 feet
Maximum Lot Coverage	60 percent

The remainder of the HSO-zoned properties would remain in the HSO zone designation and it is recommended that hospital uses be removed from this zone.

It is further recognized, in consideration of the recent improvement and expansion of

services at the Hospital, that the properties in the surrounding non residential zones may experience an increase in the demand to revitalize to accommodate related medical and support services. It is therefore recommended as the facilities and services at the hospital evolve that this potential new market be examined and considered in future land use modifications.

- c. Light Manufacturing (LM) Zone. It has been noted during this re-examination that due to physical conditions and market forces several properties within this zone have not been developed or adaptively re-used as was contemplated in the land use plan. In order to permit some diversification in land use options, as well as to provide transitional uses along the perimeter of the zone, it is recommended that consideration be given to permitting Mixed Use Office and Age Restricted 55 and over Townhouse and Multifamily Residential Development be permitted as a conditional use in the LM zone. It is recommended that that a development of this type incorporate an office transitional use, along a tract boundary adjacent to existing light industrial uses in the zone. In addition, a development should also border upon single family zoned properties, forming an additional level of transition to adjacent residential uses. The appendix provides a model ordinance as a point of reference in the consideration of this recommendation.

As noted previously in the recommendations for the HSO zone that the improvement and expansion of services at the Pascack Valley Hospital may offer the potential to expand the medical and support services in the surrounding zones. It is recommended that this potential new market be considered in the LM zone in specific locations.

- d. Limited Business (LB) Zone. The prior master plan re-examination had noted that this area of the borough has not witnessed the type or level of redevelopment which the 1993 master plan sought to encourage. This condition has generally continued to date.

The ability for this area to be redeveloped is complicated by several regulatory parameters. The northerly portion of the zone from Lake Street north to the Hillsdale border is within the 100 year flood plain, which was exemplified during the flooding during hurricane Floyd. This area has also been further impacted recently by the New Jersey Department of Environmental Protection's changes to the classification of the Pascack Brook that borders the northerly portion of the LB zone. The "C-1" classification requires a 300 foot buffer be maintained from the banks of the waterway or wetlands in this area. Therefore, a number of properties in this area are severely limited in their ability to be redeveloped. Consequently these lots are further complicated by irregular lot arrangements, ownership conditions, access easements and lack of parking.

The land use options for this area are therefore restrained to uses that can utilize the existing structures or be adapted in ways that would be permitted under the current environmental regulations. The following are recommended as additional uses:

Recommended Principal Uses

Antique Shops

Recommended Conditional Uses *

Dry Cleaning Stores (retail distribution only)
Furniture or Home Furnishing Store
Instructional Dance or Martial Arts Studios
Music Studios
Appliance or Electronic Supply Shops
Retail Custom Packaging and Mail Services
Office Supplies
Parking lots for adjacent properties
Farmers Markets

* It is also recommended that these uses be specifically conditioned on section 65C-42 "Terms Defined", wherein conditional uses require authorization by the Planning Board. It is also noted that notwithstanding compliance with specific conditional use standards hereinafter set forth, no conditional use will be permitted if the use at the proposed location would be detrimental to the health, safety and general welfare of the community.

The LB zone also includes restaurants, including drive thru as a permitted use. If the drive thru provision is to be included in a restaurant within the northern or southerly sections of the LB zone, could have significant negative impact of traffic and noise upon adjacent single family residential properties in the R-1 zone. It is therefore recommended that the drive thru provision be removed from portions of the zone adjacent to the R-1 single family zone and that a separate distinct zone be established, between Lake Street north to the Hillsdale border, permitting restaurants with a drive thru wherein the potential impacts would be negligible.

It is also recommended that the southerly portion of the LB zone, geographically separated from the northerly sections of the zone, be under a separate zoning designation established to permit some of the pre-existing non-conforming uses, such as car dealerships, due to their historical predominance in this area. The noted adjustments would culminate into the designation of three separate LB zones with a list of permitted uses specific to each geographic location.

The bulk criteria for the LB zone should also be evaluated in this redefinition of the LB zone so that the bulk criterion reflects the existing lot size and configuration of properties where it is deemed appropriate. This adjustment should be responsive to the intent to plan for lots to merge in order to encourage an intended level of development in an appropriate location.

- e. Office (O) Zone. The "O" zone is geographically located on the fringe of the CBD zone and serves as a transitional zone between perimeter residential uses and the CBD. The existing mixed use provision of the "O" zone should be modified in order to assure the appropriate lot area is provided to accommodate the mix of uses permitted and safe and efficient traffic and pedestrian circulation. In review of the functional operations of a mixed use facility and the need to maintain the transitional characteristics of the zone, it is recommended that the minimum land area be increased to a minimum of 2 ½ acres from 1 ½ acres.

2. Amendments to Development Regulations

- a. F.A.R. for residential R-1 zone. The building coverage requirement for residential zones helps control the two-dimensional footprint of a building but does not control the three-dimensional bulk. Current building trends seek to maximize the building floor area in order to maximize the return. This has resulted in, on the relatively small lot sizes in Westwood, the lack of relief or the provision of design elements that balance the mass of a building to a lot and the character of the existing neighborhood.

It is recommended, in order to provide a standard for residential buildings of appropriate bulk, a floor area ratio (FAR), be established for residential zones or specifically for the second floor of a structure. This standard permits the first floor to be built out to the permitted building coverage, but in the alternative the second floor would be required to be offset in order to reduce the bulk of the building. This standard will require further analysis to establish the appropriate ratio in order to reflect the average size of the existing buildings and a percentage that would adequately address this issue. A ratio that has been utilized in similar regulations is the provision that the second floor area be 85% of the total building coverage permitted for the lot. In addition this analysis should consider adjusting the permitted level of coverage in proportion to the lot size with a cap at the maximum size.

- b. Section 65C-12. Procedures for filing of applications. The application submission procedures should be revised to include the statutory time frame for deeming an application complete which is 45 days. This is recommended in order to clarify this time frame for applicants to the planning and zoning boards. All conflicting time frames should be removed from this section.
- c. Section 65C-42 Impervious Coverage Definition. It is recommended that the term "impervious coverage" be amended to "total surface" coverage to further define the various types of coverage that lead to runoff from a property. A definition that has been used in other municipalities that could serve as a model is as follows:

"TOTAL SURFACE - The percentage of lot area covered by the aggregate of building coverage and all surfaced areas, including tennis courts, swimming pools or any other recreational structures, whether or not any of the foregoing have an impervious surface. For purposes of determining "total surface coverage," parking areas, patios, decks and driveways, whether or not paved by way of macadam, concrete, bricks or other types of paving stones or blocks or surfaced with stones or gravel or left in a natural state, shall be included in such computation".

- d. Section 65C-45 B.: The requirements for Certificates of Occupancy are recommended to be modified within this section. The following are the revisions recommended:

~~"Certificates of Occupancy. No land shall be occupied or used and No buildings hereafter erected, altered or changed in tenancy, use or ownership shall be occupied, in whole or in part, until a certificate of occupancy shall have been~~

issued by the Construction Official. ”

In addition the following paragraph is also recommended for revision:

“Written application shall be made by the owner or his agent for a certificate of occupancy when all requirements of a construction permit are met or, in the case of re-occupancy or change in ownership, when it is established after general inspection of the visible parts of the premises and investigation of available municipal records that no violations of the Uniform Construction Code or Zoning Ordinances of the Borough of Westwood have been found and that no unsafe conditions shall exist.”

- e. Section 65C-50: This section describes the escrow deposit requirements for applications to the boards and it should be amended to include an escrow for appeals and interpretations heard by the Zoning Board. The escrow ordinance should also be updated to include the required fee for an appeal or interpretation in addition to a comprehensive review of the fees for all applications.

The escrow ordinance should also reference that applications will not be deemed complete by the boards unless sufficient escrow has been deposited in accordance with the fee schedule of the ordinance and if there are any delinquent and/or outstanding escrow payments for the property subject of the application.

- f. Section 65C-67 “F”: This section of the ordinance should be revised to include the following additions (in italics):

“Front yards shall be free of *uses principal or accessory* structures, storage, impervious areas or parking except for lawful driveway, *walkways, patios, steps* and parking areas *as specifically permitted herein, (see section 65C 124B.10 ref. driveways).*”

These suggestions are offered to clarify the intent and permitted activities that would normally be permitted in the front yard area.

- g. Section 65C-67 “G”: Further refinement is needed for the ordinance provision in section 65C-67 “G” which states:

“*No new lot shall be created where the building envelope shall obstruct the line of sight to any other lot's building envelope fronting on the same street from any portion of said proposed lots street frontage.*”

This requirement may create a conflict with a typical conforming subdivision and therefore should be removed from the development standards. Furthermore, in order to improve the lot development requirements, Section 65C-102 “D” should be further revised as follows:

A lot shall not be created or subdivided within the front yard area between the entire front façade of a *residential* building and the *common* street lot line on which the *properties* front as *determined herein*. This provision shall not apply wherein a pre-

existing building will be removed as a result of the proposed subdivision.

- h. Section 65C-101 H: The Board of Adjustment was requested to interpret outdoor storage and had concluded that a truck or trailer shall not be defined as outdoor storage if the registration is valid and the vehicle must be moved offsite within a two week time period. This regulation would not include containers without wheels, which should be considered accessory structures. This conclusion should be included in the development ordinances for consistency.
- i. Section 65C-109. A criterion for maximum length of a building in the CBD zone should be studied to manage the potential consolidation of several contiguous lots in a redevelopment project resulting in an undesirable building length. Further study should be undertaken to establish a maximum building length that would be relative to the established character while allowing for some modest consolidation of properties. In addition, the analysis should consider the incorporation of a maximum lot size in order to limit the land area encompassed within one development.
- j. Section 65C-117A.1.a. The criteria for sheds and accessory structures maximum square footage at a 5 foot rear and side yard setback should be increased to 450 square feet from 400 square feet in order to allow an appropriate size for an accessory garage on a lot. This would equate to a 20 by 22 ½ foot building.
- k. Section 65C-117C.2.a. The storage of passenger motor vehicles and recreational vehicles should be only for the owner or tenant of the principal structure on the lot.
- l. Section 65C-117C.2.a. The ability to rent out a garage space for storage to someone who is not a resident or owner of the property should be specifically controlled. We recommend the following:

"The storage of passenger motor vehicles and recreational vehicles should be only for the owner or tenant of the principal structure on the lot."
- m. Section 65C-117 F.1.: An exception should be included for fences on corner lots to permit a 6 foot high fence to extend to the front property line up to the plane of the rear wall of the principal building.
- n. Section 65C-117 F.6.: Due to building code requirements wherein no permits are needed for a retaining wall unless it is load bearing, it is recommended that all retaining walls over 2 feet in height shall require review and approval of the Borough Engineer only and not the construction official.
- o. Section 65C-121(h)(4). It is noted that the wireless telecommunication ordinance permits antennae to be mounted on an existing building subject to an administrative review by the zoning administrator. The ordinance provides the zoning administrator authority to vary the requirements concerning size and location of building or equipment storage. The ability to make a determination for the deviation from these requirements be the purview of the board and not the zoning administrator.

- p. Section 65C-123 D.2.(f). Exterior illumination of signs is not currently noted as a permitted method of illumination. This section should include a provision that signage may also be permitted to be illuminated through building mounted spot lighting, such as gooseneck style fixtures, that contain adequate shielding to control the spread of light to the sign area only.
- q. Section 65C-123 D.4.: The current ordinance limits window signs to be painted in gold leaf, black or white. It is recommended that this provision be amended to limit the number of colors to 3 colors.
- r. Section 65C-123 I.4.: The sign ordinance does not permit, within the CBD and CBD/SPE, awnings to be yellow or red for safety purposes. It is recommended that this limitation be removed.
- s. Section 65C-123: The sign ordinance should be further refined to require that backlit signs be permitted only with an opaque background for all zones. This feature provides the required identification without the excessive illumination of the sign contributing to glare and light pollution.

The 12 inch maximum letter height within the CBD/SPE zone and consequently the CBD, CO, LB, LM, and RW zones may be too restrictive within the maximum 2 foot sign panel when a sign is to be lettered in lower case letters. This is due to the fact that certain font types have letters which extend below the common justifying line for the lettering such as the letters "p" "g" or "y". It is therefore recommended that the ordinance be amended to permit an allowance of 6 inches additional height for ascending or descending lower case letters.

- t. Section 65C-124 B.10. The parking requirements should be changed for the number of garage spaces required. It is recommended that a 1 car garage should be required for a single family home with up to 3 bedrooms and a 2 car garage for single family homes with more than 3 bedrooms in order to balance the requirements to the size of the home.
- u. Section 65C-124 D. 4. j.4): Commercial vehicles within residential zones have been an ongoing enforcement problem. It is recommended that the criteria of this section be further refined to require that commercial vehicles shall be a maximum of two (2) axles and shall not exceed an overall length of twenty (20) feet, and an overall height of eight (8) feet. A commercial vehicle shall be parked in the driveway behind the vertical plane of the front façade of the principal building on the lot.
- v. Article XII and XIV: The phrase "Zoning" should be include in the title of these articles in order to further clarify that they are zoning requirements.
- w. Article XIII. The section reference for signs under accessory uses should be updated to section 65C-123 for all zones for clarity.
- x. Health Care Services. The ordinance definitions should include a definition for a health care support services as well as specific zones wherein they would be permitted such as in the CBD, CO and O zones. The services included under this use would include a

wellness center, nutritionist, physical therapy, holistic healing and dietitian. The parking standards should also include a recommended standard for this use of 1 space per 200 square feet.

- y. Application Forms. The official Planning or Zoning Board application forms should include a separate application form tailored to single-family residential applications for "C" variances in order to simplify the application process. The regular "C" variance application can be confusing for the homeowner who is applying for a minor variance. The form should also provide a space in which the applicant's reasons for the variance are provided to help set the framework for their application.

3. Master Plan Design Issues

The one notable feature of the CBD that continues to merit attention is the 1993 master plan proposals for the enhancement of Veterans Park. The proposals were designed to integrate the park into the Westwood Avenue corridor in a more direct fashion than is presently the case. The design sought to open up views of the bandstand from Westwood Avenue, so there would be a more direct visual and physical linkage between the central business district and the bandstand and between shoppers and the park setting. Improvements will also serve as an attractive enticement to enter the park, and for pedestrians and shoppers to use the park as a pleasant passive park amenity and respite from shopping or visiting the downtown area. This re-examination report reaffirms propriety of the central business district and park plan which was set forth in the 1993 master plan.

6.0 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

In 1992, the Local Redevelopment and Housing Law (LRHL) was enacted into law. The LRHL replaced a number of former redevelopment statutes, including the Redevelopment Agencies Law, Local Housing and Redevelopment Corporation Law, Blighted Area Act, and Local Housing Authorities Law, with a single comprehensive statute. At the same time, the MLUL was also amended to require, as part of a master plan reexamination, that the issues raised in the LRHL be addressed.

The LRHL provides the statutory authority for municipalities to designate areas in need or "redevelopment," prepare and adopt redevelopment plans, and implement redevelopment projects. Specifically, the governing body has the power to initially cause a preliminary investigation to determine if an area is in need of redevelopment, determine that an area is in need of redevelopment, adopt a redevelopment plan, and/or determine that an area is in need of rehabilitation.

A planning board has the power to conduct, when authorized by the governing body, a preliminary investigation and hearing and make a recommendation as to whether an area is in need of redevelopment. The planning board is also authorized to make recommendations concerning a redevelopment plan, and prepare a plan as determined to be appropriate. The board may also make recommendations concerning a determination if an area is in need of rehabilitation.

The statute provides that "a delineated area may be determined to be in need of redevelopment if" after investigation, notice and hearing... the governing body of the municipality by resolution concludes that within the delineated area "any of the following conditions are found":

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions;
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable;
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography or nature of the soil, is not likely to be developed through the instrumentality of private capital;
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community;

- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare;
- f. Areas in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L. 19833, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approved by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992,c79 (C.40A:12A-5 and 40A:12A-6).
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

The statute defines redevelopment to include "clearance, replanning, development, and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structure and the grant or dedication of spaces as may be appropriate or necessary in the interest of general welfare for streets, parks, playgrounds, or other public purposes, including recreation and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan." It is noteworthy that the statute specifically states that a redevelopment area may include lands which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is necessary for the effective redevelopment of an area.

Appendix A: Draft Mixed Use Office Age Restricted Residential Ordinance

65C-113 D. LM Zone Standards (recommended amendment)

Permitted Conditional Uses.

Mixed Use Office and Age Restricted 55 and over Townhouse and Multifamily Residential Development subject to the following conditions:

a. Conditional Use Standards:

1.) Lot Bulk Standards

Minimum Lot Area	3 acres
Minimum Lot Frontage	300 feet
Minimum Lot Depth	200 feet
Maximum Building Coverage	40%
Maximum Lot Coverage	60%
Maximum Density	16 dwelling units per acre;

2.) The tract shall abut a single-family residential district and shall have a minimum of 100 feet of its lot adjacent to the single-family district so that such development represents a transitional use between the LM district and the single-family district.

3.) The first 100 feet from a commercially zoned street frontage of a proposed mixed use development shall be developed with a non residential use or alternatively there shall be a minimum landscape buffer of 50 feet from said non residentially zoned street frontage. Access roadways to the proposed residential development of the site shall be exempt from this requirement.

4.) There shall also be a 35-foot internal landscaped buffer provided in between the residential and non-residential uses of a mixed-use development. Access roadways to the proposed residential development of the site shall be exempt from this requirement.

5.) A minimum of 12.5 percent of all residential units shall meet the requirements of the New Jersey Council on Affordable Housing (COAH) for affordable units, except where the Borough permits a payment of a fee in lieu of the provision of such units on-site. The purpose of such fee is to fund the transfer of lower-income units to a receiving municipality through the Borough's participation in a Regional Contribution Agreement (RCA) or other eligible affordable housing program.

The amount of the fee shall be the minimum prescribed by the applicable COAH regulations.

6.) Minimum buffer from adjacent single-family residential development: 25 feet.

7.) Minimum buffer from adjacent non-residential development: 10 feet.

8.) Each such development shall include at least one area of distinctive design, including a recreation feature, that is intended to create a visual focal point or

area of interest and serve the recreation needs of the development. The distinctive features shall include a pavilion, gazebo, or other focal architectural feature or amenity and at least three of the following components: (a) plaza, patio or seating area; (b) decorative walls or terraces; (c) swimming pool, water feature or fountain; (d) a decorative landscape design element, including flower beds and ornamental plantings designed to complement the other elements of the distinctive design feature and create seasonal interest. The distinctive feature shall be linked to the on-site pedestrian walkway network of the development. The distinctive design feature shall be in addition to any design features located at the entranceways of the development. These features shall comprise at least 5% of the area of the tract.

b. Supplemental Development Standards.

1.) Townhouse Units. Townhouse units shall comply with the following.

Maximum Units per Building	7
Minimum Number of Units/tract	35%
Maximum Building Height (st./ft.)	2½/30 feet
Minimum Parking Spaces	to conform to RSIS requirements, with a minimum of one garage space/unit
Maximum Building Length	175 feet
Building to Building Setbacks:	
Front to front	60 feet
Front to side	40 feet
Side to side	15 feet
Back to back	50 feet
Minimum Building Setback from Public Right of Way	30 feet
Minimum width of any townhouse unit	22 feet
Minimum Floor area per unit	1,000 square feet.
Minimum Building Setback from Side and Rear Lot Lines	30 feet
Minimum setback to internal street or parking	15 feet

2.) Multifamily Dwelling Units. Multifamily units shall comply with the following.

Maximum Units per Building	30
Maximum Building Height	3 stories/35 feet
Minimum Parking Spaces	to conform to RSIS requirements, a minimum of one-half of all spaces to be garage spaces
Maximum Building Length	150 feet
Building to Building Setbacks:	
Front to front	60 feet
Front to side	40 feet
Side to side	30 feet
Back to back	50 feet

Minimum Building Setback from Public Right of Way	75 feet*
Minimum floor area per unit	650 square feet
Minimum Building Setback from Side and Rear Lot Lines	50 feet
Minimum setback to internal street or parking	10 feet

* If public right of way is comprised of a stub street or cul-de-sac extending into the tract for purpose of access to the development, and it consists of no more than 100 feet of linear dimension, than said setback in such area may be reduced to 50 feet.

3.) Office Buildings. Office Buildings shall comply with the following.

Maximum Floor Area Ratio	10%
Maximum Building Height	2 stories/30 feet
Minimum Parking Spaces	to comply with 65C-124
Maximum Building Length	175 feet
Building to Building Setbacks:	
Front to front	60 feet
Front to side	40 feet
Side to side	30 feet
Back to back	50 feet
Minimum Building Setback from Public Right of Way	30 feet
Minimum Building Setback from Side and Rear Lot Lines	50 feet
Minimum setback to internal street or parking	10 feet

4.) Architectural detailing. All the proposed building facades shall have a coordinated architectural design and style. The architectural detailing of the buildings shall be true to the architectural style or theme selected for the development. The architectural elevations shall provide some differentiation from unit to unit to create variety and interest, but shall not be so dissimilar as to detract from the overall architectural composition of the development.

5.) Architectural design features shall be used to create interest and variety and shall include staggered unit setbacks, changing rooflines and roof designs, and alterations in building height. Decorative elements such as shutters, porches, balconies, cornice features and other design elements shall be incorporated into the design of the building.

No flat roof structures are permitted.

No more than two (2) adjacent dwelling units may be constructed without providing a front wall setback of not less than three (3) feet unless some other acceptable method of façade articulation is provided.

Building colors shall have a complementary color palate that contains no more

than four related colors.

Building materials shall be consistent with the architectural theme of the development.

Roof mounted mechanical equipment shall be screened by a wall, roof element or by other means and such screening shall be in keeping with the architectural motif of the building. Said mechanical equipment and screening shall not exceed the permitted height of the building.

6.) Buffer Areas. Buffers from adjacent residential and commercial properties shall comply with the following standards:

- i. Landscaped berms shall be incorporated to accentuate the screening qualities of the landscaping proposed. Berms shall be a minimum of two feet in height, The width should vary with side slopes of 1 to 5 to 1 to 2, without adversely affecting natural drainage or slope retention;
- ii. Berms shall be overlapping where drainage swales are required to pass through them. The final design must be reflected upon the grading and drainage plan;
- iii. The landscaping shall be designed to compliment the berms and shall be designed to provide a screen along the majority of the buffer area. Planting shall be installed at a variety of sizes which conform to the following minimum sizes:

Shade Trees	3 inch caliper
Evergreen Trees	7-8 feet
Shrubs	18-24 inches

- iv. The landscaping within the buffer area shall include a predominance of evergreens to provide buffering during the dormant seasons.

7.) Streetscape. The development shall include a cohesive thematic streetscape design that includes such items as sidewalk pavement design, stylized street lighting and thematic street tree planting. The streetscape shall include the following elements:

- i. Sidewalk areas should include creative use of stylized brick or concrete pavers, colored and stamped concrete or decoratively scored concrete;
- ii. The street lighting should incorporate the use of stylized light fixtures that complement the proposed building architecture. The following standards shall apply:
 1. The light fixtures should incorporate sufficient photometric controls, which shield the source of lighting from adjacent buildings or properties;
 2. The height of the street lighting fixtures should be residential in scale and should not exceed a 12-foot

mounting height;

3. The lighting levels proposed should conform to all applicable ordinance standards provided herein.
- iii. Pedestrian crossings of roadways should be accentuated through the use of differential pavement crossings;
- iv. Shade trees. Shade trees shall be provided for all streets and parking areas and shall be in accordance with the following standards:
 1. The shade tree planting layout should complement the overall theme for the development as a whole;
 2. Spacing between trees shall be determined based upon species and the desired theme. The spacing should range between 30 to 40 feet on center. There shall be a minimum of one shade tree per ten parking spaces within all parking lots;
 3. There should be several species of shade trees incorporated into the design of the overall project to avoid problems associated with a monoculture;
 4. The choice of tree species should be based on form and on site conditions and shall be subject to the approval of the Shade Tree Committee;
 5. Shade trees shall be a minimum of 3 inches in caliper.

Appendix B: Summary of Historic Properties and Sites

INDIVIDUAL LOCATION PRESERVATION CROSS REFERENCE LIST
WESTWOOD 0267 BERGEN COUNTY HISTORIC SITES INDEX

	ADDRESS	BLOCK/LOT	BCHSI 0267	NAME
1	2 First Ave	1001/17	6	David Bogert House
2	610 Lafayette Ave	203/6	7	Westervelt House
3	230 Mill St	225/6	8	Vanderbilt House
4	193-195 Old Hook Rd	Destroyed	9	Hopper House
5	306 Washington Ave	107/3	10	John D. Haring House
6	47 Berkeley Ave	1409/6	11	Westwood School #2
7	25 Boulevard	914/9	12	Bogert Furniture Shop
8	93 Center Ave	Destroyed	13	Boro Hall, Police and Fire Dept.
9	36 First St	1001/13	14	John Haring House
10	31 Fourth		15	W.H. Bormm House
11	530 Fourth Ave	902/42	16	J.D. Henry House ?
12	80 Hillside Ave	102/17	17	Hering-Cole House
13	219 Kinderkamack Rd	1504/5	18	Richard Hopper House
14	11 Madison	806/4	19	Stereoscope Factory Bldg
15	14 Mill St	1001/16	20	
16	South side of Old Hook Road east of Crest Street (NE section of Westwood Cemetery, Kinderkamack Road)	1605/7, 8, 9	21	Old Hook Cemetery from 1797. Ackerman headstone. Alyea and Hopper families
17	NE Corner Palisade Ave and Pleasant Ave	1901/27	22	St John's AME Church
18	61 Second Ave	1007/5	23	Fred Link Stone House
19	84 Washington Ave	605/2	24	
20	96 Washington Ave		25	Brickell House
21	234 Washington Ave	112/16	26	John G. Bogert House
22	264 Washington Ave	111/9	27	American Legion Hall
23	27 Wheeler	211/7		W.N. Wright (reinforced concrete)
24	116 Seventh Ave	211/8		Queen Ann style reinforced concrete

DISTRICT 1 PRESERVATION CROSS REFERENCE LIST
 AREA AROUND VETERAN'S MEMORIAL PARK AND WESTOOD CENTER
 WESTWOOD 0267 BERGEN COUNTY HISTORIC SITE INDEX

	ADDRESS	BLOCK/LOT	BCHSI 0267	NAME
1	313 Broadway	907/2	D1 1	Voltz Hardware
2	325 Broadway	907/3	D1 2	Jaeger's Westwood Diner
3	329 Broadway	907/4	D1 3	Gardner's II and Fabric Discount King
4	347 Broadway	907/5	D1 4	The Party Shop and Fraternally Yours
5	347 A Broadway	907/5	D1 5	The Store Next Door
6	349 Broadway	907/6	D1 6	Westwood Flower Shop
7	S E Corner Broadway and Westwood Ave	907/9	D1 7	Westwood Trust
8	Westwood Railroad Station	906/2	D1 8	Railroad Station
9	88 Elm St	911/1	D1 9	
10	5 Park Ave	912/6	D1 10	De Marzo
11	7 Park Ave	912/5	D1 11	
12	15 Park Ave	912/4	D1 12	
13	21 Park Ave	912/3	D1 13	
14	25 Park Ave	912/2	D1 14	
15	29 Park Ave	911/6	D1 15	
16	49 Park Ave	911/4	D1 16	Westwood Library
17	45 Park Ave	911/3	D1 17	P.H. Westervelt House
18	47 Park Ave	911/2	D1 18	A.B. Van Emburgh House
19	274 Third Ave	904/8	D1 19	
20	288 Third Ave	904/7	D1 20	
21	296 Third Ave	904/6	D1 21	
22	316 Third Ave	904/5	D1 22	
23	Veteran's Memorial Park and Bandstand	905/1 906/1	D1 23	Bandstand
24	20 Washington Ave	806/5	D1 24	DeBaun Saloon- Meyers Park Hotel
25	40 - 48 Washington Ave	806/5	D1 25	

DISTRICT 2 BOGERT PRESERVATION CROSS REFERENCE LIST
 PARK AND AREA BOUND BY BOGERT AVE, CAROLYN ST AND PROSPECT ST
 WESTWOOD 0267 BERGEN COUNTY HISTORIC SITES INDEX

	ADDRESS	BLOCK/LOT	BCHSI 0267	NAME
1	3 Bogert Ave	1007/13	D2 1	
2	11 Bogert Ave	1007/12	D2 2	
3	15 Bogert Ave	1007/11	D2 3	
4	33 Bogert Ave	1007/10	D2 4	
5	6 Carolyn St	1002/10	D2 5	
6	22 Carolyn St	1002/8	D2 6	
7	30 Carolyn St	1002/7	D2 7	
8	Musquapsink Brook Bridge	1007	D2 8	Musquapsink Brook Railroad Bridge
9A	112 Prospect Ave	1007/14	D2 9A	
9	109 Prospect Ave	1004/9	D2 9	
10	115 Prospect Ave	1004/8	D2 10	
11	125 Prospect Ave	1004/7	D2 11	
12	131 Prospect Ave	1004/6	D2 12	
13	137 Prospect Ave	1004/5	D2 13	
14	143 Prospect Ave	1004/4	D2 14	
15	151 Prospect Ave	1004/3	D2 15	
16	157 Prospect Ave	1004/2	D2 16	
17	163 Prospect Ave	1004/1	D2 17	

11/17/05 Prepared by Ann Costello from the 1982-1983 Bergen County Office of Cultural and Historic Affairs
 Historic Sites Survey.

STREETSCAPE 5 PRESERVATION CROSS REFERENCE LIST
 WESTWOOD AVENUE STREETSCAPE
 WESTWOOD 0267 BERGEN COUNTY HISTORIC SITES INDEX

	ADDRESS	BLOCK/LOT	BCHSI 0267	NAME
1	56 Westwood Ave	807/ 22	S5	
2	72 Westwood Ave	807/ 21	S5	West Building
3	NW corner Westwood Ave & Broadway	807/ 1	S5	
4	NE Corner Westwood Ave & Center Ave	807/ 20	S5	
5	269 Center Ave	808/ 2	S5	Steer Building
6	104 Westwood Ave	808/ 1	S5	
7	128 Westwood Ave	808/ 17	S5	
8	142 Westwood Ave	808/ 16	S5	Westwood Theatre
9	152 Westwood Ave	808/15	S5	
10	162 Westwood Ave	808/14	S5	Savings Bank
11	North Side of Westwood Ave between Center Ave and Fairview Ave	809/ 17, 15, 13, 12	S5	
12	216 Westwood Ave	809/ 1	S5	Westwood Post Office
13	298 Westwood Ave	809/ 11	S5	Lewis Drugs
14	23 - 45 Westwood Ave	907/ 11	S5	Brickell Building
15	51 - 89 Westwood Ave	907/12, 14, 15	S5	A.B. Bogert Building
16	99 Westwood Ave	907/ 16	S5	First National Bank
17	162 Center Ave	907/ 18	S5	Pascack Theatre
18	South side Westwood Ave between Broadway and Center Ave	907/ 10, 13	S5	
19	209 - 211 Center Ave	908/ 5	S5	
20	103 Westwood Ave	908/ 7	S5	
21	107 - 119 Westwood Ave	908/ 8, 9	S5	
22	123 - 135 Westwood Ave	908/ 10	S5	
23	151 Westwood Ave	908/ 12	S5	
24	175 Westwood Ave	908/ 13	S5	Realtor Building
25	South side Westwood Ave between Center and Fairview Ave	908/ 14	S5	
26	SW Corner of Westwood Ave & Kinderkamack	811/ 11	S5	5 Corners Shopping Ctr

