

MASTER PLAN



BOROUGH OF MOUNTAINSIDE
UNION COUNTY, NEW JERSEY

**MEMORIALIZING RESOLUTION
OF THE PLANNING BOARD FOR THE BOROUGH OF MOUNTAINSIDE
AMENDMENTS TO THE BOROUGH OF MOUNTAINSIDE MASTER PLAN**

WHEREAS, the Planning Board for the Borough of Mountainside pursuant to the provisions N.J.S.A. 40:55D-28 having undertaken a review, study, report, and subject to the additional proceedings as described herein for the amendment of the Housing Element Plan and Land Use Element of the Borough of Mountainside Master Plan; and

WHEREAS, the Board's proposed amendment being summarized and set forth in a written report entitled "Borough of Mountainside Housing Element and Fair Share Plan" as prepared by John T. Chadwick, IV, the Planning Board Professional Planning Consultant, as dated October 4, 2013, revised thru December 9, 2013, including Affordable Housing component and Limited Industrial District Amendment to the Master Plan for the Borough; and

WHEREAS, the Planning Board for the Borough of Mountainside having conducted a public hearing as to the proposed amendments at a regularly scheduled meeting of the Board which was scheduled and took place on April 24, 2014, at which time the proposed amendments and related materials were reviewed and discussed by the Planning Board, and an opportunity was afforded to members of the public and/or interested persons or parties to ask questions and/or to offer comments and/or testimony as to the proposed amendments which the Board is now considering; and

WHEREAS, the Planning Board for the Borough of Mountainside makes the following findings and conclusions and acts upon the proposed amendment as follows:

FINDINGS

1. The Board acknowledged its familiarity with the proposed Land Use Element Amendment and Housing Element Amendment to the Master Plan as prepared by the Board Planning Consultant, John T.

Chadwick, IV, dated October 4, 2013 and revised as of December 9, 2013. The Board also notes that the proposed amendment follows the investigation of the advisability of same and the recommendations of the subcommittee of the Board appointed to consider this subject with the assistance of the Board Planning Consultant and other appropriate representatives of the Borough. Also the Board notes regarding the report submitted the involvement of the Borough Attorney, the Borough Engineer, and representatives of Mayor and Council as to the advisability of and enactment of an Affordable Housing Plan for the Borough of Mountainside. The Board also notes that the proposed Limited Industrial District Amendment which is also part of the materials and proposed amendment to the Master Plan now before the Board has been previously the subject of the Planning Board's earlier re-examination report as to the Borough of Mountainside Master Plan.

2. Mr. Chadwick explained his report and the proposed revisions to the Master Plan Housing Element, Fair Share Plan, and for the Limited Industrial Zone. The Board Planning Consultant, Mr. Chadwick, pointed out that the present submission before the Board had been subject to judicial review and approval as part of separate litigation between the Planning Board, Borough of Mountainside, and certain property owners that was now being resolved. Further that the present revisions met not only the requirements of the settlement of this litigation but also "is in accordance with the intent and spirit of the Land Use Law".

3. The Board then had detailed testimony and an explanation of the proposed amendments presented to it by Mr. Chadwick who utilized exhibits showing the areas of the Borough that would be subject to the designation for compliance with the Borough's Fair Share Plan. These properties as so designated were in accordance with the Borough's opinion of a judgment of the Court approving same following lengthy proceedings before a Court-appointed Master.

4. Mr. Chadwick provided a further explanation as to the proposed properties that would be subject to the changed designation in zoning designation as being part of the Borough's Housing Element and Fair Share Plan that was certified by the Court and the Court-ordered Master and which would be subject to further rezoning pursuant to Ordinances that would be considered by Mayor and Council to implement the plan and to be in accordance with the Borough's compliance with its Affordable Housing obligations.

5. Mr. Chadwick further explained to the Board that the submission of the report as now before the Board was in accordance with a format cited in the Municipal Land Use Law and subject to established procedures for the implementing of same.

6. Mr. Chadwick then explained to the Board the proposed revisions that would impact the L-I Zone. Mr. Chadwick pointed out that the new proposal would expand the "existing traditional L-I Zone uses to now provide for medical arts, recreational uses, technical and communication uses, etc." as would be subject to more specific implementation by Mayor and Council in proposed Ordinance amendments that would be referred back to the Planning Board for a consistency determination under the Municipal Land Use Law and the Borough's Amended Master Plan.

7. In follow up discussion with the Board about the specific locations that would be involved with these amendments, Mr. Chadwick utilized exhibits to explain to the Board the locations in the Borough where the new designation and uses would be accommodated. The specific sites that would be involved in construction of Affordable Housing units were also gone over by Mr. Chadwick with the Board, and the proposed density of the sites and the anticipated uses were also explained by Mr. Chadwick for the Board.

8. As a result of further discussion with the Board Mr. Chadwick also confirmed that uses in the L-I Zone District were not being eliminated nor prohibited by the amendments, but rather additional uses were being provided for as an "overlay of additional uses allowed in this district".

9. The Board then heard comments and statements from Steven Hehl, Esq., who spoke to the Board about a request for rezoning of his client's property located on Mountain Avenue, which was not part of the present report submitted to the Board by the Board Planning Consultant nor in the L-I Zone District. The Board advised Mr. Hehl that his request would be further considered by the Board as appropriate upon any referral from Mayor and Council. The Board then heard a question and inquiry from Mr. Joseph Sinisi, a property owner for premises that would be affected by the proposed amendments. Mr. Chadwick advised Mr. Sinisi and the Board that the rezoning of Mr. Sinisi's property would be subject to the prior agreement entered into by this owner and the Borough as a result of litigation between the parties now being concluded.

10. There was no further testimony, evidence, nor public comment heard by the Board regarding the amendment.

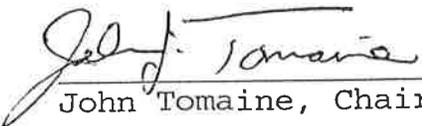
CONCLUSIONS:

1. The Board finds and concludes that the Land Use Element Amendment and Housing Element and Fair Share Plan with amendment to the L-I Zone District as presented to the Board by John T. Chadwick, IV, Planning Consultant to the Board, and as set forth in his report entitled "Borough of Mountainside Housing Element and Fair Share Plan", as dated October 4, 2013 and revised December 9, 2013, and with the proposed amendments to the L-I Zone District as also explained to the Board by the Board Planning Consultant in these proceedings, represents suitable and appropriate amendments to the Housing Element and Land Use Elements of the Borough of Mountainside Master Plan, which pursuant to N.J.S.A. 40:55D-28(a) is committed to the jurisdiction and action by this Planning Board.

2. The Board finds and concludes that the report before the Board presents a necessary and appropriate amendment to the Housing Element and Fair Share Plan and to the Land Use Element of the Borough of Mountainside Master Plan and for the L-1 Zone District as has been the subject of these proceedings. The Board finds that these proposed amendments will continue to allow and encourage reasonable and appropriate uses of lands within these zone districts for the benefit of the owners of said properties, and for the further benefit of the residents of the Borough of Mountainside, and that such further amendment also promotes the general welfare in the reasonable judgment of this Planning Board.

NOW, THEREFORE, be it resolved by the Planning Board for the Borough of Mountainside that the Housing Element and the Land Use Element of the Borough of Mountainside Master Plan **BE AND HEREBY IS ORDERED AMENDED** in accordance with the report submitted to the Board entitled "Borough of Mountainside Housing Element and Fair Share Plan", dated October 4, 2013, revised December 9, 2013, and adopted on April 24, 2014, including Affordable Housing component and Limited Industrial District Amendment for the Master Plan for the Borough.

The undersigned Chairman and Secretary of the Borough of Mountainside Planning Board hereby certify that the within Resolution and memorialization was adopted by the Planning Board for the Borough of Mountainside pursuant to N.J.S.A. 40:55D-10(g) at its meeting of May 27, 2014.



John Tomaine, Chairman



Ruth Rees, Secretary

Dated: May 27, 2014

2009 MASTER PLAN REEXAMINATION REPORT

BOROUGH OF MOUNTAINSIDE
Union County New Jersey

ACKNOWLEDGEMENTS

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BOROUGH OF MOUNTAINSIDE
2009 MASTER PLAN REEXAMINATION REPORT

Introduction

The New Jersey Municipal Land Use Law (MLUL) (N.J.S.A. 40:55D-1 et seq) requires that a Planning Board conduct a general reexamination of its Master Plan and Development Regulations at least once every six years. The Reexamination Report is adopted by Planning Board resolution and must include the following components (N.J.S.A. 40:55D-89):

1. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
2. The extent to which such problems and objectives have been reduced or have increased subsequent to 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 uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
4. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations 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.

The current Borough of Mountainside Master Plan was adopted in January, 1989. The Master Plan has been reexamined since that date and the current document and report is undertaken to address the statutorily required components as well as additional recommendations from the Planning Board since the last Master Plan reexamination report which has been filed.

The Mountainside Land Development Ordinance contains all regulations pertinent to Land Development in the Borough. It includes zoning regulations, site plan and subdivision ordinances, procedural and administrative requirements, as well as provisions dealing with environmental concerns and requirements.

It is the intent of this report to provide an assessment of the current Master Plan and Land Use Ordinance not only to fulfill statutory requirements, but to insure their continued effectiveness as tools of local planning and development.

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I.

MAJOR LAND DEVELOPMENT GOALS AND OBJECTIVES SINCE THE LAST REEXAMINATION REPORT

The major goal and objective of the last reexamination report which has been consistently set forth since the adoption of the original Master Plan for the Borough of Mountainside has been to constantly improve and upgrade, through updates to the Lane Use Ordinance, the single family residential character of the Borough and the established neighborhoods. It has been the goal and objective of all of the land use regulation and the planning efforts of the Borough to preserve and protect the suburban character of the existing residential neighborhoods through the appropriate zone designations and bulk requirements and related regulations to preserve and enhance the visual appearance and viability of residential neighborhoods.

It has also been the Master Plan goal and objective which was re-emphasized in the reexamination of same to promote and allow appropriate uses consistent with the various zones established and the variety of uses already being maintained in same. Also to allow where appropriate the improvement of retail, commercial, and limited industrial uses in such zones to maintain their viability.

A stated goal of the Master Plan and the reexaminations previously conducted has also been to minimize environmental impacts from development or re-development, especially as to areas of steep slope, wetlands and flood hazard areas, and to require the assessment of environmental impact for non-residential applications and projects.

It has also been the goal of the Master Plan as was reaffirmed in the reexaminations of same to maintain adequate municipal open space for a variety of active and passive recreational uses, and for municipal uses which would benefit the community by providing educational and recreational facilities for the use and benefit of the community.

In the most recent reexamination report it was also set forth that further consideration be given to current amendments in the Land Use Ordinance which would allow and permit tree protection and preservation, and for ongoing regulations for traffic improvements and regulation to ease congestion and improve traffic flow in the major roadways throughout the Borough, with a recommendation to also periodically review and update public parking requirements throughout the Borough and to maintain appropriate fee schedules and requirements for development applications.

The reexamination reports also recommended that the Borough continue to work closely with the County of Union to maintain the parks, lakes, and ponds within the Borough in order to insure their proper maintenance and improvement.

II.

EXTENT OF SUCCESS WITH LAND DEVELOPMENT PROBLEMS AND OBJECTIVES

The Planning Board believes that the predominant goal of the Master Plan and the most recent amendments thereto for maintaining the established single family residential character of the Borough has been successfully accomplished and these areas have been preserved. The Planning Board reaffirms that any new consideration of any other housing type other than single family use must be undertaken in a manner that is sensitive to the predominantly single family character of the Borough.

It is believed that the Borough's Ordinances have, with the active involvement of Mayor and Council, successfully maintained appropriate community facilities with improvements to schools, parks, the municipal building and the library. Road improvements and other municipally directed work have also benefited all areas of the Borough.

Due to changing demographics in the community, it is further recommended that additional planning studies and/or a committee be appointed to conduct an investigation as to the appropriateness of senior citizen housing to be provided in the Borough. Also an appropriate investigation and study should be undertaken for the L-I Zone, in particular as to possible zoning amendments to be undertaken in this district for the revitalization of these properties and/or to allow for suitable alternative usage considering the changing economic conditions that impact this Zone especially.

III.

CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES - MOUNTAINSIDE IS ALMOST FULLY DEVELOPED

The Planning Board observes that the majority of new construction now occurring and in the recent past consists of infill development. It is therefore anticipated that the Borough will have to creatively consider a variety of methods to address any housing obligation which may be imposed upon the Borough as a result of pending state regulations and/or legislation to protect the single family districts in the Borough.

In addition to changes that may be state-mandated, the Planning Board recommends that the Borough's Land Use Code should be re-evaluated for revisions as may be necessary or required to accommodate the Borough's anticipated continued development, including an evaluation of the industrial and commercial areas in the southeast section of the Borough. Due to economic-market conditions and the age of certain structures in the L-I Zone, the Planning Board believes that alternate uses such as commercial or a mixture of possible housing alternatives may be beneficial for the possible redevelopment and/or for the rezoning of these areas.

In addition, further ordinance revisions to encourage and promote the conservation of natural resources, energy conservation, recycling, and the use of "green" technology and building methods are appropriate areas for examination and possible changes in the Borough Land Use Development Regulations.

IV.

THE PLANNING BOARD AFFIRMS THE GENERAL PRINCIPLES UNDERLYING THE CURRENT MASTERPLAN AS TO PRESERVING THE RESIDENTIAL CHARACTER OF THE BOROUGH OF MOUNTAINSIDE

The Planning Board finds that the goals and objectives of the Master Plan for improvements and enhancements to the established residential districts have been met as the housing stock in the Borough of Mountainside remains stable and shows constant renovations and improvements.

Demonstrating such stability, the number of residential homes in Mountainside has been as follows:

2004	2,387
2005	2,385
2006	2,387
2007	2,384
2008	2,395

As to additional regulation for the improvement of the residential zones, the Board recommends that the Borough Zoning Ordinances be evaluated for possible changes as follows:

1. Change the definition of side, front and rear yards. Require all lots to comply with the set backs for at least one rear yard and in addition require two front yard setbacks on a corner lot on each side facing a street.
2. Increase set backs to 35 or 40 feet for front and rear yards, unless impact on pre-existing homes prevents it. It is our opinion that the set backs should be increased because as discussed above, the impacts on pre-existing homes will be minimal.
3. Decrease permitted building coverage/foundation area for larger lots.

It is the Board's opinion that these type of changes should be implemented to reduce density and maintain appropriate open space and pleasing streetscapes. In addition, the Borough should consider implementing an FAR ordinance to complement the building coverage changes and further reduce the permitted mass and bulk of new residential construction in the Borough. The Board finds it can be difficult to strike the right balance between the appropriate FAR and the definition of area to be calculated and, therefore, should the Borough decide to entertain this last option the appropriate professionals should be consulted.

In addition, there has been a prior task force and subcommittee who has met to consider land use issues that require specific amendments for consideration in the Land Development Ordinance. Attached hereto is a listing of such issues that has been previously developed and/or discussed by the committee which should be further studied for possible ordinance updates/changes.

Due to the extensive study and considerations that would have to be devoted to possible re-zoning of the L-I and other districts in the Borough to allow for alternative uses, the Planning Board recommends that the current Master Plan should be formally updated and/or a new plan with the appropriate regulations prepared.

V.

RECOMMENDATIONS FOR CHANGES IN DEVELOPMENT REGULATIONS

The following Land Use Ordinance sections need clarification or editing:

1. 201
Further clarify definition of an accessory structure. See 233(f). In particular, sidewalks, driveways, patios, decks.
2. 219
Dwelling unit with respect to family members living separately. Mothers/daughters.
3. 228
Height; to chimney, antennae, satellite dish, etc.?
4. 233(e) Through lot – 1 or 2 front yards.
5. 250
Many spaces are 9' x 18' where overhanging can be accommodated.
6. 276(a) Not applicable.
7. 280
Change definition of wood deck to include wood like materials. Attachment requirement violates subsequent sections on accessory structures and distances from principal structure. See 1003(e)(1)(D) and 1003(e)(2)(D).
8. 914(b)(8)
Discuss advertising/billboards on sides of vans or commercial vehicles parked in lots. Arirang.
9. 914(b)(14)
Lighting standards in foot-candles?
10. 914(b)(19)
Update to include current uses – storage facilities, gyms, fitness studios/clubs, personal trainers, etc.
11. 1003(e)
Define accessory structure better. What will be implications to other sections?
12. 1003(e)(1)(A)
Driveways/walkways are acc. Structures.
13. 1003(e)(1)(D)/1003(e)(2)(D)
Sidewalk, patio, driveways, etc. within 15' of principal building is prohibited. This is problematic. Refers back to definition of accessory structure.
14. 1003(e)(1)(F)
Is a swimming pool an accessory use? An accessory structure? Separate pool setbacks listed elsewhere don't necessarily agree with other published setbacks for accessory structures.
15. 1003(e)(2)(A)
Is a parking lot an accessory structure? If so, parking lots are usually larger than the building. This is prohibited.

16. 1003(e)(2)(B)
Flagpole on Globe Ave. example. Higher than building.
17. 1003(u)
Multi-tiered walls are a problem. Expand 6' high definition to mean retained soil height. Include in 1003(u)(3).
18. 1003(u)(4)
Define open type of fence better. More choices today. What is open?
19. 1003(z)
Critical areas and lot size adjustments must be updated to reflect recent legal decisions.
20. 1008(a)(1)
Approved occupation needs better defining or expanded definition. Physical Therapy? Massage?
21. 1009(a)(1)
See number 20 above.
22. 1011(a)
Better definition if needed. Retail is broad.
23. 1011(b)
Pornographic/sexually explicit and others could be added to prohibited list.
24. 1013(a)
Administrative office vs. office. Office use in LI is becoming common.
25. 1304(c), (d)(3) Vague.
26. Article 14
Detention required if 400 s.f. increase occurs.
27. Soil filling, movement, regarding, toxic aspects, etc., need expansion.
28. Issues with stepped retaining walls.
29. Structures built by homeowner between curb and property line. Borough liability?
30. Shared parking – changes in use.
31. Attic use – define half story in 2 ½ story ordinance provision.
32. Work by homeowners in easements.
33. Stacked parking.
34. 265 Retain sales.
35. 269 Site plan comments – delete?
36. Landscape items, pergolas, other structures.
37. Use of checklist.
38. Outdoor storage.
39. Restoration of buildings that are essentially destroyed.
40. Need for “as-built” plans.
41. Better definition of professional use.

VI.

THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF RE-DEVELOPMENT PLANS ADOPTED PURSUANT TO THE "LOCAL REDEVELOPMENT AND HOUSING LAW"

At this time, the Borough of Mountainside has not adopted any redevelopment plans which are in need of incorporation into the land use element of the Master Plan. As such, the Planning Board has no recommendations concerning incorporation of a redevelopment plan into the Master Plan or regarding changes to the Land Use Ordinance necessary to effectuate such a plan.

As part of the reexamination of the appropriate uses to be permitted in the L-I Zone and/or other districts in the Borough as to areas that may be in need of redevelopment which could be encouraged by changes in the Land Use Ordinance, such measures should be considered to minimize and/or eliminate any obsolete uses and/or regulations concerning same.

MASTER PLAN UPDATE AND BACKGROUND STUDIES

Borough of Mountainside
Union County, New Jersey

Adopted by the Mountainside Planning Board on January 11, 1989
Housing Element Adopted June 23, 1988

Prepared by:

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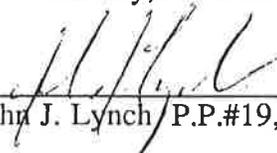

John J. Lynch / P.P.#19, AICP

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BOROUGH OF MOUNTAINSIDE

PLANNING BOARD

MASTER PLAN REVIEW 2000

REVISED 1/11/01

RE: Goals and Objectives

This update to the Master Plan incorporates by reference the general intent and purpose of the Municipal Land Use Law as set forth in N.J.S.A. 40:55D-2. Many of the goals have long been established and are carried forward from the previous Master Plans and updates of this Borough dating back to 1965. The following goals and objectives are specifically stated and established to serve as a valid foundation for planning in the Borough.

1. Maintain the established single-family residential character of the Borough.
2. Protect the character of established neighborhoods.
3. Encourage certain non-residential uses such as business, industry and offices in appropriate sections of the Borough in such a way as to be compatible with adjacent residential neighborhoods.
4. Maintain all streets according to established function or the widening of existing streets that are realistic and attainable without destroying abutting property values. Continue to maintain accurate records of location and use.
5. Provide for future community facilities and services located to serve all sections of the borough at a minimum cost to the Borough resident.
6. Prevent the development of unsightly and unsafe "strip commercial" along Route 22 corridor by maintaining and expanding a buffer park along much of the highway and developing the balance pursuant to an overall Master Plan including logical land use patterns and limited access to the highway.
7. Maintain limited access along Route 22 in all zones.

8. Use all Borough school grounds and facilities as neighborhood park and recreation centers after school hours and during the summer months. Any future expansion of the school facilities should protect and not reduce the open space on these properties.
9. Establish a sound program for infrastructure including roads, storm and sanitary sewers, public buildings and grounds.
10. Encourage the conservation of areas inappropriate for development, such as flood plains, wet lands, areas with steep slopes, and other environmentally sensitive areas.
11. Provide recycling programs at the municipal level and encourage improved regional handling and disposal of solid waste.
12. Promote the conservation of historic sites, open space, energy resources and natural resources in the Borough and to prevent urban sprawl and degradation of the environment through improper use of the land.
13. To promote a desirable visual environment through creative development techniques and good civic design and arrangements. Any new or additional construction or renovation shall be designed to aesthetically fit the established character of the existing neighborhood and the entire Borough in general.
14. Encourage the appropriate use or development of all lands in the Borough in a manner which will promote the public health safety, morals and general welfare.
15. Provide that any municipal lands or facilities not currently utilized or under-utilized are devoted to alternate uses compatible with adjoining properties and designed to encourage in particular business uses that exist in proximity to the property in question.
16. Any tract of vacant assessed or available land of 1 acre or larger proposed for residential development be designed with the requirements of the R-1 district.

17. **Critical Areas:**

Encourage the most appropriate use of land considering its character and peculiar suitability for certain uses by:

- A. *Regulating the intensity of land use*
- B. *Providing sufficient open space*
- C. *Promoting a desirable visual landscape*
- D. *Preventing degradation of natural resources*
- E. *Providing for planned development which incorporates the best features of type, design and layout of development for the particular site*

MASTER PLAN BACKGROUND REPORTS

Borough of Mountainside
Union County, New Jersey

1988

INTRODUCTION

The Mountainside Planning Board last adopted a Master Plan in November, 1978. In accordance with statutory guidelines, a reexamination report was prepared in early 1983 in order to assist the Board in determining whether there was a need to update the Master Plan. This document, which contains both background reports and the Master Plan elements, provides the first comprehensive update of the borough's Master Plan since 1978.

One of the main roles of a Master Plan is to provide a foundation for zoning, although other important planning elements address housing needs, traffic circulation, community facilities and recycling.

Within the background studies section of the Master Plan, studies are presented on regional considerations, existing land use, traffic circulation, population and housing, senior citizen housing, and community facilities.

REGIONAL ANALYSIS

As a part of the update of either a Master Plan or land use regulations, the Municipal Land Use Law requires municipalities to consider the plans of the state, the county in which the community is located and the plans of adjoining municipalities. This report provides information on the plans at all three levels as they may affect planning decisions in the borough.

This information is presented as background findings, but later in this report conclusions are drawn about the relationship between the planning proposals of the borough and the plans of adjoining municipalities, the county and the state.

State of New Jersey

The State Development Guide Plan (SDGP), published in May, 1980, is the most recent recognized statement of growth and development policy released by the state. It is under review at the present time through a newly created State Planning Commission, and the new plan, now in circulation in "preliminary draft" form, is scheduled to enter a phase called "cross-acceptance" prior to its final adoption by the Commission. The new plan will be called the State Development and Redevelopment Plan.

The SDGP maps for Union County show the entire county to lie in the Growth Area. This designation is used not only for areas where growth could occur, but where there is existing development. In that sense, the term is misleading since it does not necessarily mean that there is room for additional growth in the community.

The significance of lying in the Growth Area, from the perspective of the state, is that the borough would be in a competitive position for the funding of state highway projects and projects which would require state approval, such as sewer projects.

Of more recent significance is the reference to Growth Areas contained in the January, 1983 Mount Laurel II decision regarding low and moderate income housing and the legislative response to that decision - the Fair Housing Act. Municipalities which lie in the Growth Areas have a responsibility to provide for their fair share of the region's needs for housing low and moderate income households. This planning consideration is addressed in the Housing Element of the Master Plan.

The preliminary draft of the State Development and Redevelopment Plan provides a more detailed concept of development in the state than was presented in the SDGP. In Mountainside the draft Plan identifies two categories, one covering the county park lands and the other falling in Tier 2, which is a category entitled "Stable Cities and Suburbs". The preliminary draft Plan is shown on Plate 1.

The Park category is included in the draft State Plan for the purpose of recognizing areas of the State which have been set aside as major regional park and open space reserves.

The role of Tier 2 in the draft State Plan is to make certain that the existing infrastructure is kept up-to-date to serve the needs of the existing population, that attention is given to the open space needs of the residents, and new development be permitted in such a way that it will not compromise the stability of existing development and will not overburden existing facilities such as sewer and water systems. As such, it is generally viewed as an area where development would occur in a manner which is compatible with existing development patterns.

Lands which lie in Tiers 1 through 4 in the State Plan are all considered to be Growth Areas under the Fair Housing Act and would share in the obligation to provide housing for low and moderate income households to the extent there is room to accommodate the fair share under the guidelines of the Council on Affordable Housing. In this context, the borough is not in a materially different position than it has been under the earlier State Development Guide Plan, which included the entire borough in the Growth Area.

The borough should actively participate in the cross-acceptance process, which is an integral part of the State Plan. In this process, municipal representatives will meet with representatives of the County Planning Board for the purpose of fine tuning the lines on the State Plan. The advantage of participating is that the borough can have a say in the adjustment of lines. If there is no participation at the municipal level, the County would then have to represent the municipal interests.

In summary, therefore, the consideration of state planning and its effect at the local level is that the entire borough is considered to be a part of the Growth Area, although there are indications that the Park areas will receive a separate non-growth designation as a part of the development of the new State Plan.

Union County

Contact with the Union County Planning Board indicates that there are no specific plans in place at the County level which have an effect on local land use planning. Certainly, consideration will continue to be given to the presence of the lands of the Union County Park Commission and their considerable influence on the land use pattern of the borough.

Adjoining Municipalities

The plans of adjoining municipalities have been reviewed, with particular attention given to those areas lying in Scotch Plains, Westfield and Springfield which adjoin the borough since the other two abutting communities, New Providence and Summit, are separated

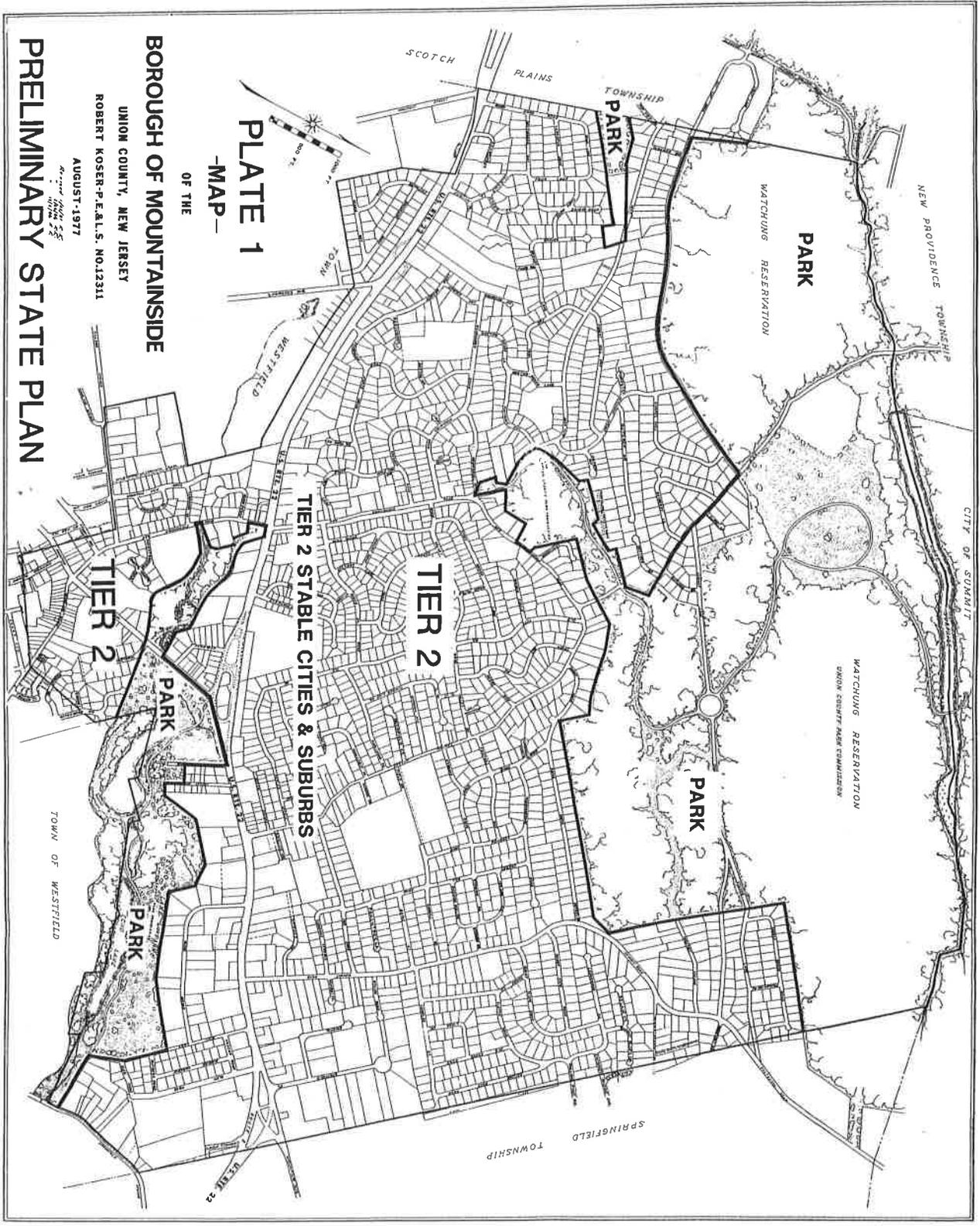
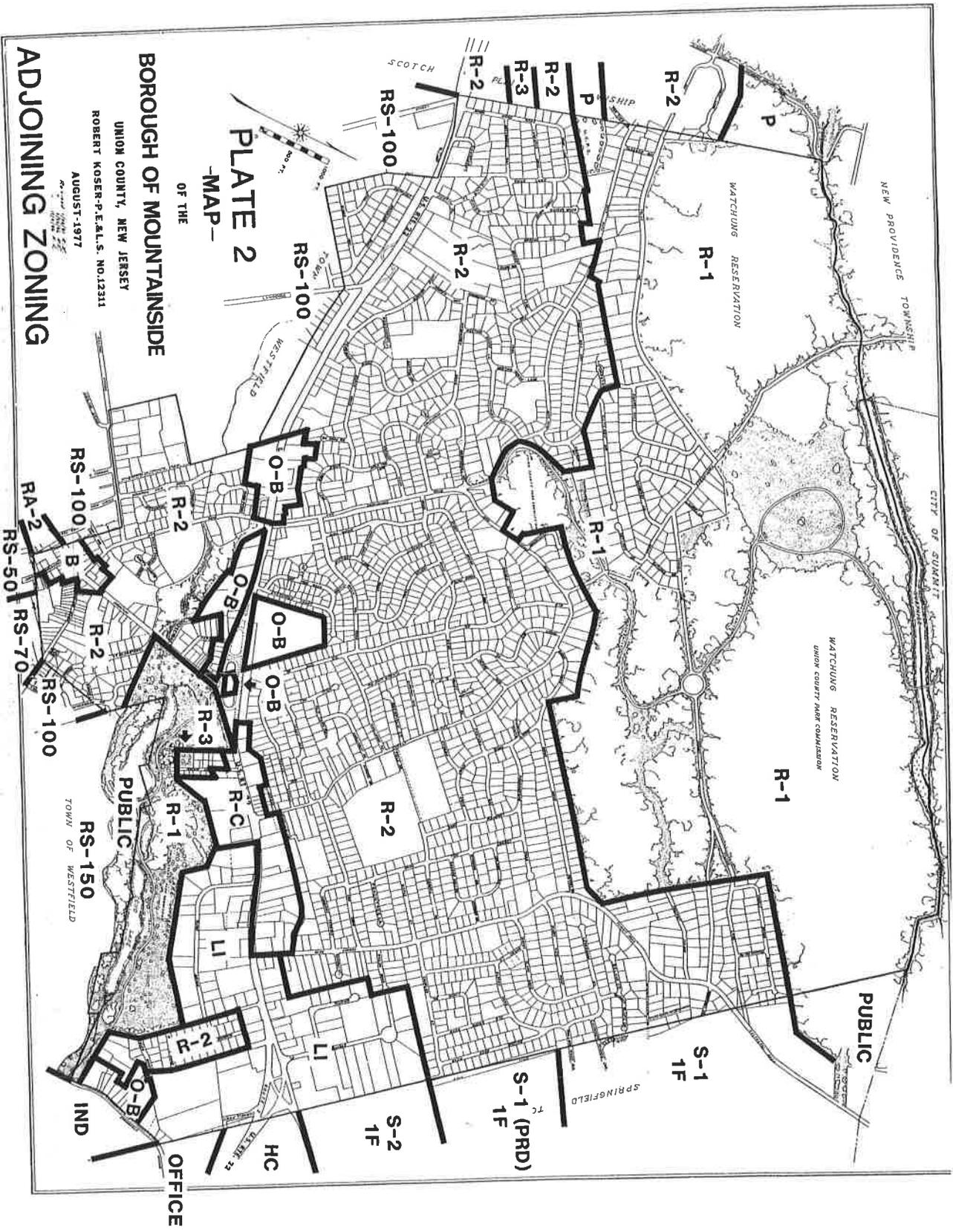


PLATE 1
-MAP-

BOROUGH OF MOUNTAINSIDE
 OF THE
 UNION COUNTY, NEW JERSEY
 ROBERT KOSER-P.E.A.L.S. NO.12311
 AUGUST-1977
 AS SHOWN ON
 MAPS 55
 AND 56

PRELIMINARY STATE PLAN

12/88



ADJOINING ZONING

PLATE 2

-MAP-

OF THE

BOROUGH OF MOUNTAINSIDE

UNION COUNTY, NEW JERSEY

ROBERT KOSER-P.E.A.L.S. NO.12311

AUGUST-1977

from the borough by the Watchung Reservation. Plate 2 shows the zoning in adjoining municipalities.

Scotch Plains: The adjoining areas of Scotch Plains are all zoned for single family residential at lot sizes in the R-2 district of 13,500 square feet and in the R-3 at 6,000 square feet. Public use designations have been placed on the lands of the Union County Park Commission which lie both in Mountainside and Scotch Plains. The adjoining areas of Mountainside are zoned for 20,000 square feet in the R-1 district and 15,000 square feet in R-2. The zoning along the Scotch Plains and Mountainside border is compatible based on use and generally compatible based on lot size.

Westfield: Between Scotch Plains and Mountain Avenue, the adjoining residential areas in Westfield are zoned RS-100, which calls for a minimum lot size of 12,000 square feet, quite close to the 13,500 square foot zoning provision in Mountainside. A very small portion of the Westfield border touches an O-B zone on Route 22, but the orientation of uses in that zone in Mountainside is decidedly toward Route 22 and there is no fundamental incompatibility caused by this O-B relationship to the RS-100 district in Westfield. Another small area of incompatible zoning is on the northerly side of Mountain Avenue where the Central Jersey Bank & Trust Company is located. The zoning in Mountainside on that parcel is business while the remainder extending into Westfield is RS-100. However, the use of the parcel in Westfield and the presence of Mountain View Terrace provides an effective stopping point for the commercial use impact on the residential zoning in Westfield.

On the southeast side of Mountain Avenue, an RA-2 Garden Apartment district in Westfield adjoins a B district in Mountainside, with the garden apartment zoning designation serving as a transition area to single family zoning from the business district in Mountainside.

Proceeding along the remaining border area between the RA-2 district and Woodland Avenue, two small lot single family districts are found. The RS-50 district allows lot sizes of 6,000 square feet. The area west of Sherwood Parkway adjoins the business district in Mountainside while the area extending to Woodland Avenue is zoned R-2 in Mountainside, requiring 13,500 square feet. With the exception of the transition lot to the RS-50 on the westerly side of Sherwood Parkway, there is no basic incompatibility between the two municipalities in this area.

From Woodland Avenue to Springfield Avenue, Westfield calls for RS-100 and RS-150 zoning. The RS-100 area is somewhat limited and adjoins the R-2 district in Mountainside, providing for virtually the same lot size requirements. The RS-150 district calls for lots of 40,000 square feet, but it is all separated from Mountainside by Echo Lake Park.

The industrial district in Westfield along Springfield Avenue lies across from O-B and LI zoning in Mountainside, a compatible land use relationship.

Springfield: Starting at the Westfield border, Springfield has zoning for office use southeast of Route 22, which is compatible with both the zoning in Westfield and in Mountainside. Along Route 22, highway commercial zoning is provided, again compatible with the LI zoning in the borough.

North of the HC district, all of the adjoining zoning in Springfield is single family residential. This is compatible with the zoning in Mountainside except for the southerly end where there is LI zoning in the borough. However, there is no mix of LI and residential traffic in this area and the LI is well established. The impact on the residences in Springfield which adjoin the LI district is similar to the impact found on the westerly side

of the LI district within Mountainside, and that is that the relationship is strictly visual from the rear yards of the adjoining homes.

Summit and New Providence: The adjoining areas of Summit and New Providence lie in the Watchung Reservation and are preserved as parkland. The presence of the county parkland in these adjoining areas assures their long-term land use compatibility.

EXISTING LAND USE

The study of existing land uses is undertaken for several reasons. It allows the planner and the Planning Board the opportunity of becoming familiar in detail with the development characteristics of the borough. Since the Land Use Plan is the heart of the Master Plan, an understanding of the pattern of existing development is essential to the development of sound land use planning. Since the borough prepared a Master Plan update in the latter part of the 1970's, a land use study provides a way of looking at the changes in land use which are occurring within the community, helping it understand the demands placed on a limited land supply.

This study describes the field survey techniques used to obtain information on existing land use, analyzes the land use pattern in 1987, and provides a comparison with the information gathered and presented in the 1978 Master Plan. An analysis is also provided of the remaining vacant parcels of land in the borough in order to assist in making land use decisions on those parcels.

As a part of this study, several maps were prepared for study and discussion with the Planning Board. Display maps showing the existing land use pattern in both 1977 and 1987 were prepared as was a map showing the changes in land use over that time. The existing land use pattern in 1987 is shown on Plate 3.

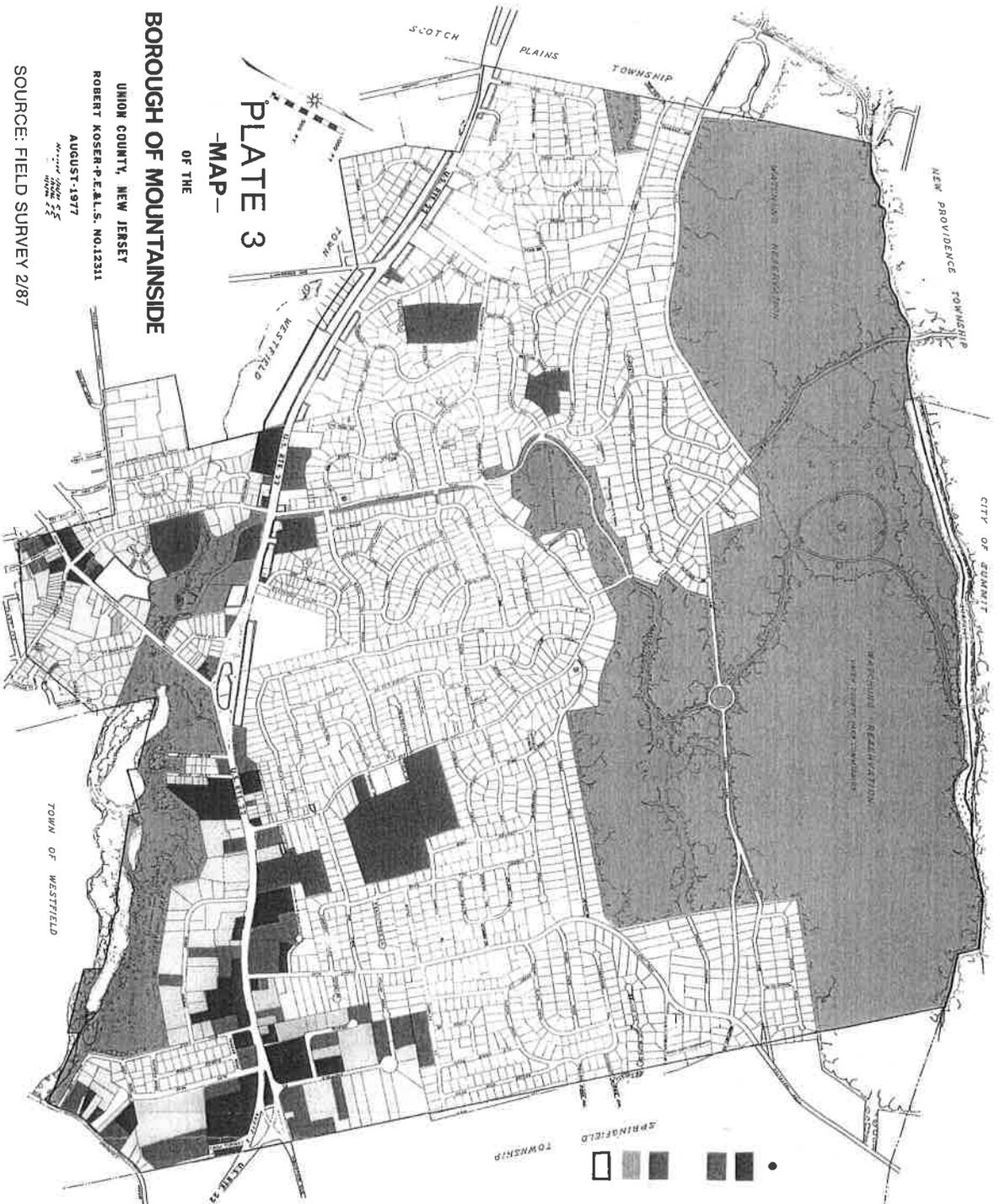
In addition to the maps prepared for analysis as a part of the study of existing development in the borough, a work map was prepared which shows the relationship between zoning standards and the actual size of lots. While that map is not analyzed in detail herein, it has been used as a part of the working basis for the land use plan. The map shows those lots which have less than the required lot frontage, less than the required lot area, and more than two times the minimum lot area.

Field Survey

The field survey was conducted in February, 1987 and consisted of a lot by lot windshield survey. The nature of a windshield survey is that land use information is recorded based on the apparent use of a parcel of land. As an example, a detached single family home would be recorded as such if there were no outside evidence of any other use.

The method of preparing for the field survey was to review the 1977 survey results as mapped in the Master Plan as the initial step. Following that, a set of tax maps was secured from the borough and reduced to half size for ease of handling in the field. Also reviewed prior to the field survey were the assessment records in the borough in order to determine broad land use categories and, in certain instances, ownership patterns in order to provide some base data for the field survey. The results of the field survey along with the assessment land use code are recorded on the reduced tax maps and then mapped on lot line base maps of the borough as supplied by the Borough Engineer, Robert Koser.

In nonresidential uses, the field survey attempted to record the actual use by name as opposed to a general use category, such as commercial or industrial. Therefore, a restaurant would be recorded by the name of the restaurant, while the map would only show the use as commercial. By having a listing of the actual uses, it is possible for those



**EXISTING
LAND
USE**

- SINGLE FAMILY RESIDENTIAL
- ◻ HOME OCCUPATION
- ◻ COMMERCIAL
- ◻ OFFICE
- ◻ INDUSTRIAL
- ◻ PUBLIC & QUASI PUBLIC
- ◻ RECREATION
- ◻ VACANT PUBLIC

**PLATE 3
-MAP-**

**OF THE
BOROUGH OF MOUNTAINSIDE**

UNION COUNTY, NEW JERSEY
 ROBERT KOSEK-P.E.A.L.S. NO.12311
 AUGUST-1977
 SCALE: 1" = 500'
 SOURCE: FIELD SURVEY 2/87

conducting future land use surveys to determine the extent of turnover in the commercial, office and industrial land use categories.

The extent of public and quasi-public land use was primarily determined from the tax records and verified in the field. A field survey alone is insufficient to determine, for example, that the state has extensive holdings along the Route 22 right-of-way.

The following sections discuss the land use pattern by use category and conclusions drawn in the last Master Plan are cited in order to provide a link with earlier findings.

Residential

The residential land use category in the borough consists almost entirely of detached single family dwellings. In 1977, the field survey noted two structures which housed two families. None were evident as two family dwellings in the 1987 survey. An interesting note is that the 1980 Census revealed a total of 14 two family dwellings and another 4 buildings containing three or four families, but none of these was evident from the windshield survey. By comparison, the 1970 Census showed six buildings with two housing units in them and another three buildings with three or four housing units.

The 1977 land use breakdown is shown along with the 1987 results in tabular form on Plate 4, and throughout this report references will be made to that table. In 1977, single family, two family and home occupation mixed uses accounted for 1,004 acres, or 38.1% of the land area of the borough. In 1987, the area increased to 1,035 acres, only two home occupation uses were found, and the land area occupied by residences accounted for 39.3% of the borough.

The changes in land developed in single family dwellings were all north of Route 22, with concentrations in the Belair Court and Sunny Slope Drive area in the northeasterly part of the borough as well as in the Justin Place, Queens Lane and Kings Court section off Route 22 in the southwesterly part of the borough.

The analysis of vacant land at the end of this report addresses the remaining development potential for residential uses.

Commercial

Commercial uses include retail, general business, restaurant and service uses, including banks. Offices are treated as a separate use category.

In 1977, the Master Plan noted that there were only two areas of commercial activity. One was located on Mountain Avenue near the Westfield line and the other was on Route 22 between Summit Road and Walnut Avenue. Additional commercial uses were noted along Route 22, and in total they accounted for 49 acres or about 1.9% of the land area. In 1987, commercial uses increased to a total of 58 acres, or 2.2% of the total land area. They are still located in essentially the same configuration as in 1977, with additions to the commercial supply located along Route 22 east of Summit Road and on Springfield Avenue.

Office

Office buildings were found in the greatest numbers in the Sheffield Street and Bristol Road employment centers in the easterly part of the borough. They represented 1.7% of the land area of the borough.

In 1987, the pattern of office development has not changed significantly, although there is an increase in the total amount of land devoted to offices. Part of that increase is related to

Plate 4

EXISTING LAND USE TABULATION

1977 and 1987

<u>Land Use Category</u>	<u>8/77 Survey</u>		<u>2/87 Survey</u>	
	<u>Percent</u>	<u>Acres</u>	<u>Percent</u>	<u>Acres</u>
Single Family Residential	38.1	1,004	39.3	1,035
Commercial	1.9	49	2.2	58
Office	1.7	45	2.1	55
Industrial	3.5	92	3.2	85
Public & Quasi-Public-Improved	2.8	73	2.9	77
Public & Quasi-Public-Vacant	1.3	34	1.3	34
Recreation, Public	36.5	961	36.5	961
Streets	11.0	289	11.1	292
Vacant	3.4	89	1.5	39
Totals	100.0	2,636	100.0	2,636

Sources: 1977 data from field survey by Catlin Associates as published in the 1978 Master Plan. 1987 data from field survey by Queale & Lynch, Inc.

the change in use category for a parcel in the easterly part of the borough off Cornell Parkway which was shown as industrial in 1977 and office in 1987. This site is approximately six acres in area and, when considered along with the new office building on a three acre site on Route 22 west of New Providence Road, they account for most of the 10 acre difference in land area. Several other parcels showed changes to office use between land use surveys, but others changed from office to other uses, essentially balancing out in land area.

One observation made in the field survey is that some buildings which were formerly light industrial in use have been converted to office use. Since office use has a higher parking requirement than industrial use, the inadequacy of on-site parking supply was quite evident. Care should be taken in the review of conversions to office use to make certain that adequate parking exists to accommodate the new use.

Industrial

Industrial uses are concentrated in the easterly part of the borough both north and south of Route 22. In 1977, they made up 3.5% of the land area of the borough with a total of 92 acres. In 1987, the acreage declined to 85 acres, with the net loss due to conversions of buildings to either commercial or office use.

The location of the industrial uses, intermixed with office uses, fits in well with the overall development pattern of Mountainside. Most of the uses are served by internal streets which are isolated from residential areas. Some conflicts with residential uses can be seen along Mill Lane in the vicinity of Globe Avenue and care should be exercised to assure that the high quality of residential development in that area is not compromised by improper site development or uses which will negatively impact the residences. Similarly, Glen Road has exposure to industrial uses, but the residences have reverse frontage and face Sunrise Parkway, diminishing the potential impact from nonresidential uses.

Public and Quasi-Public

When compared with the 1977 land use information, there is little change in this use category, although the organization of information presented herein is somewhat different than in the 1977 study. Improved public and quasi-public lands, other than recreation lands, accounted for 73 acres in 1977 and 77 acres in 1987, with the difference accounted for in the nursing home which is under construction on Route 22. Land uses included in this category not only include obvious public uses such as the library, municipal building, schools, firehouses and the like, but churches, the hospital on New Providence Road, lodges, the Boy Scouts of America facility on Route 22, and the land owned by the water company on Charles Street.

Unimproved public land includes almost 6 acres owned by the borough on Mountain Avenue and an additional 28 acres owned by the state in strips along Route 22.

Recreation

Most of the land in the recreation category is owned by the Union County Park Commission. The only land not owned by the county and shown in that category is found near the municipal building where there is a three acre athletic field and another three acre site devoted to a swim club.

The county parklands have not changed in area since 1977 and account for 955 acres, or over one-third of the land area of Mountainside. Most of the county holdings are in passive recreation and serve as a regional resource.

In total, therefore, the land devoted to recreation use in the borough is 961 acres, or 36.5% of the borough land area.

Streets

The amount of land in streets has increased marginally from 289 acres in 1977 to 292 acres in 1987. This increase is related to the three residential subdivisions, two of which are mentioned in the discussion of residential uses earlier in this report and the other is located off Summit Road and known as Miami Court.

The most significant street feature in the borough is Route 22 which over the years has served as a major regional traffic carrier. With the opening of Route 78, much of the long-range regional traffic has been diverted from Route 22, returning it to a roadway which serves as a major artery for the residents of Union and Somerset Counties. From a land use perspective, the most telling feature of Route 22 is the lack of commercial development in the area lying generally west of New Providence Road.

Vacant Land

The actual amount of vacant land in the borough in 1977 was 89 acres, and by 1987 this had dropped to 39 acres. Of the 39 acres, very little is in large holdings.

The largest vacant parcel in the borough is 12.5 acres located on Route 22 east of Evergreen Court. Only a small portion of the site in the westerly section is impacted by sloping land, but most of the site has a slope of less than 8%, as noted in the 1978 Master Plan. The site is zoned for office buildings and has access only from Route 22. Three sides of the site are directly exposed to adjoining residential development, so care must be exercised to assure compatibility with those homes. With access only from Route 22, and with the limited portion of the site which has frontage on Route 22, traffic flows to and from the site should be a major concern. As an example, all traffic leaving the site and desiring to travel eastbound on Route 22 would have to go west to the New Providence Road intersection and go through the jughandle, so consideration will have to be given to the time of peak use of the 12.5 acre site and its relationship to peak traffic through the New Providence Road intersection.

The distribution of potential additional residential development on individual single family lots shows a total of only about three lots south of Route 22. North of Route 22 and east of New Providence Road there are about 23 residential building lots remaining, most of which are found in the upper parts of the Summit Road corridor.

West of New Providence Road, the vacant lot count is about 16 lots considering only those for which subdivision approval has already been granted. About half the lots are located along Deer Path and have significant development difficulties due to slope problems.

Summary and Conclusions

The 1978 Master Plan drew several conclusions about the land use pattern which are basically true today. It noted that Mountainside is an almost fully developed community of well-maintained single family homes. Its commercial services are oriented to convenience items, with more comprehensive shopping available in nearby communities. The employment centers are located in the easterly section of the borough on both sides of Route 22. The Union County Park Commission owns almost as much land in the borough as there is residential development. A final point made in 1978 is that Mountainside cannot be considered to be a developing community since it is near the point of development saturation.

In 1987, all of the above conclusions are still valid. The borough is even closer to full development than it was in 1977 with only 1.5% of the land area in private ownership and undeveloped. Only a few parcels are over an acre in size and the future development of those parcels is largely dictated by the character of surrounding development. The desirable characteristics of the borough are quite evident in driving through the community, with all areas of Mountainside exemplifying a pride in their homes and a concern for the attractiveness and stability of the borough.

TRAFFIC CIRCULATION

This report provides information on traffic circulation including a review of the conclusions drawn in the 1978 Master Plan, County road plans from their 1979 plan, road jurisdiction within the borough, road function, traffic accidents, and preliminary conclusions. As a part of the development of the updated Master Plan, this report is considered along with the other background reports in drawing conclusions on land use and zoning recommendations and the supporting traffic circulation improvements needed to respond to existing patterns and any changes in land use proposed as a part of the Plan.

1978 Master Plan

The 1978 Master Plan included a Street Plan which identified several categories of roadway. The major aspects of the Street Plan are shown on Plate 5. State and County arterials were identified together in a single category since the only State highway, Route 22, is easily understood to serve a much different function than the County roads and does not need a separate road designation. There were no proposals shown on the Street Plan to change the County road system in any way. County jurisdiction was continued on all the roads that were in the County system at that time.

Borough collector roads were identified, and a recommendation was included in the Plan to connect Woodacres Drive with Camelot Court. Based on construction which has occurred since 1978, this connection is no longer practical since there is an intervening development. However, a connection could be made between Woodacres Drive and Justin Court which would serve a similar function as the collector proposed in the 1978 Plan, and that is to provide another means of access to the regional road system for residents of the westerly part of the borough.

Another category of collector street shown is a Park Collector which only was applied to Tracy Drive in the Watchung Reservation.

Existing and proposed commercial service streets were identified. For the most part, the commercial service streets provide access to properties in the easterly part of the Route 22 corridor. Two recommendations for commercial service streets were shown on the Plan. Spruce Drive was proposed to be connected, but that is not possible because of the construction of a nursing home in the proposed right-of-way. The second proposal called for the construction of a separated service road 24 feet wide on the north side of Route 22 west of New Providence Road. This was proposed to service about 6 parcels to avoid problems associated with multiple direct access points to the highway. Some construction has taken place in that area without a service road but with a considerably widened pavement adjoining Route 22. This widened pavement area provides for acceleration and deceleration and does not appear to lend itself to future conversion to a physically separated parallel access road.

1979 County Road Plan

The County Road Plan identified existing County roads, proposed additions and deletions to the County road system, and further noted major municipal collectors. The Plan did not make any recommendations for new road alignments within the borough, but did suggest

the deletion of Ackerman Avenue, Tanager Way and Deer Path from the County system, recommending that they become part of the borough road system. Tracy Drive was recommended as an addition to the County road system. Major local collectors included New Providence Road/Central Avenue, Mill Lane, Woodland Avenue, Hillside Avenue and Lawrence Avenue. The 1979 County Road Plan is shown on Plate 6.

Road Jurisdiction

Plate 7 shows the location of State and County roads in the borough in 1987. Route 22 continues as the only road in the borough under State jurisdiction and its configuration is virtually unchanged since the 1978 Master Plan.

Roads in the County system are essentially the same as indicated on Plates 5 and 6 of this report. The major exception is the addition of County Route 645, through the Watchung Reservation, to the identified County road system. All streets, other than those shown on Plate 7 as State and County roads, are under the jurisdiction of the borough.

Road Function

Plate 8 shows road function for all the roads in the borough. Highlighted are the arterial and collector roads, with all other roads considered as minor roads. The importance of identifying road function is to develop an understanding of access to all parts of the borough and the way in which local and regional traffic flows interrelate.

The regional arterial is Route 22. Its regional function is changing with the opening of Route 78 to the north. The Department of Transportation is evaluating the change in traffic flows on the highway and will determine, at the conclusion of that study, whether any improvements are needed.

The County roads are shown in two functional categories. The major arterials include New Providence Road, Summit Road, Mountain Avenue, Springfield Avenue and the small portion of Mountain Avenue extending into Springfield Township. These major arterials have important sub-regional functions serving as traffic carriers among several municipalities.

The minor arterials under County jurisdiction also serve an important role in the region but do not carry the heavy volumes of traffic associated with the major arterials. These include the County roads in and around the Watchung Reservation.

South of Route 22, very few roads fall in the collector category. Lawrence Avenue only passes through the borough for a short distance before entering Westfield, but it does provide a controlled intersection with Route 22. It functions as a link with Hillside Avenue and New Providence Road serving a portion of Mountainside and the adjoining residential area in Westfield.

Woodland Avenue serves as an important connector between the major intersection of Mountain Avenue and New Providence Road extending easterly to join with Broad Street in Westfield. As with Hillside Avenue and Lawrence Avenue, it serves relatively few properties within Mountainside.

Mill Lane links Route 22 with Springfield Avenue on the Westfield and Mountainside border. While about a dozen homes face directly on Mill Lane, its importance as a collector relates more to its function as a part of the commercial service road system along with Globe Avenue. This affects that part of Mill Lane located near Route 22 much more than the portion closer to Springfield Avenue.

STREET PLAN

1978

- STATE OR COUNTY BOROUGH COLLECTOR
- EXISTING
- PROPOSED
- PARK COLLECTORS
- COMMERCIAL SERVICE
- EXISTING
- PROPOSED

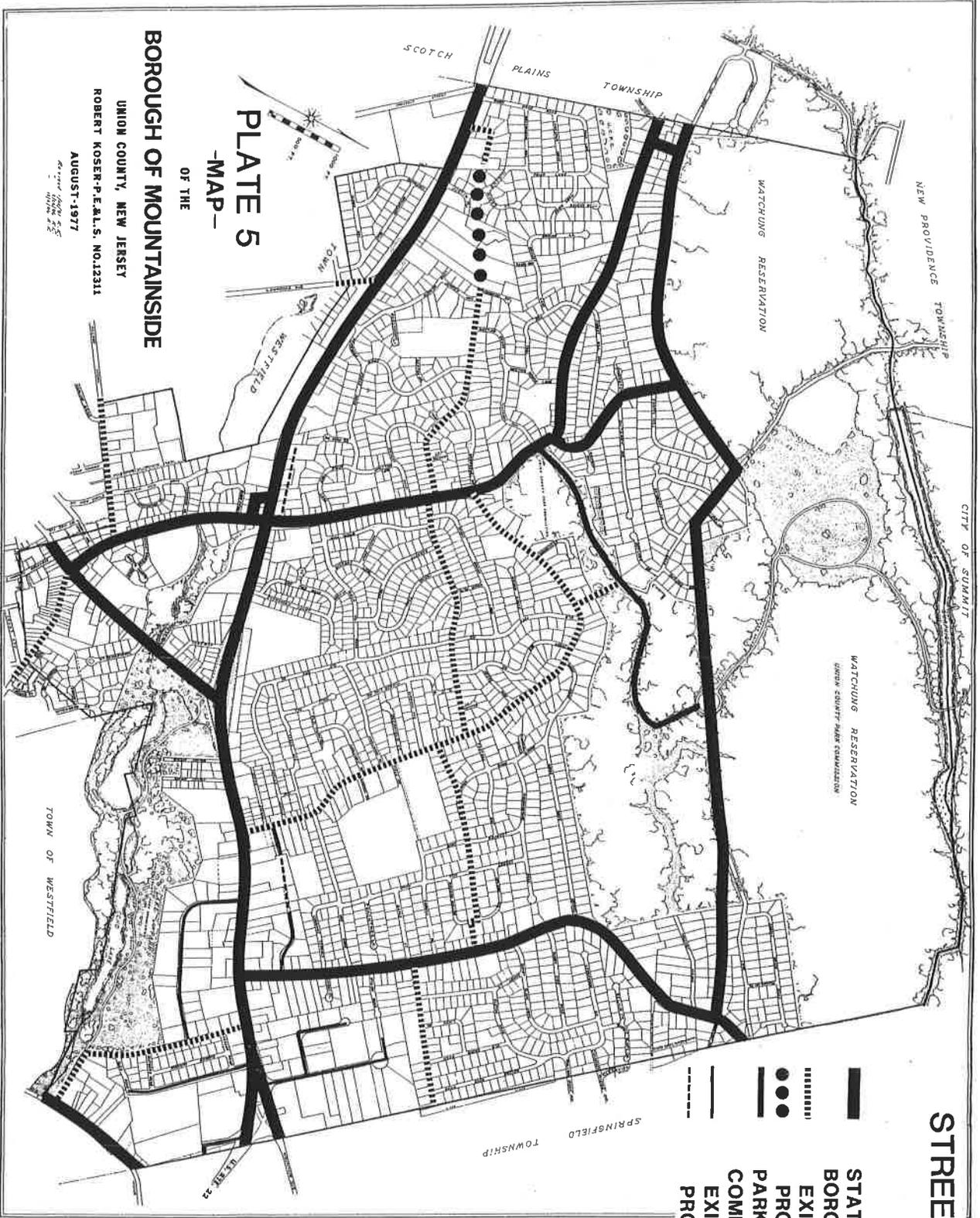


PLATE 5 -MAP-

BOROUGH OF MOUNTAINSIDE

OF THE
UNION COUNTY, NEW JERSEY

ROBERT KOSER-P.E., L.S., NO. 12311
AUGUST-1977

COUNTY ROAD PLAN

1979

- REGIONAL EXPRESSWAY
- COUNTY ROADS
- EXISTING
- TO BE ADDED
- *X* TO BE DELETED
- MUNICIPAL COLLECTORS

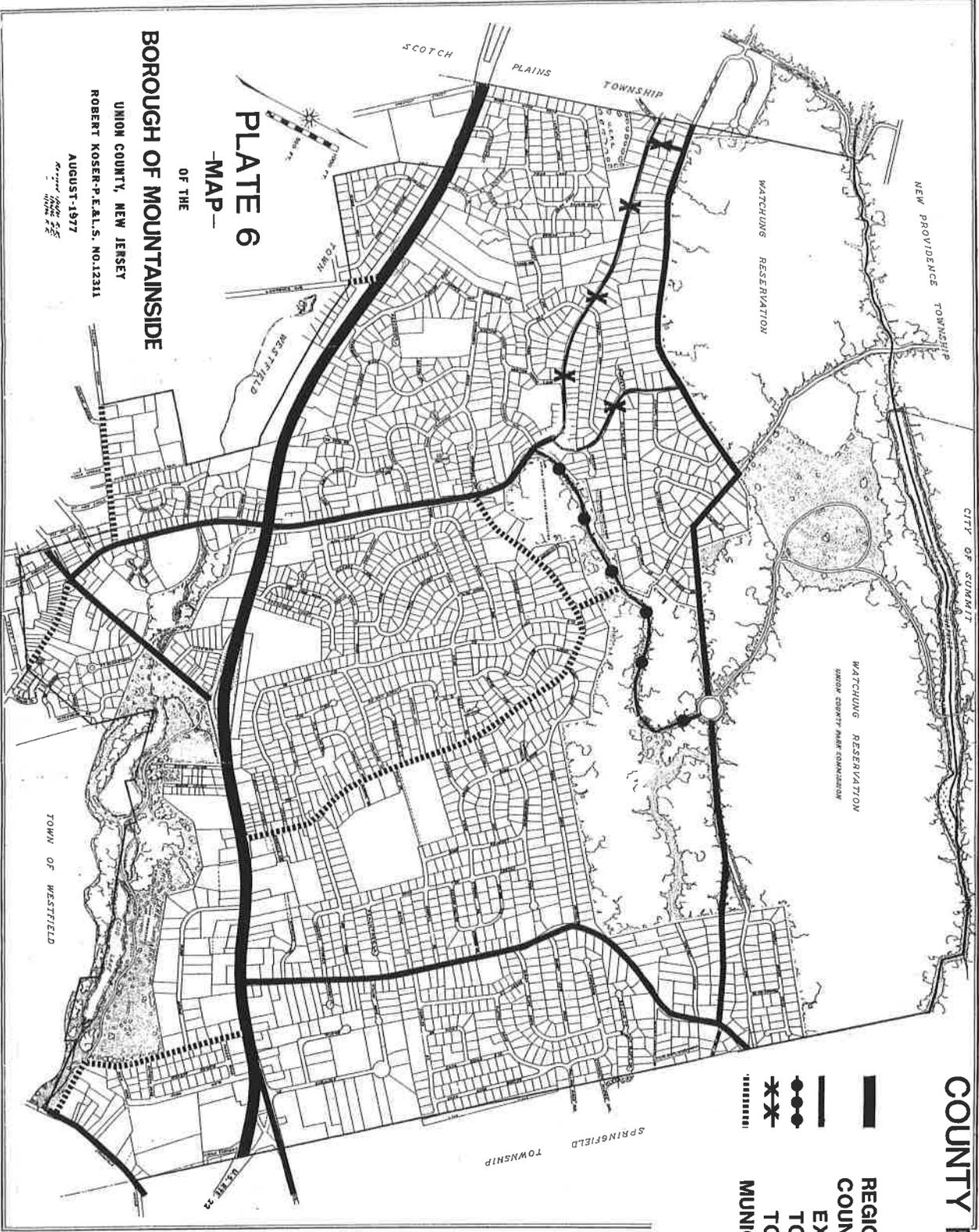


PLATE 6

MAP

BOROUGH OF MOUNTAINSIDE

UNION COUNTY, NEW JERSEY

ROBERT KOSER-P.E., A.L.S., NO.12311

AUGUST-1977

Scale: 1" = 1000'

ROAD JURISDICTION

- STATE
- COUNTY
- ALL OTHERS BOROUGH

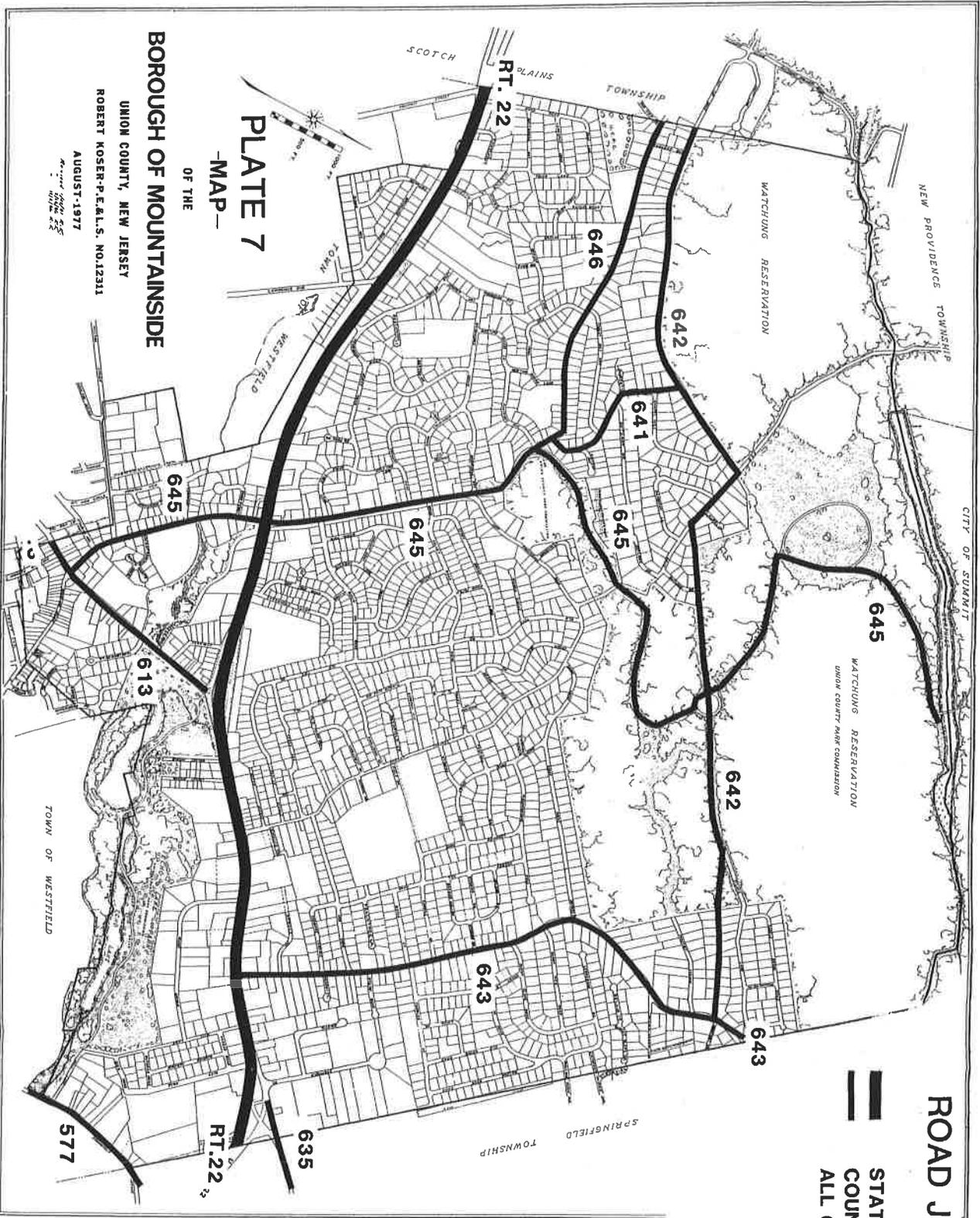


PLATE 7

-MAP-

OF THE

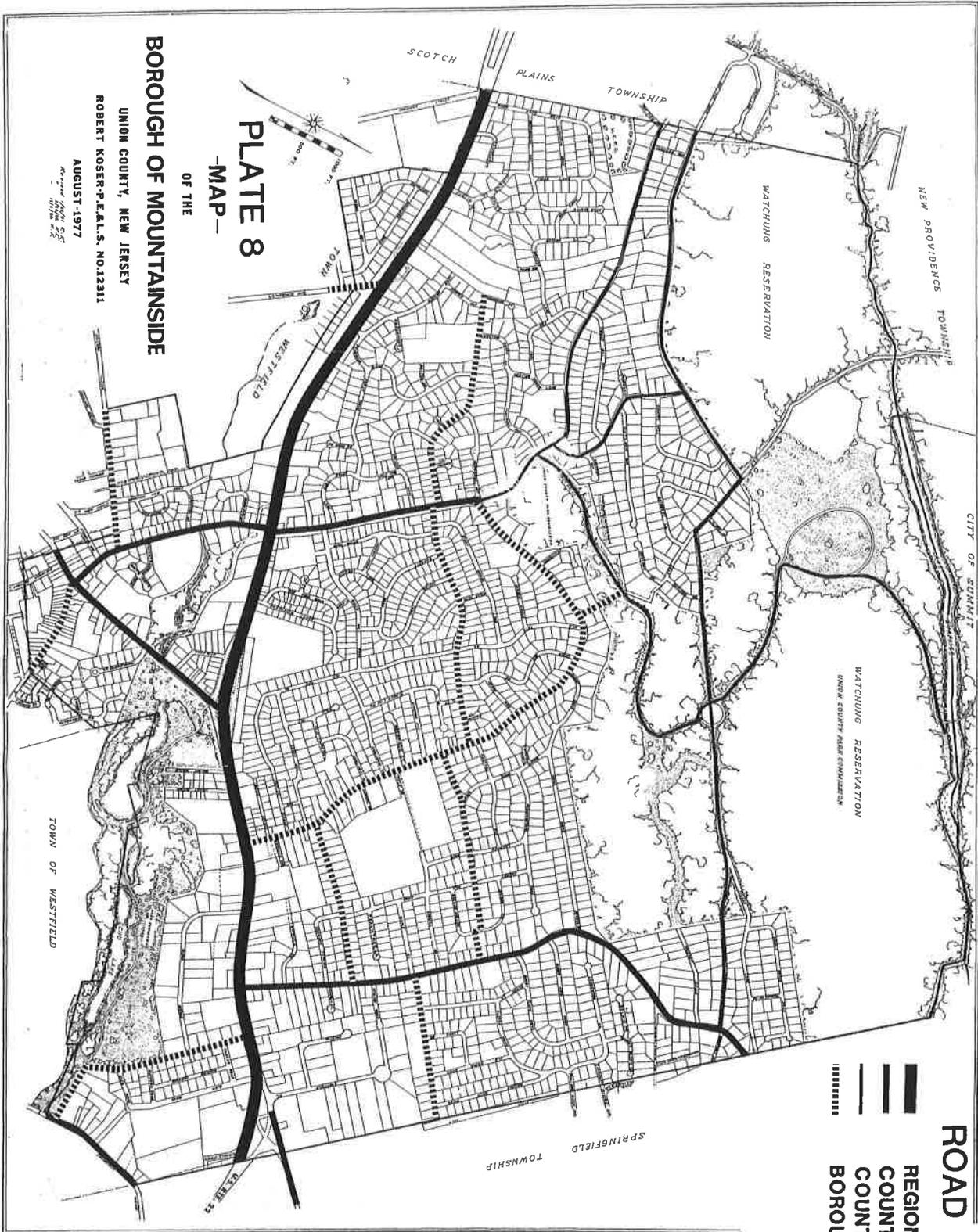
BOROUGH OF MOUNTAIN SIDE

UNION COUNTY, NEW JERSEY

ROBERT KOSEK-P.E.A.L.S. NO.12311

AUGUST-1977

ASSEMBLED BY
ROBERT KOSEK



- ROAD FUNCTION**
- REGIONAL ARTERIAL
 - COUNTY MAJOR ARTERIAL
 - COUNTY MINOR ARTERIAL
 - BOROUGH COLLECTOR

PLATE 8
-MAP-

BOROUGH OF MOUNTAINSIDE

OF THE
 UNION COUNTY, NEW JERSEY

ROBERT KOSER-P.E.A.L.S. NO.12311
 AUGUST-1977

Scale: 1" = 100'

North of Route 22 and west of New Providence Road, collector road service to the neighborhood lying south of Deer Path is sparse. In the westerly part of this section of the borough, only Grouse Lane provides a local road connector to the easterly section of this neighborhood, and the connection is not direct forcing these residents to rely on Route 22 as the major access road. Woodacres Drive is the only road which appears to serve as an adequate collector for this neighborhood. This has served as the basis for the 1978 Master Plan recommendation for an extension of Woodacres Drive to the west to provide a more effective internal road system, helping to avoid the necessity to use Route 22 to travel within the borough. Also, the Beechwood School is served by Woodacres Drive, adding to the importance of providing an effective internal link to the westerly part of the borough through the extension of Woodacres Drive.

East of the County portion of New Providence Road and north of Route 22, the collector road system within the borough is more fully established. The major collector in this neighborhood is New Providence Road/Central Avenue. The other collectors shown all provide east-west links to the other major roads in the borough. Wood Valley Road joins New Providence Road with Central Avenue a few blocks south of where those two roads join. When viewed in the overall flow of traffic in the borough, Wood Valley Road along with Woodacres Road and Wyoming Drive provide a way for local traffic to reach the north-south arterials without having to rely on the use of Route 22. Iris Drive and Charles Street provide connecting links to Summit Road from Central Avenue and Springfield Township respectively.

Two other local roads may serve a collector function and could be mapped that way. Both lie between New Providence Road and Central Avenue. One is Old Tote Road/Poplar Avenue and the other is Birch Hill Road.

Traffic Accidents

Traffic accidents in the borough for the year 1985 are shown on Plate 9. Individual accident locations are shown with a dot and areas where five or more accidents occurred are shown with a circled number. This information is taken from accident records filed with the State Department of Transportation by the local police department.

With the high volume of traffic associated with Route 22, it is not unexpected that it has the majority of high accident locations in the borough. In fact, the only two locations with five or more accidents which are not on Route 22 are at Mountain Avenue and New Providence Road and at Mill Lane and Springfield Avenue.

The following paragraphs describe the high accident areas:

1. New Providence Road and Route 22; 23 Accidents: This is the highest accident location in the borough and lies at an intersection which is highly congested. This is the only full four-way intersection with Route 22 in the borough and it involves many turning movements. Major improvements are needed at this intersection in order to minimize congestion. The design solution will be generated by the State. It is important for the borough to closely monitor the recommendation of the State since it may impact the ability to provide emergency services if any of the turning movements or access points are compromised or eliminated. With police and first aid services located just south of the intersection and a fire house just to the north, it is important to retain full access to both Route 22 and New Providence Road at this location.
2. Mountain Avenue and Route 22; 3 High Accident Locations: If the accidents in this general area are aggregated to include not only the Mountain

Avenue intersection but the U-turns in the Route 22 center island, this area has more total accidents than New Providence Road. Plate 9 shows a total of 41 accidents in this area, 14 of which are at Mountain Avenue and the balance involving U-turns. The problem of center island U-turns has been a concern along much of Route 22 throughout the State for years and will be addressed by the Department of Transportation eventually as an overall part of any improvement program on the highway. One important consideration in reviewing any DOT proposals for modification in highway design is the potential effect the changes may have on the large remaining undeveloped tract on the northerly side of Route 22 between Evergreen Court and Old Tote Road. This parcel has relatively narrow frontage on Route 22 and no access to any other roads, requiring sensitive treatment not only from a traffic point of view but from the perspective of land use planning.

3. **Route 22 from Mill Lane to Springfield Township:** Several high accident locations are noted in this section of Route 22. Parking lots serving some of the businesses in this area contribute to the congestion and high accident count. At the time of any borough review of site plans, consideration should be given to effectively controlling access to the businesses from not only Route 22 but the intersecting streets to avoid conflicts with traffic flows on the highway.
4. **Mountain Avenue and New Providence Road; 12 Accidents:** This is the highest accident location off Route 22. Improvements at this location should relate to modifications in the signalization which may help traffic flow more effectively through the intersection. This should be discussed with the County since the intersection involves primarily County roads. As with the other high accident locations, the borough should carefully review development applications in the vicinity of these congested areas to see whether changes in access points to individual parcels and the location of buildings could provide any improvement in traffic flow.

The remaining high accident areas generally fall along Route 22 and should be carefully considered at any time an application for subdivision or site plan review is submitted for approval. While most of the corrective action is the responsibility of the Department of Transportation, the borough nevertheless carries a share of the responsibility as it relates to the establishment of zoning standards, particularly with respect to lot size and frontage requirements, and further related to the review of individual development applications.

Conclusions

For the most part, the street pattern in the borough is fully established. Major problem areas fall largely under the jurisdiction of the State and County. Consideration should be given in the development of a Traffic Circulation Plan and Land Use Plan to reducing or at least not increasing traffic problems in the borough. Emergency service access is particularly important, especially as related to any improvements or modifications to the New Providence Road intersection with Route 22. Furthermore, an effective collector road system should be established in the section of the borough lying north of Route 22 and west of New Providence Road. The Department of Transportation should be encouraged to conclude its analysis of needed improvements along Route 22 based on post-Route 78 traffic conditions. Route 22 has always presented difficult problems between Somerville and Newark, and in the borough particular attention should be given to the effectiveness of design modifications at New Providence Road and in the section near Mountain Avenue which provides for U-turns.

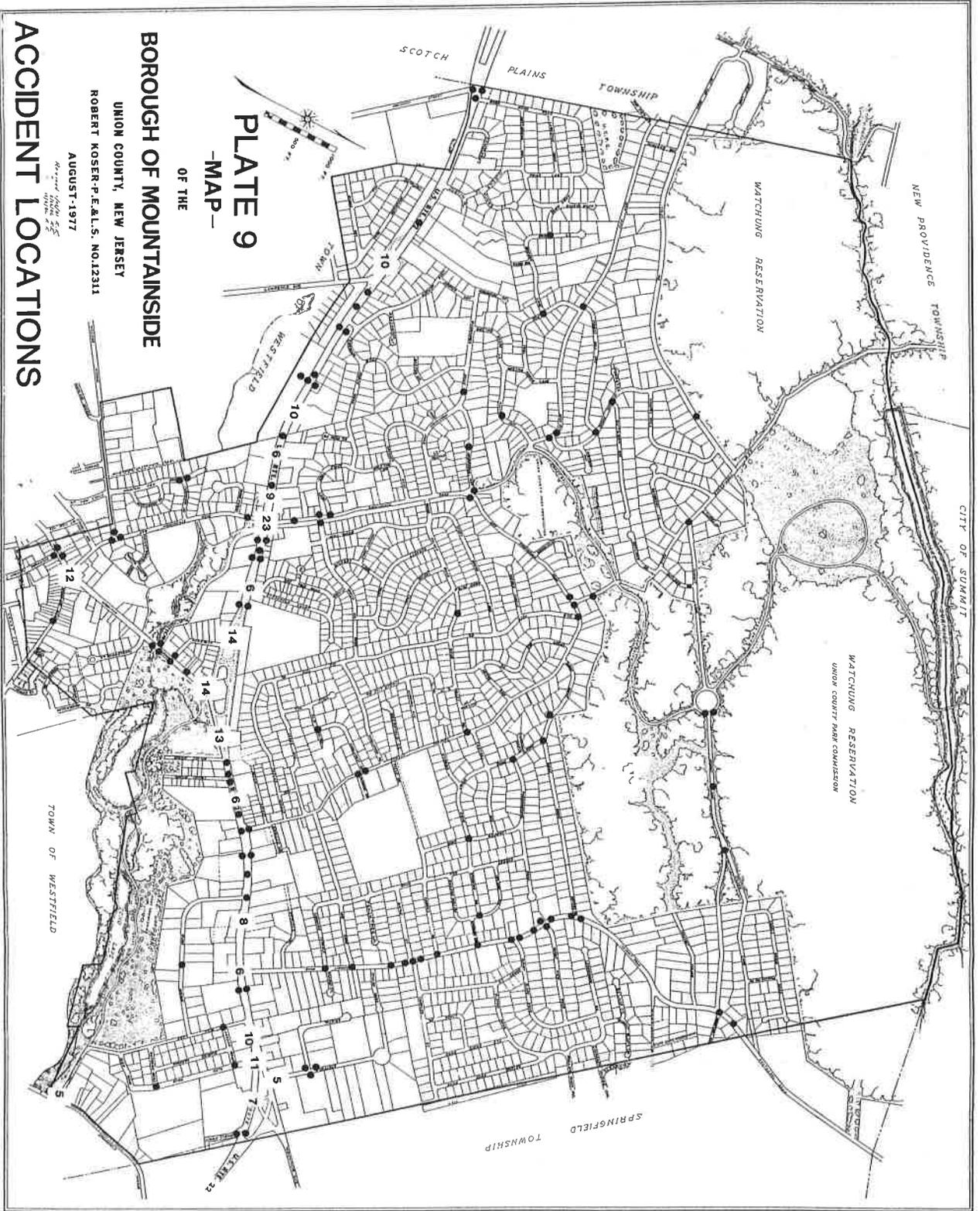


PLATE 9
-MAP-

OF THE
BOROUGH OF MOUNTAINSIDE
 UNION COUNTY, NEW JERSEY
 ROBERT KOSER-P.E.L.S. NO.12311
 AUGUST-1977
 Mountainside, N.J.
 Union County Park Commission

ACCIDENT LOCATIONS

1985

POPULATION, HOUSING AND ECONOMIC BASE

The purpose of this report is to provide background data on the population and housing characteristics of Mountainside as well as certain economic features. Since the adoption of the last Master Plan, a considerable amount of information has become available which can serve to improve the planning process by creating an understanding of the changes which are occurring in the local economy and in the population and housing stock.

Much of the analysis contained herein is based on the 1980 Census, and where more recent data are available through other sources, they are used and incorporated in the findings of this report.

The population study includes consideration of trends, population density, age group characteristics and trends, births, deaths, migration and household size.

Economic characteristics include household income, educational attainment, labor force characteristics, occupations and covered employment.

Housing includes a review of housing types, vacancies, trends, unit size and construction activity. Consideration is given to senior citizen housing in a separate background study prepared as an adjunct to the development of this Master Plan update.

A separate document has been prepared addressing low and moderate income housing issues. This is called a Housing Element and it is a part of the Master Plan. It has been the subject of a hearing by the Planning Board and has been adopted.

The references to a "region" on the various plates and throughout the text are related to a four county area which includes Union, Essex, Morris and Sussex Counties. This is the region defined by the New Jersey Council on Affordable Housing as the Northwest Region, one of six defined housing regions in the state. While it could be argued that a different region may make more sense for Mountainside, this report relies on the state's regional definition in order to provide consistency between this aspect of the Master Plan update and the Housing Element.

Population

General Characteristics: Plate 10 shows the general characteristics of the population of Mountainside and provides a comparison with the region and the state as a whole. Most of the rapid population growth in the borough took place during the 1950's when the population more than tripled from the beginning to the end of the decade. While continued active development was seen during the 1960's, it occurred at a much slower rate than during the 1950's. Since 1970, the population has actually declined to a point where the 1985 population, as estimated by the New Jersey Department of Labor, is lower than it was in both 1970 and 1980, declining by a total of 442 persons. This decline has occurred in spite of the issuance of building permits for a net gain of 129 units in the housing stock.

The percent changes in population shown for the period 1960-1980 indicate that the borough has grown at a slightly faster pace than the region over that time period, but that the state as a whole has grown at an even faster rate. From 1970 to 1980, both the region and the borough had a decline in population which the Department of Labor estimates has bottomed out in the region and has been relatively stable in the borough. Statewide, it is estimated that as much population growth occurred between 1980 and 1985 as took place during the entire decade of the 1970's.

The broad age group breakdown comparison provided on Plate 10 shows that the borough has a very high median age compared with the region and the state. In fact, the borough

Plate 10

GENERAL POPULATION CHARACTERISTICS

	<u>Mountainside</u>	<u>Region</u> ¹	<u>New Jersey</u>
1950 Population	2,046	1,502,881	4,835,329
1960 Population	6,325	1,738,675	6,066,782
% Change 1950-1960	209.1%	15.7%	25.5%
1970 Population	7,520	1,934,084	7,171,112
% Change 1960-1970	18.9%	11.2%	18.2%
1980 Population	7,118	1,878,959	7,364,823
% Change 1970-1980	-5.3%	-2.9%	2.7%
1985 Population Estimate ²	7,078	1,889,100	7,562,000
% Change 1980-1985	-0.6%	0.5%	2.7%
Increase 1950-1980	5,072	376,078	2,529,494
% Change 1950-1980	247.9%	25.0%	52.3%
Increase 1960-1980	793	140,284	1,298,041
% Change 1960-1980	12.5%	8.1%	21.4%
<u>Age Groups-1980</u>			
Under 5	3.6%	6.3%	6.3%
5-17	19.1%	21.2%	20.7%
18-64	65.3%	61.3%	61.3%
65 & Over	12.1%	11.1%	11.7%
Median Age	42.1	32.3(est)	32.2
<u>Persons Per Square Mile</u>			
1950	499	1,224	645
1960	1,543	1,416	809
1970	1,834	1,578	957
1980	1,736	1,531	983
Land Area - Sq.Miles	4.1	1,227	7,496
<u>1980 Characteristics</u>			
Median Household Size	2.65	2.52	2.47
Total Households	2,362	647,317	2,548,594

Source: U.S. Census

Calculations by Queale & Lynch, Inc.

1. The Region includes the counties of Essex, Morris, Sussex, and Union.
2. New Jersey Department of Labor

has the second highest median age of all the municipalities in Union County, with the highest median age found in Springfield Township. The overall age group breakdown is not materially different in the borough when compared with the region and the state except for the population in the under 5 age group, which is only slightly more than half of the percentage found in the region and state. Later sections of this report will provide a detailed analysis of the age group composition and trends.

The population per square mile in Mountainside is somewhat higher than that of the region, which in turn is much higher than the statewide density. The median household size in the borough is also a little higher than the region and the state, a reflection of the predominantly single family housing stock in the borough.

Age Group Trends: Plates 11 looks at the number and percentage of the population in each age group from 1960 to 1980 in both the borough and the region. It allows for a direct comparison of the percentage of the population falling in each age group in each decennial census. Other age group analyses were presented in detail in the separate background study presented to the Planning Board as a background study in the development of this Master Plan update.

Plate 11 shows the composition of the population of Mountainside in 1960 to reflect the addition of many new home buyers during the 1950's. A large part of the population fell in the 35-44 age group, and correspondingly there was a high percentage of the population in the 5-14 age group, which would represent the age of children of the home buyers. The population aged 15-24 was much lower than the region, which is expected in a population of recent buyers of single family homes.

As the population aged to 1970, and as additional home buyers moved into Mountainside, the borough continued to show a high percentage in the 35-44 age group compared to the region, but more significantly it showed the aging of the homebuyers who bought in the 1950's as reflected in the very large percentage of the population falling in the 45-54 age group. Even in the 1980 Census, there is strong evidence of the continuing impact of those who bought in the 1950's, and this is reflected in the large population in the 55-64 age group, which had 17.2% of the borough population compared with only 10.7% in the region.

However, in 1980, the percentage of the borough population in the 35-44 age group approximated that of the region while the 45-54 age group was much higher than the region. Based on the single family nature of the housing stock, it is reasonable to assume that the rate of turnover in the housing stock will increase as the householders age to a point where single family detached housing is no longer the preferred housing choice. In the process of turning over, the single family housing which dominates the housing stock should attract established families rather than new home buyers, which means the heads of household will be primarily in the 35-44 age group with school-age children.

The largest age group in the region, as shown on Plate 11, is the group which was born during the baby boom years of 1955-1965, or those who fell in the 5-14 age group in 1970 and in the 15-24 age group in 1980. As this cohort ages, it will continue to impact the region not only based on the housing choices which must be made, but on the impact they have as they progress through the child-bearing years and then into older age groups.

A different type of analysis of age group trends shows the effect of births, deaths and migration on each of the age cohorts. An age cohort is simply that group of people who were born during a certain time period. It is interesting to note that in spite of an increasing median age and an increasing percentage of the population falling in the 55 & over age

Plate 11

AGE GROUP TRENDS

	1960		1970		1980	
	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>
<u>MOUNTAINSIDE</u>						
Under 5	641	10.1	391	5.2	253	3.6
5-14	1,446	22.9	1,579	21.0	954	13.4
15-24	475	7.5	1,054	14.0	1,069	15.0
25-34	653	10.3	550	7.3	666	9.4
35-44	1,261	19.9	1,071	14.2	869	12.2
45-54	895	14.2	1,387	18.4	1,222	17.2
55-64	586	9.3	862	11.5	1,222	17.2
65 & over	<u>368</u>	<u>5.8</u>	<u>626</u>	<u>8.3</u>	<u>863</u>	<u>12.1</u>
Total	6,325	100.0	7,520	99.9	7,118	100.1
Median Age			37.0		42.1	

REGION

Under 5	176,310	10.1	160,338	8.3	119,019	6.3
5-14	307,864	17.7	372,815	19.3	291,393	15.5
15-24	199,306	11.5	293,466	15.2	320,326	17.1
25-34	225,414	13.0	238,068	12.3	291,048	15.5
35-44	262,379	15.1	236,579	12.2	233,241	12.4
45-54	230,030	13.2	248,758	12.9	213,577	11.4
55-64	173,812	10.0	194,748	10.1	200,996	10.7
65 & over	<u>163,560</u>	<u>9.4</u>	<u>189,312</u>	<u>9.8</u>	<u>209,359</u>	<u>11.1</u>
Total	1,738,675	100.0	1,934,084	100.1	1,878,959	100.0
Median Age	33.4		30.8		32.3	

Source: U.S. Census
 Calculations by Queale & Lynch, Inc.
 Totals may not add due to rounding.

group, it is this 55 & over age group that is showing a net out-migration. This is not unexpected because the nature of the housing stock is unlikely to attract older residents to the borough.

Among the adult age groups, only those falling in the 35-54 age cohort in 1980 showed a net in-migration to the borough. All other adult age groups showed a net out-migration. The younger age groups also showed a net in-migration, paralleling the net in-migration in the age group which would include their parents. In spite of this net in-migration among the school-age children, there has been a significant decline in the total number of school-age children in the borough amounting to a 31% drop from 1970 to 1980. That large decline is the result of low birth rates in the borough and the region which more than offset the rate of in-migration in those age groups to the borough.

From 1970 to 1980, deaths in the borough exceeded births, and of the overall 1970-80 population loss of 402 persons, one-fourth of that loss was attributable to the excess of deaths over births while the remainder of the loss was due to net out-migration. The overall decline in household size shows the percentage of large families declining considerably from 1970 to 1980 and the number of 1 & 2 person households increasing from about one-third of the households to almost one-half of the households. During the 1970's, the household count increased by 190 at the same time that the population declined by 402 persons, indicating that the rate of addition of new housing was not able to offset the natural decline in the population resulting from the excess of deaths over births as well as net out-migration.

The largest absolute out-migration in the borough is in the age group of 15-24, and within that group most of the out-migration is in the years from 18 to 24. This is a result of children aging and leaving home for college or employment. The Census reflects college students as residents of the community in which they live while attending college. For commuters, they would continue to be considered residents of the same municipality as their parents, but for those living in dormitories or other living facilities away from their parents' homes, they would be considered residents of that locality. As an example, children attending Rutgers University and living in a dormitory in Piscataway Township as of the date of the 1980 Census would be considered residents of Piscataway. The impact of this "out-migration" of the young adults is significant. If this age group is discounted from the overall trend picture, there would be a net in-migration to the borough of 201 persons from 1970 to 1980.

In the background report, births were numerically related to the number of women estimated to fall in the child-bearing years of 15-44. Obviously, this is a wide range of ages and births are not expected to occur at the same rate for all women in this age group. Since the age group breakdown in Mountainside shows relatively low percentages in the under 35 age groups, the birth rate can be expected to be quite low when compared with regional experience. In the borough, the number of births generally declined during the first half of the 1970's and has varied from a low of 40 births in 1984 to a high of 54 births in 1983. Correspondingly, the rate of births per 1,000 females aged 15-44 has averaged less than 35 per year over the 15 years studied in the background report. By comparison, the region has had rates averaging 55 per 1,000 in recent years, down from over 65 per 1,000 in the early 1970's.

It is reasonable to expect that, at least in the immediate future, Mountainside will continue to attract home buyers in an older age group because of the quality and price of homes in the community. These established families moving into the borough would generally be beyond child-bearing years and the lower birth rates shown could reasonably be expected to continue. For school enrollment projections, however, the rate of turnover in the

housing stock will probably be a much more important factor than the annual number of births occurring among borough residents. Since the migration patterns show those leaving the borough upon the sale of their homes to be in the 55 & over age group, and those moving in to be in the 35-54 age group, migration has a much greater impact on school enrollment forecasting than birth rates. The higher the turnover rate in the existing housing stock, the greater the impact on school enrollments. School enrollments are considered in greater detail in the study on Community Facilities.

Death rates are increasing as a result of the aging of the population within the borough. The region's death rate has been relatively stable since 1970 while the rate in the borough has gone from one which was lower than the region's in 1970 to one which was much higher in 1984. Based on patterns observable in other communities which are essentially fully developed and are desirable residential communities, it can be expected that the death rate per 1,000 population will continue to rise unless there is a substantial increase in the rate of turnover in the housing stock.

Published 1970 Census data show that of the 2,172 occupied housing units in Mountainside, 1,456 were occupied by the same household for at least five years. This means that one-third of the housing stock was newly occupied (less than five years) as of the 1970 Census. The 1980 figures show that of the 2,362 households, 1,764 were occupied by the same household for at least five years. The turnover rate was lower in the 1970's than in the 1960's at only about one-fourth of the households being residents for five years or less. Much of this decline can be attributed to a drop in housing construction during the 1970's. However, a lack of turnover in the housing stock is generally viewed as a sign of strength in the community, with established residents desiring to remain.

When looking at the entire decade of the 1970's, 61% of the households living in the borough in 1980 were also residing in the borough in 1970. Among the borough households in 1970, only 45% were also living there in 1960. Almost one-third of the households in the borough in 1980 had lived in the borough for at least twenty years, according to published Census figures.

In the region, the age group composition is quite different than the borough, and the migration patterns also show a difference, although there are some parallels. The region showed a surplus of births over deaths during the decade of the 1970's resulting in a natural gain of over 75,000 persons during the decade. This gain was more than offset by the net out-migration of 130,000 during the same period resulting in a net population loss of about 55,000 persons from 1970 to 1980. As in the borough, the largest absolute out-migration is in the 1980 age group of 15-24, attributable to younger people leaving the region to establish their own households or attend college. Several age groups in the region showed almost no effect from migration, including the population under 15 and the 25-44 group. Relatively high rates of out-migration were found in the over 55 age group, but they were not as high as those found in the borough, at least for the older component of that age group.

In the region, only one age group showed a net in-migration, a nominal gain of less than one percent, and that was the 25-34 age group. This is the age of household formation and generally limited resources. The relative stability exhibited by this age group may be an indicator that affordable housing opportunities exist for them in the region.

Trends in school-age population indicate that the region had a decline of 17% in that category compared to a decline of 31% in the borough. The number of school-age children per household in the borough in 1970 was higher than the region, but by 1980 it was lower than the region. In the region, there were 62 school age children per 100 households in

1980 while in Mountainside there were only 57, down from 91 per 100 in 1970 in the borough.

The ratio of one and two person households in the region was somewhat higher than the borough's in 1980, but interestingly, the borough had a slightly lower percentage of households with 5 or more persons than the region, in spite of a housing stock which is comprised almost entirely of single family detached units.

Based on the state's estimates of the population of the region, 1980 saw an increase in the rate of out-migration from the region as compared with the 1970's, but since that time out-migration has lessened to the point where there is an actual increase in population in the region since 1981. The excess of births over deaths continues in the region, and in recent years that excess has been high enough to offset the net out-migration occurring.

Educational Attainment: The population aged 25 and over is profiled on Plate 12 for the borough and the region as it relates to the levels of education attained by the population. Both the region and the borough reflect the general trends found throughout the state of higher levels of education. There has been a diminishment in the population which has less than a high school education. This is largely attributable to the out-migration and deaths among the older residents since the lower educational levels are more common among older people.

Mountainside has had a higher proportion of both high school and college level education than the region over the years. However, the region shows substantial gains in educational levels with the number of high school graduates increasing by 29% while the population 25 and over increased by only 4%. The borough showed a higher net gain in the population 25 and over of 7%, but its most dramatic increase was a gain of almost one-fourth in the number of college graduates residing in the community. The regional gain in college graduates was over fifty percent.

Economic Base

Household Income: While educational attainment is an indicator of population characteristics within the borough, it naturally leads into some factors which relate to the strength of the economic base in the community as represented by its labor force characteristics.

As one would expect, Mountainside has an income which is significantly higher than that of the region. While the figures used to reach that conclusion are from the most recently available household income data as published in the Census, it is reasonable to conclude that the same general comparison between municipal and regional figures would hold at present.

To highlight the differences in income between Mountainside and the region in 1979, over 42% of the households had incomes over \$40,000 in the borough while in the region, those earning over \$40,000 accounted for only about 15% of the households. By the same token, those earning under \$20,000 accounted for almost half the households in the region while in Mountainside they represented less than one-fifth of the households.

Covered Employment: Covered employment is the number of jobs covered under the New Jersey Unemployment Compensation Law. This is based on reports of employers and is available on an annual basis at the municipal and county level. The jobs shown are those which existed within the geographic region shown as of the end of September of the years shown. Covered employment within the borough or region is not to be confused with the size of the resident labor force. Labor force information is presented later in this

Plate 12

EDUCATIONAL ATTAINMENT
Persons 25 Years and Older

1970 & 1980

<u>Grades Completed</u>	<u>1970</u>		<u>1980</u>		<u>1970-80 Change</u>	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
<u>MOUNTAINSIDE</u>						
None/Elem: 0-8	482	10.7	361	7.5	-121	-25
High School: 1-3	498	11.1	322	6.7	-176	-35
" " 4	1,450	32.2	1,698	35.1	+248	+17
College: 1-3	709	15.7	769	15.9	+ 60	+ 8
" 4+	<u>1,366</u>	30.3	<u>1,692</u>	34.9	<u>+326</u>	<u>+24</u>
Total	4,505	100.0	4,842	100.1	+337	+ 7
# H.S. Grads.	3,525	78.2	4,159	85.9	+634	+18
<u>REGION</u>						
None/Elem: 0-8	292,054	26.4	195,474	17.0	-96,580	-33
High School: 1-3	204,286	18.4	161,477	14.1	-42,809	-21
" " 4	350,132	31.6	398,763	34.7	+48,631	+14
College: 1-3	105,801	9.6	156,285	13.6	+50,484	+48
" 4+	<u>155,968</u>	14.1	<u>237,157</u>	20.6	<u>+81,189</u>	<u>+52</u>
Total	1,108,241	100.1	1,149,156	100.0	+40,915	+ 4
# H.S. Grads.	611,901	55.2	792,205	68.9	+180,304	+29

Sources: 1970 and 1980 U.S. Census
Calculations by Queale & Lynch, Inc.
Totals may not add due to rounding

section of the report as published for residents of the borough. The covered employment figures are those jobs which are physically located within the area shown regardless of where the people live who are employed in those positions.

Plate 13 presents information on trends in covered employment for the period 1977-1985. 1977 was selected as the starting year because improved monitoring and reporting methods increased the accuracy of municipal counts. Prior to 1977, the chance of an employer misreporting its municipal identity was considerably higher than in more recent years. While the reporting is not 100% accurate, it does provide valuable information on job trends within the borough, region and state.

In spite of a declining population, jobs in the region have been increasing at the rate of over 11,000 per year. In 1980, there were about 1.09 jobs for every household in the region, and statewide that figure was .99 jobs per household. From 1977 through 1985, the average annual increase in jobs has been 11,196 in the region, and when this is compared with the number of housing units authorized through the issuance of building permits in recent years, the ratio is increasing in the region. Plate 17 reveals that the region is averaging a net gain in housing stock, when considering new construction and demolitions, of only 2,778 units per year in the 1980's. This means there are about four jobs being created in the region for every net housing unit added.

At the state level, New Jersey has been experiencing an average annual job growth of 57,875 in recent years, but since 1980 has been showing a net average gain of 29,400 housing units per year. This amounts to a statewide average of 1.97 jobs per housing unit added since 1980. Only in 1985 has the net housing added come close to providing one house for every job added. There is increasing evidence mounting that the concept of providing one new housing unit for every job created is not realistic. In some instances, housing units are needed to satisfy a segment of the population which is not job related, namely the elderly. In other circumstances, the job counts in the region are artificially high because of part-time labor or there are jobs which are not suited to primary earners because of low wages. The increasing incidence of the second wage earner in a household is an indicator that at least that job does not require the creation of a housing unit for the worker.

By comparison with the region and state, Mountainside had 5,553 jobs in 1980 compared with a household count of 2,362, or 2.35 jobs per household. Since 1980, the borough has averaged a net gain of about six housing units per year while jobs have increased at the rate of 77 per year resulting in an overall gain in the borough of almost 13 jobs per household in recent years. While this rate of job growth has been higher than that of the region and the state, it is largely a result of a well-established employment center functioning as a source of employment for many workers in the region. It is easily accessible from Route 22.

Employment Status: In Mountainside, the total unemployment rate in the civilian labor force was higher in 1980 than it was in 1970, but this higher rate of unemployment was also related to increased participation in the labor force by females, who as a group increased their participation by 52 percent. Between 1970 and 1980, the number of persons aged 16 and over increased by 7%, but the overall number of employed persons increased by 27%. This increase in employed persons occurred in spite of an increasing share of persons aged 65 and over, who in 1970 accounted for almost 12% of the population over age 16 and in 1980 over 15%.

Industry of the Employed: Plate 14 provides a comparison of the various industries in which residents of the borough were employed in 1970 and 1980. The only category which showed a decline in the 1970's was manufacturing, which has generally been on the

Plate 13

COVERED EMPLOYMENT TRENDS*

1977 to 1985

<u>Year</u>	<u>Mountainside</u>		<u>Region</u>	<u>New Jersey</u>
	<u>Total</u>	<u>% of Region</u>		
1977	5,197	.78	667,678	2,344,731
1978	5,895	.85	690,210	2,468,644
1979	5,498	.78	705,260	2,529,140
1980	5,553	.79	705,159	2,530,556
1981	5,405	.76	714,998	2,589,641
1982	5,673	.80	708,432	2,566,143
1983	5,512	.76	727,324	2,680,826
1984	6,194	.81	764,339	2,813,014
1985	6,098	.79	768,170	2,869,833
<u>Average Annual Gain</u>				
1977-1985	77	.69	11,196	57,875

Projections

Based on 1977-1985 Trends

1990	6,367	.78	817,605	3,120,041
2000	7,142	.77	929,564	3,698,788

* Number of jobs covered under N.J. Unemployment Compensation Law.
 Source: Covered Employment Trends in New Jersey, N.J. Dept. of Labor & Industry
 Calculations and projections by Queale & Lynch, Inc.
 Projections based on linear regression.

Plate 14

INDUSTRY OF THE EMPLOYED

Persons 16 Years & Over

1970 & 1980

Mountainside

<u>Industry</u>	<u>1970</u>	<u>1980</u>	<u>1970-80 Change</u>	
			<u>No.</u>	<u>%</u>
Construction	119	261	+142	+119
Manufacturing	949	876	- 73	- 8
Transportation	79	167	+ 88	+111
Communications & other public utilities	68	110	+ 42	+ 62
Wholesale and retail trade	540	762	+222	+ 41
Finance, insurance, real estate, business & repair services	332	605	+273	+ 82
Educational services	252	305	+ 53	+ 21
Other professional & related services	273	326	+ 53	+ 19
Public administration	71	138	+ 67	+ 94
Other industries	<u>123</u>	<u>14</u>	<u>-109</u>	<u>- 89</u>
Totals	2,806	3,564	+758	+ 27

Sources: 1970 & 1980 U.S. Census
Calculations by Queale & Lynch, Inc.

decline in New Jersey. Large gains were noted in construction; wholesale and retail trades; and finance, insurance, real estate, business and repair services. In addition, large percentage gains were shown in transportation and public administration. The category of "other industries" showed a significant decline. This normally includes agriculture but there may have been some discrepancy in reporting in the 1970 Census which could have caused the number to be so high at that time.

Housing

General Characteristics: Plate 15 shows a comparison of Mountainside with the region and the state in 1970 and 1980. In the top part of the table, there is a net gain shown of 204 units in the borough compared with only a net gain of 90 units reflected in the issuance of building permits. This discrepancy is also present in the region and the state, with each level showing fewer units added through the issuance of building permits than are reflected in the Census gains. Some attribute this to a more accurate count in 1980 than in 1970, which is borne out to some extent by the testing of Census results by the Census Bureau itself, but the higher level of accuracy in 1980 would not be reflected to the extent that it would generate a difference in unit count in the order of magnitude of that shown on Plate 15.

It is generally believed that most of the difference between the building permit count and the Census figures is related to illegal conversions of residences to include unauthorized housing units. The fact that the discrepancy in the borough is so much higher than in the region could be related to the presence of large single family detached dwellings in the borough. However, a comparison of the 1970 and 1980 Census figures on the number of dwellings in each structure shows that in 1970, the Census reported 23 housing units in buildings which contained twenty or more units. This is clearly an error in the 1970 Census since there is no evidence of there having been a building containing 23 dwellings in 1970. At the same time, the 1970 Census showed a total of 2,147 units in detached single family dwellings. By 1980, the Census count of detached single family dwellings increased to 2,353, a gain of 206 units. None of the gain in detached single family dwellings could be attributable to illegal conversions since they would be reflected only in an increased count of units in buildings containing 2 to 4 units. In 1970, there were 21 units in buildings falling in that category while in 1980, the number increased to 42 units. At the same time, the building permit records did not reflect any residential construction except detached single family dwellings. It is evident, therefore, that no definitive answer can be given to the discrepancy in the unit counts.

To double check the Census count of units in the borough, the field survey information was reviewed and a total of 2,409 detached single family dwellings was counted as of early 1987, including some under construction. The 1980 Census showed a total of 2,353 detached dwellings and building permit records since 1980 show a total net gain of 39 units through 1985, which brings the 1986 housing unit count for detached dwellings to 2,392. The balance of units could be attributable to building permits issued subsequent to 1985, affirming the total housing count provided in the 1980 Census.

The discrepancies in the region are not as easily resolved, although they are not as great as in the borough. In some instances, publicly assisted housing projects are not reflected in the building permit data, but they generally would not account for the difference of over 7,000 units. As suggested earlier, much of the discrepancy is believed to be attributable to illegal conversions.

In the middle portion of Plate 15, information is provided on demolitions. It points out that housing construction in the region was largely offset by demolitions. The total effect of the construction of new units was reduced by one-third due to demolitions. Based on the

HOUSING CHARACTERISTICSNumber of Units and Vacancy Rate

	<u>Mountainside</u>	<u>Region</u>	<u>New Jersey</u>
1970 Housing Units	2,191	634,059	2,388,689
1980 Housing Units	2,395	681,551	2,772,149
Net Gain 1970-80	204	47,492	383,460
% Gain 1970-80	9.3%	7.5%	16.1%
<hr/>			
1970-1979			
Units Authorized by Building Permits	99	59,816	405,608
Demolitions & Other Losses	9	19,769	57,742
Net Gain	90	40,047	352,866
Difference Between Census and Building Permit Data	126.7%	18.6%	8.0%
<hr/>			
1980 Census			
Year-Round Units	2,395	676,137	2,687,754
Occupied	2,362	647,317	2,548,594
Owner-Occupied	2,271	362,163	1,579,827
Renter-Occupied	91	285,154	968,767
Vacant	33	28,820	139,160
For Sale	15	3,644	22,964
For Rent	2	12,605	49,154
Other	16	12,571	67,042
Vacancy Rates	0.7%	2.4%	2.8%
Sales	0.7%	1.0%	1.4%
Rental	2.2%	4.2%	4.8%

Sources: U.S. Census

N.J. Dept. of Labor & Industry for Building Permit Data

presence of older urban areas, the region had one-third of all the demolitions occurring in the state between 1970 and 1980, but statewide demolitions offset new construction by a factor of only 14%.

Vacancies are shown at the bottom of Plate 15. In the borough, vacancy rates are very low in both sales and rental housing, but the important consideration is sales housing since there is very little rental housing in Mountainside. Optimum vacancy rates for sales housing are considered to be 1.0-1.5% in order to provide market flexibility. Lower vacancy rates indicate a tighter market, one in greater demand than the supply provides for. In the region and the state, sales housing falls within this optimum range, although the regional vacancy rate is at the tight end of the scale. In Mountainside, the vacancy rate is 0.7%.

Rental housing is optimally at a vacancy rate of 4 to 5%, which is the range found in both the region and the state. Again, with the supply of rental housing so low in the borough, vacancy rate comparisons are somewhat meaningless since a difference of only one or two vacant units could result in a sizable swing in the vacancy rate.

Housing Values: As with household income, housing value information is quite outdated since it is based on the 1980 Census. However, it is provided as a benchmark so comparisons can be drawn with the 1990 Census. About 90% of the housing in the borough was valued at a higher level than the median housing value in the region in 1980. It showed that 61% of the borough's housing stock was considered to have a sales value of over \$100,000 in 1980 compared with only 21% in the region. Housing values are shown on Plate 16.

The rental housing comparison is presented for information only since, as noted earlier, the stock of rental housing in the borough is quite small and consists primarily of single family detached housing, thus creating a higher rental value than would be found for rental apartments.

Housing Authorized by Building Permits: Plate 17 provides information on the number of housing units authorized by the issuance of building permits for the period 1970 through 1985. All of the units authorized in the borough were single family, and the pace of construction throughout the 15 years shown was fairly steady, with annual variations generally responsive to economic factors. It is clear from information gathered as a part of the study of existing land use that the amount of vacant land has diminished to a point where even the scattered construction activity of recent years will no longer be possible.

In the region, single family housing continues to dominate multifamily. However, since building permit data for single family includes attached (townhouse) units, it cannot be concluded how many of the single family units shown are detached. In all likelihood, a majority of the units are single family detached. The regional figures for single family slightly outnumbered multifamily in the 1970's, but to date in the 1980's single family are being built at twice the pace of multifamily. Four of the five lowest housing production years in the region occurred from 1980 through 1983, with the other falling in 1975. Both 1984 and 1985 saw a return to representative levels of housing production approximating average years in the 1970's. Indications are that 1986 had a production level which was near the best years of the 1970's.

Unit Size: The Census considers unit size in two ways, a count of bedrooms in each unit and a count of total rooms. In a community like Mountainside, which is dominated by single family detached housing, the total room count is somewhat meaningless since the

Plate 16

HOUSING VALUES

1980

<u>OWNER-OCCUPIED (NON-CONDOMINIUM)</u>	<u>Mountainside</u>		<u>Region</u>	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
Under \$30,000	9	.4	14,700	5.0
\$30,000-50,000	39	1.8	52,131	17.9
\$50,000-80,000	320	15.1	116,326	39.9
\$80,000-100,000	458	21.6	47,677	16.4
\$100,000-150,000	928	43.7	43,873	15.1
\$150,000 +	<u>369</u>	<u>17.4</u>	<u>16,859</u>	<u>5.8</u>
Total	2,123	100.0	291,566	100.1
Median Value	\$112,700		\$70,917	

RENTER OCCUPIED WITH CASH RENT

Under \$200	9	12.5	101,722	37.0
\$200-\$300	15	20.8	118,281	43.0
\$300-\$400	17	23.6	41,165	15.0
\$400-\$500	9	12.5	8,684	3.2
\$500 +	<u>22</u>	<u>30.6</u>	<u>5,106</u>	<u>1.9</u>
Total	72	100.0	274,958	100.1
Median Contract Rent	\$371		\$229	

Source: U.S. Census
 Calculations by Queale & Lynch, Inc.
 Totals may not add due to rounding

Plate 17

HOUSING UNITS AUTHORIZED BY BUILDING PERMITS

1970-1985

	<u>Mountainside</u>			<u>Region</u>		
	<u>1F</u>	<u>MF</u>	<u>Total</u>	<u>1F</u>	<u>MF</u>	<u>Total</u>
1970	11	0	11	3,098	2,748	5,846
1971	10	0	10	3,862	4,507	8,369
1972	15	0	15	4,033	4,535	8,568
1973	5	0	5	3,686	2,929	6,615
1974	10	0	10	2,360	2,366	4,726
1975	4	0	4	2,254	1,282	3,536
1976	23	0	23	2,966	1,832	4,798
1977	5	0	5	2,978	3,541	6,519
1978	11	0	11	3,404	2,857	6,261
1979	<u>5</u>	<u>0</u>	<u>5</u>	<u>2,552</u>	<u>2,026</u>	<u>4,578</u>
Subtotals						
1970-79	99	0	99	31,193	28,623	59,816
Demolitions 1970-79			<u>9</u>			<u>19,769</u>
Net Gain 1970-79			90			40,047
1980	8	0	8	2,081	1,606	3,687
1981	4	0	4	1,657	1,079	2,736
1982	2	0	2	1,806	1,130	2,936
1983	8	0	8	3,209	762	3,971
1984	12	0	12	3,425	1,626	5,051
1985	<u>13</u>	<u>0</u>	<u>13</u>	<u>4,224</u>	<u>2,089</u>	<u>6,313</u>
Subtotals						
1980-85	47	0	47	16,402	8,292	24,694
Demolitions 1980-85			<u>8</u>			<u>8,026</u>
Net Gain 1980-85			39			16,668
Totals	146	0	146	47,595	36,915	84,510
Demolitions 1970-85			<u>17</u>			<u>27,795</u>
Net Gain 1970-85			129			56,715

Source: New Jersey Department of Labor & Industry

count stops at "eight or more rooms", and it is difficult to fully identify with room counts as they relate to the composition of a unit.

It was pointed out earlier in this report that almost half the households in the borough are made up of one or two persons. In the region, these smaller households accounted for half of the households as well. The housing needs of one or two person households call for small units of one or two bedrooms, which is to be differentiated from the housing desires, which reflect the units which are sought after by the household considering not only the physical space requirement but economic and amenity factors as well.

The regional housing unit size breakdown shows that the quantity of units which are two bedrooms or smaller in size amounts to about half the units in the region, approximating the ratio of one and two person households. The borough, which is more affluent than the region and therefore offers more flexibility in housing choice due to economic factors, has only 13.7% of its housing stock in the two bedroom or smaller category. The majority of units in Mountainside are three bedrooms in size. Units which are four or more bedrooms in size account for about one-third of the housing stock in the borough, while in the region they account for less than one-fifth.

SENIOR CITIZEN HOUSING NEEDS SURVEY

The Borough of Mountainside authorized the preparation of a survey to assist in determining whether a need exists within the borough to warrant providing zoning for housing for older persons. The consideration would relate to housing other than single family detached dwellings. As a part of that survey, a questionnaire was sent to all the households in the borough early in 1988 which asked for certain information on household characteristics and further asked for an expression of interest in having the borough provide zoning for senior citizen housing. The response to this survey was excellent with over 40 percent of the households returning the questionnaire.

The purpose of this report is to provide an analysis of the returns sent to the borough, to provide some control information from the Census to see whether those returning the questionnaires were from any particular demographic segment of the community, and to further provide a reprinting of information included in one of the Master Plan background reports on the characteristics of the older population of the borough as reported in the 1980 Census. The report concludes with findings and recommendations on alternate housing types for the older population based on an analysis of the survey results and other background information generated as a part of the preparation of the update of the borough's Master Plan.

1980 Census Data

Mountainside is seeing an increasing percentage of its population in the 65 and over age group. While this group is increasing in number, it is doing so because the population is aging into that category from within the existing housing stock rather than migrating into the borough. The 65 and over population is actually experiencing a net out-migration, and comparing this with the net out-migration in this age group experienced in the region, it is noted that the migration rate is considerably higher in the borough. The region has a broader choice of housing than the borough, but the income range of the elderly in the region is considerably lower than that of those who live in the borough, offering elderly in the borough greater flexibility in reaching a decision on remaining in a single family home or moving to another location.

One of the difficult issues to address in a community such as Mountainside is whether there is a market for any form of housing for senior citizens, and further whether that market would be fed by local residents or would simply serve as a regional housing resource.

The Census publishes limited information on the characteristics of the elderly at the municipal level. The 1980 age group breakdown indicates that the elderly comprise about 12% of the borough population and 11% of the population of the region, while the statewide proportion of elderly also falls in the same general range as the borough and region.

The 1980 Census reveals the following additional information about older persons residing in the borough:

1. The population aged 65 and over was 863 persons, of whom 478, or 55%, were female and 385 were male. The population aged 60 and over was 1,371 persons, of whom 52% were female. The 60 and over population accounted for over 19% of the population.
2. Of the 2,362 households in the borough, 619, or 26%, had one or more persons aged 65 and over. For the households with persons 60 and over, the total increased to 900 households, or 38% of all the households in the borough.
3. Of the 619 households with persons aged 65 or over, 465 were headed by a person 65 or over while the remaining 154 household heads were under 65. In the situations where the household head was under 65, the elderly were living in the household as family members, for the most part.
4. Among the 465 households with an elderly head of household, 114 were occupied by only one person, and of those 94 were headed by a female. The 114 one person elderly households accounted for over half of all one person households in the borough.
5. Only 14 of the 465 elderly households were renter-occupied, the balance owner-occupied.
6. Very little information is available in the Census on the income of the elderly within the borough. Apparently, with almost all of the elderly households in the category of owner-occupied, there are considerable assets, although there is not necessarily a correlation between the ownership of a home and access to adequate financial resources to live comfortably. Of the 863 persons aged 65 and over in 1980, only 6 were considered to be below the poverty level, and none of them were heads of households. They were living with family members or as a non-relative in a household. Among those aged 60 to 64, none were below the poverty level. The reported poverty level in the 1980 Census for a one person elderly household was \$3,479 and for a two person elderly household it was \$4,389. These compare with an average income among all 366 "unrelated individuals" in Mountainside of \$18,758.
7. Another Census source indicates that there are 351 family households headed by persons 65 or over and 114 nonfamily elderly households. Of the family households with an elderly head, all were at an income level of at least 125% of the poverty level. Among the 114 nonfamily elderly households, none were below the poverty level, 14 were in the range of 100-125% of the poverty level, and the balance were above 125% of poverty level. Of all those earning above 125% of the poverty level, 97% had incomes greater than two times the poverty level.

The overall picture available through the Census is that the elderly population in the borough is not at an income level which would indicate that any form of subsidized housing for the elderly would be needed. The rate of out-migration among the elderly is higher than the regional experience, but it is not able to be determined from the Census how many persons who move from the borough would choose to remain if an alternate housing choice were available.

From 1970 to 1980, an estimated net out-migration of elderly amounted to 251 persons, or about 135 households. This is an average of 14 elderly households leaving the borough each year, not a large quantity considering the total housing turnover in the borough during the 1970's averaged 92 units per year. Depending on the source of information used, anywhere from 9 to 20 of those units were occupied as new units annually, leaving the actual net turnover in the established housing stock at about 78 units per year.

Obviously, even if housing were available for the elderly to offer a choice of staying in the borough with maintenance free living, not all those leaving the borough would choose to stay. Health, financial circumstances and family conditions affecting housing decisions would all be factors considered by the elderly in choosing a place to live. In a projection of migration rates to 1990, using the rates which were found to exist from 1970 to 1980, the following could result:

1. During the 1980's, all those who were in the 55-64 age group in 1980 would age into the 1990 group of 65 and over. With normal losses due to death considered, the 1980 age group of 55 & over, which totaled 2,085 persons, would drop to a survived 1990 population of 1,564 persons. According to the 1970 to 1980 migration rates in the borough, this total would be reduced by out-migration to 1,211 persons, an increase of 40% in this age group if the past decade's migration rates hold. This means that the number of elderly moving from the borough would increase from 251 in the 1970's to 353 in the 1980's. The estimated number of elderly households to account for 353 persons is 191 at the 1980 headship rates, which means an annual turnover of 19 units.
2. Since a continuation of the 1970-80 migration rates among the elderly would mean that the proportion of elderly in the population would increase from 12% to 17% as of 1990, another consideration is that the number of elderly households would increase from 465 in 1980, or about one-fifth of all households in the borough, to a ratio of almost 27% of all the households in 1990. Since this is a fairly high level to sustain, the increasing proportion of elderly may simply spur an increasing turnover in the housing units occupied by the elderly, increasing the potential for a locally-generated market for alternate housing. However, even if turnover and corresponding out-migration increase to a point where the number of elderly households in 1990 grows at half the rate indicated by migration patterns in the 1970's, the annual housing unit turnover anticipated would increase from 19 units per year to about 27 units per year, or twice the rate of turnover that occurred during the 1970's.

Based on the Census information, there does not appear to be any locally-generated need for subsidized housing for the elderly. Market-rate housing offering maintenance free living would be an attractive housing choice for many elderly households based on income, but the rate of turnover among elderly households raises a question about the size of the locally-generated market which could be satisfied. The following sections of this report address the senior citizen housing survey, which was undertaken to assist in reaching conclusions about the interest among local residents in having alternate housing types available for older residents of the borough.

Survey

A survey form was sent to all households in the borough. It was attached to a more detailed background report which provides more information on the results of the survey. All questionnaires were filled out and returned in January, 1988.

Overall Response: Out of a total of 2,527 questionnaires distributed, 1,029 were returned for a gross response rate of 41 percent. However, it is estimated from building permit records that there are about 2,425 households in the borough at the present time, so based on that household total the response rate was closer to 42 percent, a very high response rate for a survey of this type. This indicates a high level of interest in the subject matter.

Of the prime respondents to the survey, 654 were male, or 64 percent of the total, and the remaining 375 were female.

Within each of the questions discussed in the following sections of this report, the actual number of responses given to each question is indicated.

Age and Household Size: The 1980 Census reveals that the average household size in the borough was 2.98 persons while the average household size of those responding to the survey was 2.59 persons. The estimated household size in 1988 is 2.75 persons based on a continuation of the migration rates which occurred during the 1970's. The fact that the respondents to the survey are older than the general population and that older persons live in smaller households lends further support to the accuracy of the responses found on total household size.

In 1980, 47% of the households in the borough were one or two persons in size. The responses showed 59% in that category. The 1980 Census indicated 39% in the three and four person size while the responses had 32% in that category. The remaining 9% of the responses were from households of five or more persons compared with 14% in that category in 1980.

Among the one person household responses, 63% were from persons aged 65 and over. In 1980, about 50% of the one person households were occupied by persons aged 65 or over. Of all the responses, one person households accounted for 144 or 14% of the total. In 1980, 9% of the households were one person in size.

Residency, Employment and Tenure: The basic purpose of inquiring about length of residency was to determine the level of interest among long-term residents of the borough. Employment information was sought to assist in understanding the financial aspects of housing need. Tenure information relates to ownership or rental housing, with follow-up information requested on outstanding mortgages, etc.

About 46% of the respondents have lived in the borough for more than 20 years. By comparison, the 1980 Census indicated that only 31% of the households had lived in the borough for more than 20 years. Of course, with the passage of time that percentage has increased, but even making the most conservative assumptions on turnover rates, the cross-section of those responding represents longer-term residents than are generally found in the borough as a whole.

Among those household heads responding, 34% were retired. Among the spouses responding, the retired category amounted to 34% also. In the 1980 Census there is no specific category which would indicate whether a person is retired or simply not in the

labor force. Those who were not in the labor force in 1980 accounted for 36% of the total population aged 16 and over. The total number of respondents who were retired correlated very strongly with the total number of persons in the 65 & over age group.

Financial Considerations: Homeowners were asked to estimate the value of their homes and indicate both the outstanding mortgage, any home equity loans and the annual property tax payment. This was requested for the purpose of providing an overall picture of the asset base represented by the housing stock of those responding to the survey. On the portion of the survey related to the value of the home, there was a tabulation error but in broad terms, most of the respondents indicated that their homes were worth over \$300,000.

On the question of the mortgage balance outstanding, there were 412 responses with 52% indicating that the balance was less than \$50,000. Another 29% had a balance of \$50,000 to \$100,000, so the vast majority of those responding to the survey had mortgages under \$100,000 compared with an estimated average housing value of over \$300,000. This indicates substantial equity in the homes, which is not surprising given the average length of residency within the borough among those responding. A further question was asked related to home equity loans, and only 92 indicated that such loans were outstanding. Of the 92 loans, 73% were under \$50,000.

The part of this question related to property taxes indicated that 38% paid between \$2,000 and \$3,000 while another 39% were in the \$3,000 to \$4,000 range. Only 17% paid over \$4,000. There were 798 responses to the tax question.

Plans to Move: Sixty percent of the respondents indicated no intent to move within the next ten years. Of the total respondents, 13% would move within two years, 16% within five years and 11% within ten years.

Among those who indicated that they were not interested in moving within the next ten years, 35% were aged 65 and over and another 24% were in the 55-64 group.

Among the 370 households which expressed plans to move within the next ten years, only 23% were aged 65 or older with the highest expression of interest in moving made by those falling in the 40-54 age group (33%) and the 55-64 group (30%).

Within each of the age groups, 70% of those who were 65 and older expressed no plans to move within the next ten years. This lack of interest in moving was proportionally the highest among the older age group. By the same token, there were 85 households in the 65 and over group which expressed an intent to move within the next ten years. If this is adjusted up to the total population using a normalization factor of 1.81, the number of older households with an intent to move amounts to 154.

Among those households with heads aged 55-64, 45% have an intent to move within the next ten years. Applying the 55-64 normalization factor of 2.05 to the 111 households expressing a plan to move within the next ten years results in a projection of 228 households in this age group.

The 40-54 age group also reflected a 45% incidence of intent to move while the under 40 age group had an even lower intent to move ratio of 39%. For purposes of evaluating the need or interest in building senior citizen or age-restricted housing in the borough, the focus of this study is on the interests of those in the 55 and over age group as of the date of the survey.

Zoning for Alternate Housing Types: A question was asked about the interest of respondents in having areas zoned for housing other than single family homes. The answers to this key question were quite evenly balanced overall.

Among the 985 respondents, 474 or 48% were in favor of zoning for other than single family housing and 511 were opposed.

By age group, however, the responses were not evenly balanced. The respondents under age 40 only had 27% favoring alternate zoning with 73% opposed. Those in the 40-54 and 55-64 age groups were very evenly divided with both groups showing 49% in favor and 51% opposed. Among those aged 65 and over, 56% favored zoning for housing other than single family homes.

A projected 46% of all households in the borough would answer yes to the question of zoning for alternate housing types with 54% opposed. The normalized results show that 54.4% of those in favor of zoning for alternate housing types are aged 55 & over. Among those opposed, 42.0% are aged 55 & over.

Preference on Alternate Housing Types: Preferences were requested for any additional types of housing the respondents would like to see in Mountainside. There were 647 responses to this question, so it included responses from those who were in favor of alternate zoning and those who were opposed.

The preferred alternate housing type overall was the townhouse, with a strong preference indicated for owner-occupied. The younger respondents expressed a greater interest in townhouses for sale than did the older respondents. The overall response indicated that 39% had a first preference for owner-occupied townhouses. However, those in the 65 and over group only had 29% prefer this housing type with non-subsidized senior housing accounting for 30% and subsidized accounting for another 29%.

There was virtually no interest in rental or garden apartment housing among the various respondents with only 11% of the 65 and over respondents indicating an interest in garden apartments. Overall, the interest in garden apartments amounted to only about 6% of the total and rental townhouses were of interest to only 2%.

A pivotal question in the survey was asked concerning whether the respondents or any members of their household would move into any of the alternate housing types. Among the 902 responses to this question, 384 or 43% said yes and 518 or 57% said no. The majority would not move, but a substantial number of households indicated that they would move. The interest in moving increased directly with the age of the respondents.

Focusing on the two older age groups in the borough, it is noted that the projected interest in the 55-64 age group amounts to 250 households while the interest level in the 65 & over group amounted to 300 households.

Relating these results to the current estimated ages of the heads of household, the 55-64 projection of interest in moving into alternate housing in Mountainside amounts to 45% of the 555 households falling in that age group. The 65 & over group has a total estimated household count in 1988 of 615, and 49% indicated that they would move.

Among those who answered yes to this question, 324 indicated a housing type preference. Owner-occupied townhouses were preferred by 67% of those in the 40-54 age group, and 54% of those in the 55-64 age group had a preference for this housing type as well. Among those aged 65 and over who answered yes, 28% favored townhouses, 26%

favored non-subsidized senior citizen housing, 23% were in favor of subsidized senior citizen housing, 18% looked favorably toward garden apartments and only 5% preferred rental townhouses.

On the question of the household size of those interested in moving, it showed that 88% were one or two persons in size, with only 21% in the one person category.

Household Income: The annual income of the favorable respondents was relatively high. Among the one and two person households, 17% had incomes of less than \$20,000, 33% fell in the \$20,000 to \$40,000 range, 21% had incomes of \$40,000 to \$60,000, and the remaining 29% had incomes over \$60,000. When this is considered along with the apparently substantial equity found in the homes occupied by these long-term residents of the borough, the housing choice to be made is largely not related to housing cost but to the housing type preferred by the resident.

Among the 69 one person households, approximately 30 had incomes which were below 80 percent of the median income for Union County one person households. The median income for one person households in Union County as of 1988, according to published figures by the New Jersey Council on Affordable Housing, is \$27,650, and 80% of the median is \$22,120. Typically, the one person elderly household is faced with less disposable income and has greater difficulty in finding suitable low maintenance housing than is the case with two person elderly households. About one-third of the two person households had incomes below the median, but less than twenty percent of the 217 respondents were below the moderate income level.

Households of three persons or larger are generally not considered as suitable household sizes for senior housing, and in the aggregate they accounted for only about 12% of the favorable responses.

Housing Cost: The amount the respondents would be willing to pay for a new unit indicates that most are not interested in spending any more than their present house is worth, with most indicating a much lower purchase price. A full 57% of the 396 respondents to this question preferred a housing price range in the \$100,000 to \$200,000 category, with only 21% willing to pay in excess of that amount. Given the housing market conditions in Mountainside and vicinity, it is unlikely that townhouses would be produced for this market price since in all likelihood they could command prices approaching those brought by detached single family homes.

Comments by Respondents: This is the comment section and it showed that there are strong opinions among the respondents both in favor of this housing and opposed to it. Few of those offering comments were ambivalent about providing zoning for alternate housing types.

Aggregating the most frequent responses by age group, those in the Under 55 group offered a total of 57 comments out of 417 total questionnaires returned. Ten of the responses indicated support for senior housing if it is for Mountainside residents only. Seven respondents suggested that property taxes for seniors should be cut; another seven favored non-subsidized senior housing; still another seven suggested better social services for seniors; while another seven respondents indicated that seniors should not live in Mountainside.

In the 55-64 age group, 93 respondents offered comments on their survey forms. This amounted to about one-third of the 271 respondents in this age group. The comment which was found with the greatest frequency indicated support for any type of senior housing (31

comments). Another 16 responses indicated that they were opposed to any alternate housing for seniors; 11 suggested that there should be other ways to help seniors, such as tax breaks, free taxes, etc. Nine respondents in this age group specifically commented on their support for townhouses for seniors. The remaining comments were scattered, with none amounting to more than four responses in any one category.

Within the 65 & over age group, there were 135 comments offered out of a total of 341 questionnaires returned. Of those, 49 indicated support for any type of housing for seniors; 21 suggested there should be other ways to help, such as tax relief; 17 were specifically opposed to other types of housing for seniors; 10 favored garden apartments for seniors; 6 suggested townhouses or condos for seniors; and another 6 favored only small ranch houses for seniors.

Findings and Conclusions

The results of the survey and comparisons with the estimated population of the borough as of 1988 indicate a high degree of interest in the problem of housing for senior citizens. The response rate to the survey was very high at over 40%, and in the older age groups there was a substantial interest expressed in housing alternatives.

Aggregating the results and drawing conclusions from the findings in the 55 & over age group, the housing type with the highest level of interest was the townhouse, but among the older age group there was a substantial interest in non-subsidized senior housing.

With a strong market interest among local residents for alternate housing for seniors, consideration can be given to providing opportunities for such housing within the borough. However, given the level of development which has occurred to date in Mountainside, the choices are somewhat limited, particularly when considering some of the details of the interest expressed by respondents to the questionnaire.

Preference for Mountainside Residents: Among those favoring housing for senior citizens, there is a strong interest in addressing the needs of Mountainside residents. If that is the thrust of the interest and support for such housing, then the type of housing provided should have some involvement by the borough directly to assure that preference could be given to local residents. If the level of support for alternate housing is expanded to simply include conventional development of townhouses, then it is much more of a problem to consider residency preferences.

It is suggested that if a preference for residents is an integral part of the provision of housing for senior citizens, then the only sites which should be considered are sites which are owned by the borough. At the present time, there is a parcel on Mountain Avenue which is owned by the borough and offers conveniences in the way of shopping for a senior housing development.

If zoning is considered for townhouses as a housing resource on sites other than the one owned by the borough, then development would occur at private market prices and at a private market pace. To my knowledge, there is no opportunity under this form of development to impose residency preferences.

Housing Type and Affordability: While the survey indicates that the respondents have substantial equity in their homes and that the majority of those interested in moving have incomes above the regional median, the respondents have not indicated an interest in paying more than about \$200,000 for alternate housing. If housing is developed in the private marketplace, it is not possible to impose cost constraints on the housing unless it is being developed in response to the needs of low or moderate income households under the

provisions of the New Jersey Fair Housing Act. However, housing developed under the sponsorship of the borough could target certain price ranges, and a delivery price of less than \$200,000 for townhouses or condominium flats appears to be quite achievable.

The mechanics of delivering housing under borough sponsorship are not well established in New Jersey. Very few municipalities have attempted to construct age restricted housing without involving one of the state or federal subsidized housing programs. A review of the subsidized housing programs and public financing mechanisms is important to an understanding of the delivery system for senior housing. The following paragraphs describe available public programs:

1. **HUD Section 202:** This is a federal program which is restricted to persons aged 62 and over or the handicapped. Only those persons with incomes in the low income category are eligible for admission. Residency preference cannot be given to local residents, and the development must be undertaken by a non-profit corporation sponsored by an established non-profit organization, but the municipality cannot serve as a sponsor. The income limits for the program are \$13,825 for a one person household and \$15,800 for two persons. These incomes are far below the majority of favorable responses to the questionnaire, although there are definitely some households who would qualify. These funds are in very limited supply with only about 300 units available statewide each year. This is strictly a rental housing program, with rental assistance payments available through the Section 8 Program and with 100% mortgage financing provided through a direct loan by HUD.
2. **New Jersey Housing and Mortgage Finance Agency:** The financing available through NJHMFA is quite limited. In rental housing, there is a requirement that a minimum of 23% of the households served fall in the low income category of 50% of median income in the region. This is the same income limit as indicated in the preceding paragraph for the 202 Program. NJHMFA also has financing programs for sales housing. The details of the program are relatively unimportant because mortgages can only be made available to first time home buyers and since the predominant market in Mountainside is related to existing homeowners, this program would not be available.

Any other financing concepts involving public agencies and the sale of tax exempt bonds to finance the housing may run into a problem which disallows the tax exempt status of the bonds if less than 20 percent of the units are occupied by persons earning less than 50% of median. In the alternative, the housing bonds can be used for projects where at least 40% of the units are available to persons earning no more than 60% of the median income. Neither of these scenarios appear to be particularly viable, leading to the conclusion that if housing were to be developed by the borough, conventional financing would be used and the housing would be offered as sales housing rather than rental.

Housing Type and Density: Assuming that the focus of attention is on the public land on Mountain Avenue, the site offers development opportunities for a few different housing types. Specific unit counts would have to be generated from site design studies because of the topography on the site, but it can be expected that if townhouses are built, the yield would be about 30 units on five acres. Alternatively, flats could be considered in attached structures on the site, with some parts of the site developed in single story and others in two story with the topography allowing for ground level access throughout the site. This approach should yield between 30 and 40 units on the site. The highest production which could be expected would be in the construction of two story buildings in a garden

apartment style which would offer flats for sale as condominium units. Development density could be around 10 units per acre for a total production of about 50 units.

Development Mechanisms: In the event the borough is interested in pursuing the development of senior housing on Mountain Avenue, it is suggested that a senior housing corporation be established as a non-profit corporation with appointments made by the Borough of Mountainside. This corporation would be responsible for engaging those persons necessary to construct the housing including an architect, attorney and contractor. Funding for the start-up expenses would probably have to come from the borough itself, but it is possible that the county could make seed money available through a loan out of Community Development funds. This loan would be incorporated within the overall development costs associated with the project.

In the alternative, a "turnkey" approach could be used which would involve interviewing prospective developers who would enter into an agreement with the housing corporation to develop housing at a certain cost and within a certain time frame meeting the standards and specifications established by the borough and the housing corporation.

Summary

Sufficient interest has been expressed in the response to the survey that serves as a basis for providing housing for the older population. The primary interest appears to be related to the needs of existing borough residents which points to a solution which would directly involve the borough in the production of housing. Based on the incomes of the respondents, the equity they have in their homes and the amount of money they appear to be willing to expend for housing, only the site owned by the borough should be viewed as being responsive to the market observable from the results of the survey.

While less than a majority of the residents of the borough expressed support for the production of alternate housing types for senior citizens, there was nevertheless a substantial favorable response not only for affirmative zoning measures, but the response indicated a substantial part of the older population of the borough has an interest in moving into alternate housing if it is made available.

COMMUNITY FACILITIES

Much of the information set forth in this study is to provide a benchmark for future reference while other aspects are geared to providing a foundation for a Community Facilities Plan. In any event, an understanding of the public facility aspects of the borough is important not only in the development of a Community Facilities Plan, but in the preparation of a sound Land Use Plan as well.

This report provides information on schools, recreation, municipal administration, library, police, fire, first aid, roads, sewer, water, storm drainage, solid waste and historic buildings.

Schools

Mountainside has only one operating school building serving the borough. It is the Deerfield School located on Central Avenue. Grades kindergarten through eight are housed in the Deerfield School, with high school students sent to a regional school.

As a part of the preparation of the Community Facilities Study, trends in public school enrollment in the elementary grades were examined. Based on those trends and a comparison with the statistical information on the borough presented in the demographics study prepared as a part of the Master Plan update, a projection of enrollments has been

SCHOOL ENROLLMENT TRENDS AND PROJECTIONS

1979-80 through 1993-94
Grades K-8

Borough of Mountainside

Grade	Trends-----								SR ¹ Avg.	-----Projections-----						
	'79	'80	'81	'82	'83	'84	'85	'86		'87	'88	'89	'90	'91	'92	'93
Births ²	42	39	36	44	47	54	41	47	41	54	40	40	40	40	40	
SR	.81	.92	1.33	.66	.75	.74	.78	.91	.86							
K	34	36	48	29	35	40	32	43	35	46	34	34	34	34	34	
SR	1.12	1.08	1.13	1.14	1.14	1.18	1.09	1.13								
1	50	38	39	54	33	40	47	35	49	40	52	38	38	38	38	
SR	.96	1.18	1.00	.70	1.18	1.25	1.13	1.06								
2	56	48	45	39	38	39	50	53	37	52	42	55	40	40	40	
SR	1.21	1.00	.98	1.33	.89	1.03	1.04	1.07								
3	85	68	48	44	52	34	40	52	57	40	56	45	59	43	43	
SR	1.04	1.04	1.06	.95	.92	1.12	.90	1.00								
4	87	88	71	51	42	48	38	36	52	57	40	56	45	59	43	
SR	1.08	1.00	.96	.90	.98	1.02	1.11	1.01								
5	93	94	88	68	46	41	49	42	36	53	58	40	57	45	58	
SR	.91	.98	1.03	.79	1.04	1.17	1.00	.99								
6	87	85	92	91	54	48	48	49	42	36	52	57	40	56	45	
SR	1.00	1.04	1.00	.75	1.06	1.02	1.02	.98								
7	110	87	88	92	68	57	49	49	48	41	35	51	56	39	55	
SR	.95	1.00	.99	1.00	1.04	1.11	.98	1.01								
8	113	105	87	87	92	71	63	48	49	48	41	35	52	57	39	
Total	715	649	606	555	460	418	416	407	405	413	410	411	421	411	395	
K-5	405	372	339	285	246	242	256	261	266	288	282	268	273	259	256	
6-8	310	277	267	270	214	176	160	146	139	125	128	143	148	152	139	

Notes:

Enrollments shown are for September 30 of the year indicated.

1. SR = Survival Ratio

2. Births shown are for the calendar year five years earlier.

made through the 1993-94 school year. The trends and projections are attached to this report as Plate 18.

Some interesting patterns have emerged from a review of the data which should be considered in evaluating the reliability of the projections:

1. The number of births occurring among residents of the borough has been fairly stable over recent years and it is expected to continue at an average of about 40 births per year. While this is a low birth rate compared with the regional and statewide percentages, it should be kept in mind that the population in Mountainside is older than the median, and because of the price of housing in the community, it is not able to attract a high percentage of younger couples to the community.
2. Analyzing births and kindergarten enrollments 5 years later reveals fairly wide variation in the survival ratio, ranging from a high of 1.33 kindergarten enrollments for each birth five years earlier (1981) to a low of .66 students enrolled for each corresponding birth in the very next school year. There is no reliable ratio which can provide a reasonable method of estimating kindergarten enrollments except to indicate that if the normal range of .74 to .92 is applied to an average of 40 births per year, the result is kindergarten enrollments ranging from 30 to 37 each year.
3. Overall, the survival ratios for the transitions from kindergarten to first grade, first to second, and second to third, show a fairly high rate of in-migration. This is indicated when the survival ratio exceeds 1.00. In the remaining years covered by the local school system, there is an approximate balancing historically of in- and out-migration. During the 1970 to 1980 decade, there was a greater rate of in-migration in the fourth through eighth grades than in the lower grades, although they also experienced in-migration.
4. Very rapid declines in total enrollment are evident from 1979 through 1984, at which point the rate of decline slowed through 1986. The major reason for the decline was that the graduating eighth grade class was much larger than the next year's kindergarten class. As an example, in 1979 the eighth grade class was 113 students and the 1980 kindergarten class was 36. That resulted in a net loss attributable to that factor alone of 77 students. The actual drop in enrollment from 1979 to 1980 was only 66 students, which means that there was a net in-migration during the school year of 11 students. The next year, the loss due to the eighth grade/kindergarten relationship was 57 students and the actual drop in enrollment was 43 students, for a net in-migration gain of 14 for the year. The following table summarizes the total student change for the year and the amount of migration effect on the enrollments:

<u>School Year</u>	<u>Change</u>	<u>Migration</u>
1980	-66	+11
1981	-43	+14
1982	-51	+ 7
1983	-95	-43
1984	-42	+10
1985	- 2	+37
1986	- 9	+11
<u>Projections</u>		
1987	- 2	+11
1988	+ 8	+11
1989	- 3	+11
1990	+ 1	+ 6
1991	+10	+11
1992	-10	+ 8
1993	-16	+ 7

5. Based on application of the historic survival ratios, total school enrollment will level off through the early 1990's at which point a slight decline is projected. Throughout the state and nation, a second decline in births and corresponding declines in school enrollments is projected around the mid-1990's. However, because the population profile of the borough is quite different from that of the region, it cannot be projected that the general decline will be felt to any great extent locally.
6. A review of the total enrollments by grade groups shows that grades K-5 were at the root of the decline in the early 1980's while in the middle part of the decade the declines were more strongly felt in grades 6-8. A general leveling of enrollments is forecast in grades K-5 while grades 6-8 continue to show a slight decline, but rise again to a level situation by the early 1990's. In the absence of major unforeseen changes in the economy or in regional demographics, it is reasonable to assume that total public school enrollments will continue to fluctuate around the 400 level for many years.

Recreation

Recreation in the borough includes active playgrounds, passive park areas, and a community pool. The dominant aspects of the overall development patterns within Mountainside are the extensive parklands which are owned by the County as well as the greenbelt along Route 22 lying west of New Providence Road.

County parkland totals 955 acres, most of which are found in the Watchung Reservation in the northerly part of the borough. This amounts to about 36 percent of the total land area of the borough. Some 847 acres are in the Watchung Reservation while Echo Lake Park accounts for the remaining 108 acres.

There are several State holdings along Route 22 which serve to act as a greenbelt. They should be considered as a total part of the passive recreation and open space inventory in the borough. They total about 28 acres, most of which are located west of New Providence Road although some are found in the vicinity of the Mountain Road intersection with Route 22.

Lands owned by the borough or the Board of Education comprise the active recreation sites. The Deerfield School has 2 tennis courts and pre-school playground equipment as

well as the normal playfields. The Echobrook recreation site includes a softball field and four lighted tennis courts. The remaining active recreation area is the community pool which is situated next to Echobrook. The Recreation Commission maintains a fitness trail in Echo Lake Park at Borough Hall, incorporating additional active recreation within the land essentially dedicated to open space.

Active recreation areas should be provided at the rate of about 2.5 to 3 acres per 1,000 people, which means that the borough should have a total of about 18 to 22 acres in active use. In addition, there should be a gross supply of recreation land which amounts to about 3 percent of land area exclusive of the lands in the County park system. These standards are addressed in the Housing Element and Community Facilities Plan in the Master Plan section of this update. In addition, with the age profile of the community showing a larger percentage of older persons, the demands placed on playfields and other active recreation facilities are diminished as related to the total population, and further there is more interest in milder forms of exercise such as walking and biking.

The recreation program operates with one full-time staff person who serves as the recreation director and pool administrator. Her efforts are supplemented with part-time clerical help year-round and seasonal employees assisting at the pool and in summer programs. While the focus of the recreation program centers on the public school, the Echobrook playfield and the community pool, other indoor programs are conducted at the Community Presbyterian Church and in the form of various bus trips coordinated through the Recreation Director.

The needs foreseen by the Recreation Director involve some office and storage space, and some additional part-time personnel, while the capital needs include resurfacing the tennis courts and replacing the lights, and renovating the building and the concrete deck at the swimming pool.

Municipal Administration

Borough administration takes place from the municipal complex located on Route 22 just west of New Providence Road. The building was built in 1937 and houses all municipal departments. The location of the municipal complex is shown on Plate 19 along with other existing community facilities.

There are some identified maintenance requirements and capital needs to be addressed in order to assure continued usefulness of the existing facility. They include a new roof, a major repainting, electrical improvements, a small playground improvement for children to use in the summers, and a small storage shed. In addition, the Department of Public Works feels the need for a 3/4 ton pick-up truck with power tailgate, a cinder and sand spreader, and a line striper.

The existing facility generally appears to be adequate to meet the needs of the community over an extended period of time.

Library

The Mountainside library is located on the north side of Route 22 opposite the municipal complex. As of 1987, the 10,300 square foot facility had a total of 51,000 volumes and an annual lending volume of close to 60,000. The library operates with one full-time and 10 to 14 part-time personnel.

Planning standards for library facilities call for having 3.5 to 5 volumes per capita, and in Mountainside that would call for anywhere from 25,000 to 36,000 volumes compared with a total stock of 51,000 volumes. Also, total annual circulation is normally about 10

volumes per capita, or 70,000 circulation whereas the borough is experiencing a circulation of about 60,000. Published standards for floor area call for a range of .7 to .8 square feet per capita while the borough has about 1.0 square feet per capita in the public areas.

While Mountainside compares favorably with national standards in terms of supply of books and gross floor area, many communities desire a higher standard in order to satisfy the needs of their residents. The capital and staffing needs estimated by the Library Trustees call for expanding the building by 1,250 square feet providing sufficient shelf space for about 10,000 volumes against an existing design capacity of 45,000 volumes. The physical plant was built in 1968 and the Trustees anticipate that the central heating and air conditioning systems will need replacement at some time over the next six years. The staffing needs would appear to center around adding some full-time personnel to reduce the amount of part-time assistance required.

Police

The Police Department is located in the municipal building on Route 22. It has a total of almost 3,200 square feet of space with an office for the Chief, a record room, interrogation room, identification room, locker room, 2 lavatories, a shower, a photograph developing room and 3 detention cells.

The department has five patrol cars and three unmarked cars, all of which are radio-equipped. These vehicles are replaced only after they have logged at least 80,000 miles. The mutual aid system involves Union County and the Statewide Police Emergency Network. Emergency alarm boxes are found in 14 locations throughout the borough.

Staffing standards call for providing 1.5 to 2 officers per 1,000 population, and based on that standard the borough should have about 11 to 15 officers. However, in those communities with sizable industrial and commercial centers as well as those with major highways, these figures can be increased to handle the needs associated with those facilities. Certainly, Mountainside fits the pattern which would call for a higher ratio of officers because of Route 22 and the extensive office and industrial area lying in the Route 22 corridor. Communities which have a small population base, as is the case in Mountainside, also have to alter their staffing requirements to provide adequate personnel to handle the various shifts. At the present time, the department has a total of 19 officers. There are also three school crossing guards.

The capital needs cited by the department call for the expansion of building space totaling 636 square feet. The department also sees the need for one additional full-time police officer.

Fire

The firehouse is located near the library off New Providence Road near the functional center of the borough. Effective access is available to all parts of the borough from this one location and no additional fire station locations are needed. A regular replacement program for the major equipment is desirable in order to assure continuing effective fire protection.

First Aid

The first aid building is located on Route 22 next to the municipal building. A new facility is being constructed on the northerly side of Route 22 in the vicinity of the firehouse and the library. This should accommodate the first aid needs of the borough adequately. The location is effective and it is generally a sound concept to locate fire and first aid services near each other.

Roads

The Department of Public Works is responsible for the construction and maintenance of public works infrastructure. Most of the major capital requirements of the department relate to drainage improvements rather than road construction. Drainage issues are covered in the section of this report devoted to that subject.

Sanitary Sewers

The borough is almost completely served by sanitary sewers. Only two locations in the borough are not served and they are the Coles Avenue vicinity and the upper end of Summit Road in the vicinity of Prospect Avenue.

The authority providing the service is the Rahway Valley Sewer Authority. While servicing the borough, Mountainside is not a member of the Sewer Authority but is provided an allocation of one million gallons per day. At the present time, the wastewater from the borough exceeds the allocation and negotiations are in process to allow for an increase in the allocation of discharge from the borough. A number of other communities are part of the Rahway Valley Sewer Authority system, including Springfield, Cranford, Kenilworth, Westfield, Garwood, Roselle Park, Linden, Winfield, Clark, Rahway and Woodbridge. Scotch Plains is served by the system but is not a member. Mountainside is seeking full membership status in the Sewer Authority.

The only sewer line replacement program under consideration by the borough is to upgrade the line located south of Springfield Avenue, which is the major collection point for the entire borough system.

There is a concentrated area of the borough where there is a grease trap problem from the restaurants in the area and that is in the easterly part of the Route 22 corridor and extending back to Vassar Road and Sunrise Parkway.

Water

The entire borough is served by the Elizabethtown Water Company. Water service is adequate for the needs of the borough and no changes or improvements in the system are under consideration.

Storm Drainage

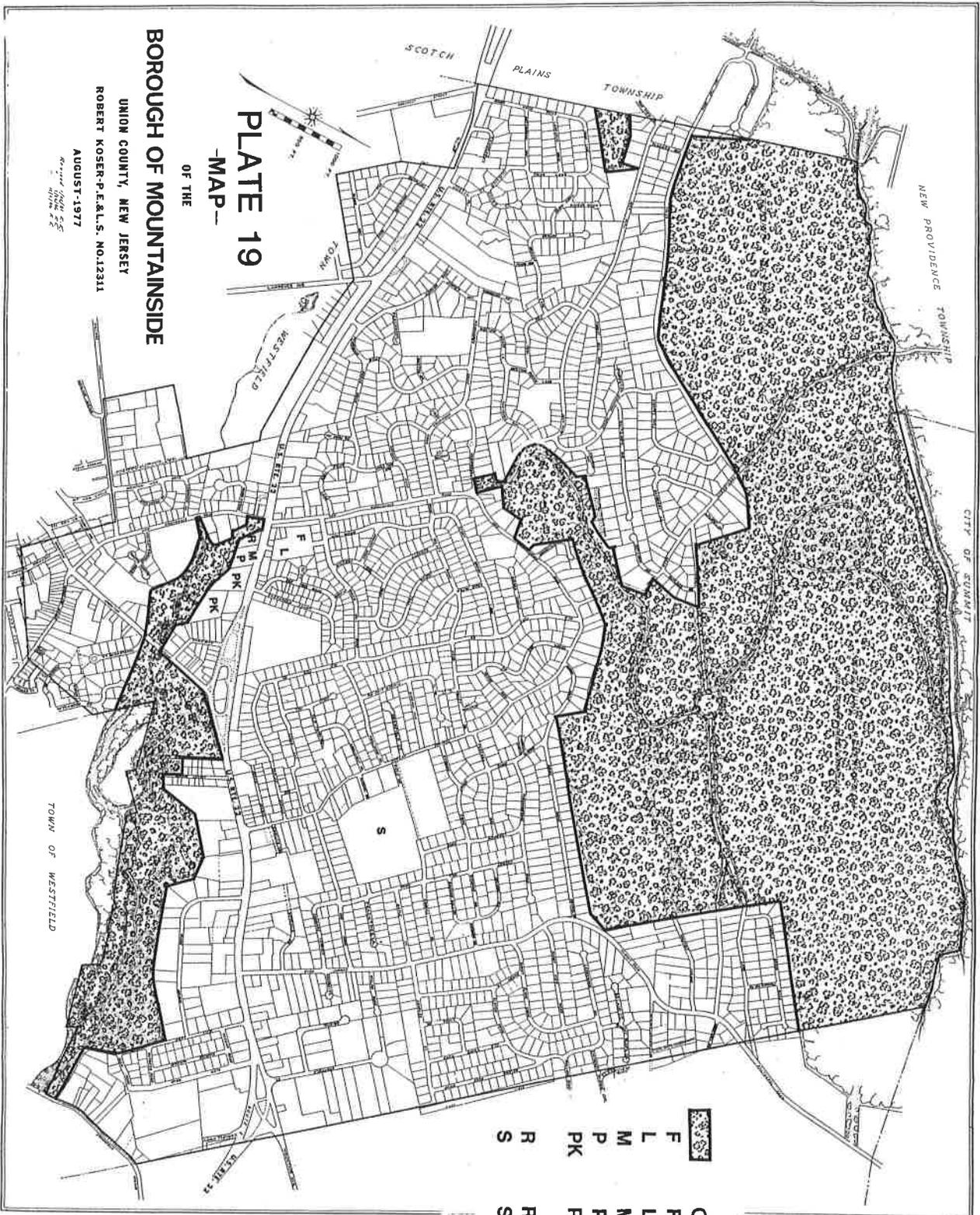
The borough is served by a comprehensive system of storm drains. Improvements to the storm drainage system are proposed by the Borough Engineer along Tracy Drive with another improvement area shown in the vicinity of Birch Hill Road near Old Tote Road.

Solid Waste

The collection of solid waste in the borough is by private enterprise. The borough does not carry out this function. Collections are twice weekly. The borough is entering into a resource separation program which calls for regular pickups of recyclable materials such as glass, aluminum and paper.

Historic Sites

The Municipal Land Use Law provides a mechanism for the identification of and planning for the preservation of historic sites. It allows for the preparation of an Historic Plan element of the Master Plan, but it is not mandated as a Master Plan subject. Opportunities are provided for identifying both historic districts and historic sites. An overriding principle in the identification of historic sites is that if they are to be regulated through zoning, that the historic aspect of the site must be clearly identified and that the public purpose of preserving the historic aspect of the site must not conflict with a reasonable private



**EXISTING
COMMUNITY
FACILITIES**

1987

-  COUNTY PARK
-  FIREHOUSE
-  LIBRARY
-  MUNICIPAL BUILDING
-  POLICE
-  PARKS & PLAYGROUND
-  RESCUE SQUAD
-  SCHOOL

PLATE 19
-MAP-
OF THE
BOROUGH OF MOUNTAINSIDE

UNION COUNTY, NEW JERSEY
ROBERT KOSEK-P.E.&L.S. NO.12311
AUGUST-1977

Scale 1/4" = 100'
North Arrow

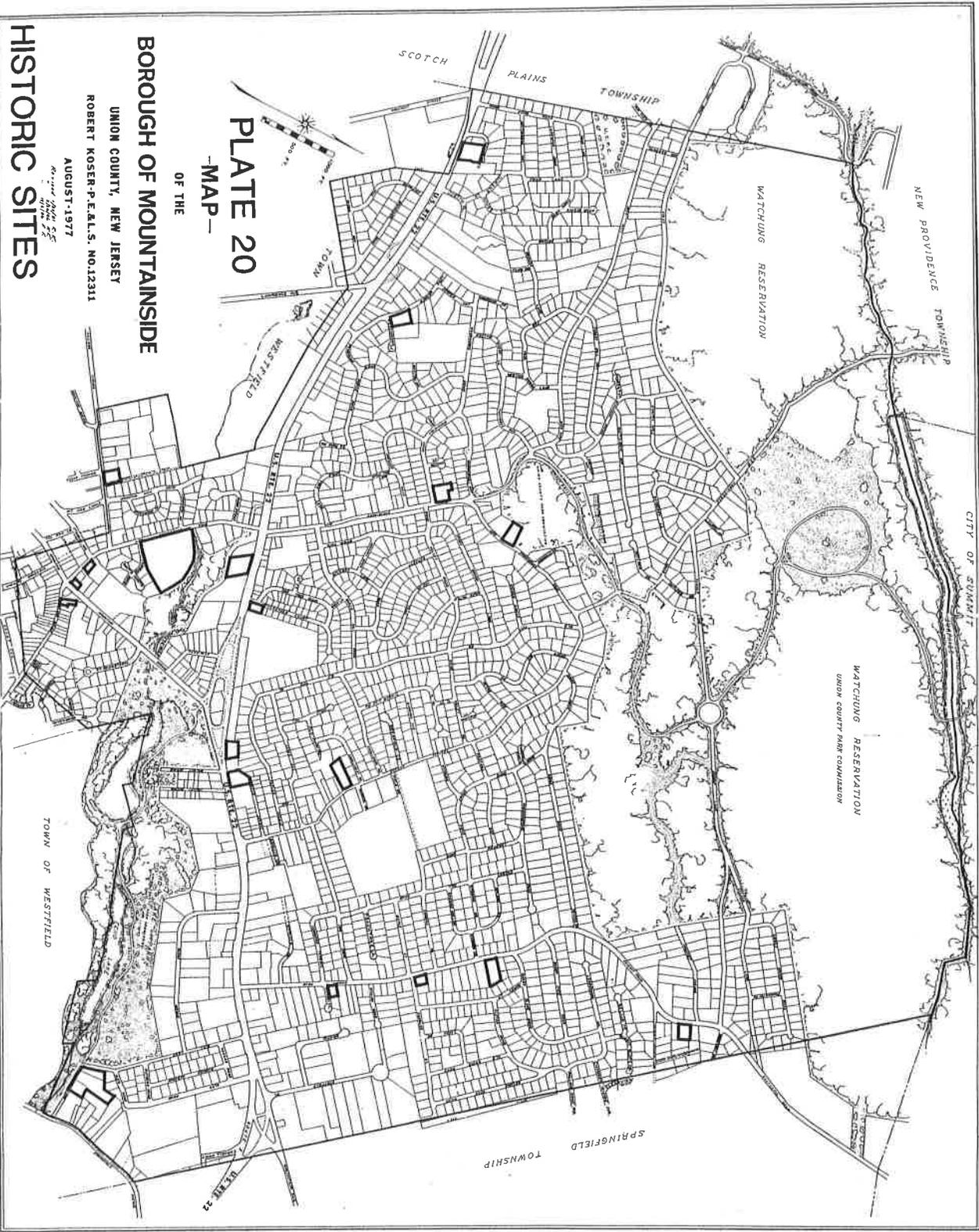


PLATE 20
-MAP-
OF THE
BOROUGH OF MOUNTAINSIDE
UNION COUNTY, NEW JERSEY
ROBERT KOSER-P.E.C.L.S. NO.12311
AUGUST-1977

HISTORIC SITES

Revised from 25
1975

TOWN OF WESTFIELD

SCOTCH PLAINS TOWNSHIP

TOWNSHIP

NEW PROVIDENCE TOWNSHIP

CITY OF SUMMIT

SPRINGFIELD TOWNSHIP

WATCHUNG RESERVATION

WATCHUNG RESERVATION
UNION COUNTY PARK COMMISSION

use of the property. Where such conflicts arise, then consideration should either be given to public acquisition or dropping the site from consideration as an historic site.

In order for property to be identified as historic in the Master Plan, it need not be eligible for recognition as an historic site at the State or Federal level. In some cases, sites are of historic significance locally and may be recognized as such, again with adequate documentation set forth precisely in the Master Plan.

The accompanying Plate 20 shows the location of the sites in Mountainside which have been identified as worthy of consideration for inclusion in the Master Plan through information gathered by the Historic Committee of the borough. Detailed information on each of the sites is available through the Historic Committee.

Because of the continuing balancing of private property rights and the public interest, it is important to retain some perspective in regulating historic buildings to make certain that there is sufficient effective use of the property to assure that there will be appropriate maintenance and upkeep of the buildings.

MASTER PLAN ELEMENTS

Borough of Mountainside
Union County, New Jersey

Adopted by the Mountainside Planning Board on January 11, 1989
Housing Element Adopted June 23, 1988

The Master Plan is comprised of a statement of goals and objectives and a series of plan elements, the most important of which at adequate off-street parking tion of the Master Plan update provides the elements of the plan, including the comparison with existing zoning and the compatibility of planning decisions with planning and zoning in the adjoining municipalities.

STATEMENT OF GOALS AND OBJECTIVES

The following goals and objectives have been established for many years not only in the 1978 Master Plan but in the 1965 Plan as well. They continue to serve as a valid foundation for planning in the borough today.

1. Maintain the established single-family residential character of the borough.
2. Encourage certain non-residential uses such as business, industry and offices in appropriate sections of the borough in such a way as to be compatible with adjacent residential neighborhoods.
3. Classify all streets according to function and establish realistic standards for new streets or the widening of existing streets that are realistic and attainable without destroying abutting property values.
4. Provide for future community facilities and services located to serve all sections of the borough at a minimum cost to the borough resident.
5. Prevent the development of unsightly and unsafe "strip commercial" along Route 22 by maintaining and expanding a buffer park along much of the highway and developing the balance pursuant to an overall Master Plan including logical land use patterns and limited access to the highway.
6. Use all borough school facilities as neighborhood park centers after school hours and during the summer months.
7. Establish a sound program for infrastructure including potable water supply and storm and sanitary sewers.

In addition to the above long-standing goals and objectives for the borough, this Master Plan incorporates by reference the general intent and purpose of the Municipal Land Use Law as set forth in N.J.S.A.40:55D-2. The following additional goals and objectives are established:

1. Protect the character of established neighborhoods.
2. Encourage the conservation of areas inappropriate for development, such as flood plains, areas with steep slopes, and other environmentally sensitive areas.

3. Provide recycling programs at the municipal level and encourage improved regional handling and disposal of solid waste.

LAND USE PLAN

The Land Use Plan carries forward a strong link with planning decisions which have guided the borough in the past. The same basic planning concepts are included in the Plan as have guided the borough in prior Master Plan reviews. The following paragraphs provide the basis for the zoning standards which will regulate land use. In the description of each land use category, any changes suggested from existing zoning will be identified with the rationale for each change indicated. The terminology used parallels that used in the existing zoning ordinance in order to provide a clear link between the Land Use Plan and the implementing zoning ordinance. The major difference between the Land Use Plan and a future zoning map lies in the identity being particularly careful agory on the Land Use Plan.

Included as Plate 21 is the Land Use Plan map.

Public Lands

The 1978 Master Plan included lands designated for public purposes. They included both borough and county lands as well as the state-owned land lying along Route 22.

This Master Plan continues to identify all the state, county and municipal land in the public use category. From a zoning perspective, it is recommended that these lands be retained as public only on the Land Use Plan with the zoning map showing them in one of the conventional zoning district categories, preferably the nearest residential designation.

One of the identified public lands is the Barnes Tract on Mountain Avenue. This parcel is undeveloped, consists of about five acres in total land area, and has a gently sloping character, with the northerly portion of the site presenting somewhat steeper slopes. It is situated near commercial development and adjoins county parkland. If the borough considers developing land for senior citizen housing, this is an appropriate location. Since the housing needs of senior citizens are somewhat specialized, consideration can be given to allowing somewhat higher densities than would be considered for housing for other age groups not only because the household size is smaller, but because the parking requirements are lower and there is a tendency to avoid travel during the periods of peak traffic on the adjoining roads.

Protection of the green belt along Route 22 is important and the borough should resist rezoning efforts which would expand nonresidential and high density development, particularly west of the area shown for LI zoning in the vicinity of Mountain Avenue where the state-owned greenbelt has been established.

Environmentally Constrained Areas

It is a recommendation of this plan that permitted development intensity be adjusted if there are sensitive environmental conditions on the site. The important environmental criteria relate to wetlands, flood plains and steep slope areas. While specific criteria and standards for site development can be incorporated in the zoning ordinance, the general principle to be followed is that environmentally constrained sites should not yield as much development as sites which are not constrained, yet similarly zoned.

Application of environmental constraint standards to the remaining building lots in the borough requires some additional submissions in order to indicate the environmental

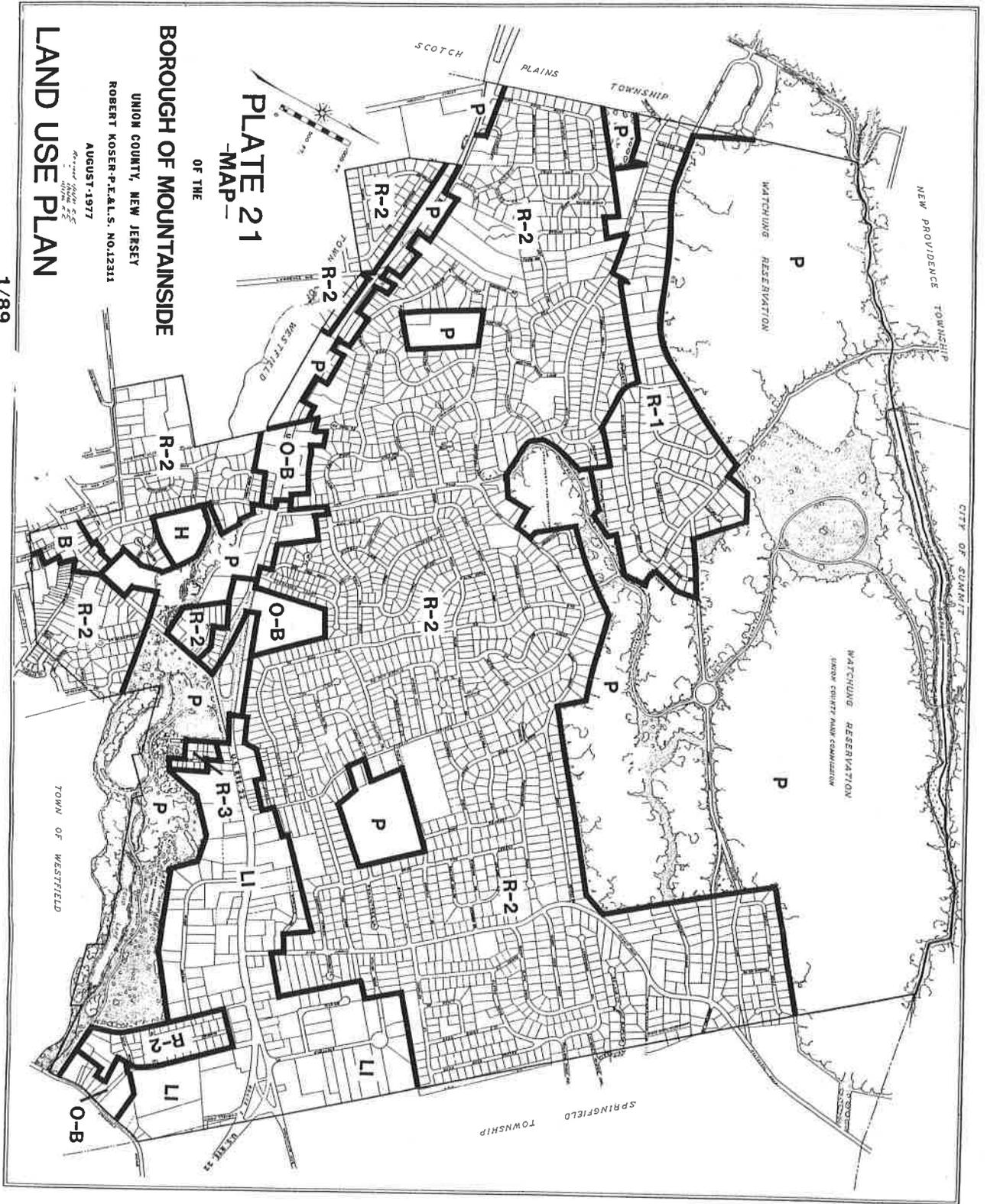


PLATE 21
-MAP-

OF THE
BOROUGH OF MOUNTAINSIDE
 UNION COUNTY, NEW JERSEY
 ROBERT MOSER-P.E.A.L.S. NO.12311
 AUGUST-1977
 Review Made by
 Robert Moser
 August 1977

LAND USE PLAN

1/89

conditions, but the result should be a more sensitive development response to the natural limitations imposed by site conditions.

Buffers

Some residential areas of the borough adjoin land which is proposed for nonresidential development. The zoning ordinance should include clear design standards for the provision of dense landscaped buffers in order to provide year-round visual screening as a means of separating these uses. In these transition areas, site lighting should be shielded and adequately fenced and, where possible, noise barriers should be included in the plan. In landscaping for the nonresidential use, particular attention should be given to its appearance from residential properties and to the practical aspects of long-term maintenance.

R-1 Single Family Residential

This is the district with the largest lot area and bulk requirements for single family development. The existing zoning ordinance calls for a 20,000 square foot lot area minimum in this district and that lot size is continued.

No changes are recommended in the extent of R-1 lands from that shown on the existing zoning map.

R-2 Single Family Residential

The R-2 district is the most extensive of the single family districts in the borough. It provides for 15,000 square foot lot district would continue with it continues to support the concept of limiting this district to single family housing because it reflects the established character of the borough. Within this district there are some older areas which have lot sizes which are somewhat smaller than 15,000 square feet and it is recommended that they be recognized through the establishment of grandfathering provisions in the zoning ordinance. The following changes in R-2 are recommended:

1. In the vicinity of Spruce Drive extending westerly from Summit Road there is an area which lies along the northerly side of a proposed right-of-way extension which would have connected the easterly and westerly sections of Spruce Drive, eventually providing a direct link between Summit Road and Central Avenue. That link can no longer be realized because of the construction of a nursing home. Within that immediate area lying north of the proposed right-of-way the land has been zoned R-2. It is recommended that the R-2 line be located as shown on the Land Use Plan. The primary effect of this relocation of the R-2 line involves the two tax lots which are accessible from the cul-de-sac portion of the easterly part of Spruce Drive. These two lots are in common ownership with the other nonresidential properties which front on Spruce Drive, but they pose significant development problems because of their orientation to the rear yards of adjoining single family homes. These lots are quite small and may not lend themselves to any kind of significant development, but if development should occur it is recommended that portions of these lots be buffered to protect the adjoining single family homes from any adverse effects. Since these two lots only have access to Spruce Drive and since Spruce Drive only serves nonresidential uses, it would be inappropriate to consider residential development for these parcels.
2. The other R-2 district change involves the site of Children's Specialized Hospital where it is recommended that specific zoning be provided to reflect the use of the site as a hospital.

R-3 Single Family Residential

This category involves only a small area of the borough lying south of Route 22 and east of Mountain Avenue. It was placed in R-3 zoning at the time of the last Master Plan update and continues to be appropriate for that designation. The lot area for this district is 10,000 square feet.

Hospital

This designation would apply both on the Land Use Plan and the zoning map to the land on which the hospital is located. The nature of the zoning regulations would be to clearly establish site development limitations which would be designed to protect the nearby residences. In that regard, the boundaries shown for the hospital should be considered as firm limits for hospital use in that area. The borough should resist any off-site expansion of the hospital facilities with the exception of minor intrusions into the county parkland to the rear which may be needed for expansion of parking supply. It is recognized herein that there may be some need for physical expansion of the hospital to accommodate an additional 10 to 15 beds in order to satisfy the anticipated needs of northern New Jersey for the specialized care provided at this facility. It is also recognized that there are unusually high parking requirements associated with the hospital to accommodate staff, volunteers and patient families and that some consideration of those parking needs will have to be included in hospital planning in order to avoid adverse impacts on neighboring properties. The borough should not permit off-site parking facilities for the hospital.

In reviewing any expansion plans proposed by the hospital, the Planning Board should focus on the visual impact of the improvements from nearby streets and properties to avoid adverse effects. In this regard, every effort should be made to retain the overall appearance of the facility from New Providence Road, particularly with respect to the lawn area which rises up to the older part of the facility from the road frontage.

Business

The business district is shown as B on the Land Use Plan. There is only one such district in the borough and it is found on Mountain Avenue at New Providence Road. This zone has been established for a considerable time and its scope is limited to retail sales and service establishments. No change in this zoning district is proposed.

Limited Industrial

The LI zone is designed for business, professional, executive or administrative offices, scientific or research laboratories, wholesale sales and services, warehousing, and limited industrial and manufacturing uses. It is located along both sides of Route 22 extending easterly from the vicinity of Mountain Avenue. One of the long-standing concepts of this zone is to avoid retail development along the highway and this objective is continued in this plan. The general public has many opportunities for highway commercial services along Route 22 in nearby municipalities and there is no need to extend those development opportunities along this section of Route 22. The character of non-retail development in this easterly portion of Route 22 is well established and should continue.

The major change involving this land use category is the elimination of the Restricted Commercial zone which has been in the zoning ordinance for many years. From a land use perspective, there are no significant differences between the Restricted Commercial and Limited Industrial zones as they have evolved in Mountainside, but the LI district has a larger lot size requirement. With a larger lot size, there is less pressure on the borough to approve additional subdivision of properties along Route 22. New points of access to the highway associated with further subdivision could further complicate traffic flows on this heavily traveled roadway.

Problems were noted in the background studies related to the over-utilization of some properties as evidenced by overflow parking onto public streets. This problem can arise when a building is utilized for offices which may have been designed for manufacturing or warehouse use. Efforts should be made to assure that adequate off-street parking can be provided for new users by being particularly careful about granting relief from the parking requirements of the ordinance.

Office Building

The OB district would continue with its existing zoning concept of permitting only business and executive offices and research labs. The basic development concept for this district should be continued, but in the review of the zoning ordinance restrictions for OB development, attention to scale of development permitted is encouraged to make certain that new construction will not adversely impact nearby established residential areas.

REGIONAL CONSIDERATIONS

The land use planning provided in the preceding section of this Master Plan provides virtually no changes in the border areas of the borough. In that regard, the comments offered in the Regional Analysis section of the background studies of this Master Plan review the adjoining land use relationships and are included herein by reference.

The plans of the borough continue to be consistent in all respects with county and state plans, including the Preliminary Draft of the State Development and Redevelopment Plan.

HOUSING ELEMENT AND FAIR SHARE PLAN

This document is prepared in compliance with the requirements of the Municipal Land Use Law and the Fair Housing Act as well as the regulations of the Council on Affordable Housing (COAH).

In summary, it is the intent of this plan to identify any obligations for the provision of low and moderate income housing and, where such obligations exist, to outline a program for addressing the need. As a fully developed community, Mountainside Borough is constrained from being able to address its fair share obligations due to a lack of available vacant and developable land. Full documentation on the characteristics of development within the borough is covered in detail in this housing element.

In the process of updating the Master Plan, and as a part of that update, information was gathered on the extent of development within the borough, the characteristics of the remaining vacant parcels of land, and the amount of land which the borough is entitled to reserve against a reasonable setback standard for active recreation. The conclusion reached in this housing element and fair share plan is that, based on the application of the COAH standards to the borough, the borough is fully developed and is not in a position to provide for the new construction of low or moderate income housing.

The indigenous need identified for Mountainside is 8 units and the reallocated present and prospective need numbers call for providing an additional 190 low and moderate income units. The indigenous need is reduced by 7 units due to an anticipated spontaneous rehabilitation of 7 units, leaving a net indigenous need of one unit. That unit has been rehabilitated through the use of Community Development funds since April 1, 1980.

Inventory of the Housing Stock

Age: Of the total housing units reflected in the 1980 Census, most of it was built during the 1950's and 1960's. Construction dropped off during the 1970's, and the first half of the 1980's sees an even further decline in the rate of construction. Due to the lack of vacant and developable land in the borough, building activity is confined to infill development.

Condition: The condition of the housing stock has been estimated from a collection of data prepared by COAH. All told, COAH has indicated the borough has 8 deteriorated units. Since the percentage of deteriorated units in the borough is below the regional percentage, this unit count also represents the borough's base indigenous need. According to guidelines of COAH, the base indigenous need number is to be reduced by the number of units anticipated to be spontaneously rehabilitated. Spontaneous rehabilitation is projected at 7 units, which means the net indigenous need is 1 unit.

Plate 22 shows several characteristics of housing condition based on information available at the borough level. However, COAH's estimate of deteriorated units has been based on seven surrogates. As stated in COAH's Regional and Statewide Summary of Pre-Credited Need, May 1, 1986, p. 2, "Surrogates do not themselves confirm that a unit is deficient." Rather, the surrogates "...indicate that if a unit has these characteristics, it most likely would be independently found via a field survey as deficient."

The following surrogates were used. The criteria assumed that a unit built before 1940, and having at least one other deficiency, was deteriorated. Units built after 1940 were considered deficient if they had two or more of the characteristics other than age.

1. Age, or Year Structure Built: This distinguishes among units built before and after 1940 as the significant age consideration.
2. Overcrowding, or Persons per Room: More than 1.0 persons per room was the overcrowding index.
3. Access to Unit: As a measure of privacy, a unit was considered unacceptable if it required passage through another dwelling unit to gain access to it.
4. Plumbing Facilities: A unit lacking complete plumbing for exclusive use was considered deficient.
5. Kitchen Facilities: A unit lacking a sink with piped water, a stove and a refrigerator was considered deficient.
6. Heating Facilities: A unit was required to have central heat in order to be counted as a standard unit.
7. Elevator: Units in buildings having four or more stories were considered deficient if the building had no elevator.

In making its estimates, COAH used data on these seven surrogates from portions of the 1980 Census not available at the municipal level. Rather, the data existed for each of 52 sub-regions delineated in the state. Once the calculations were made for each of the 52 sub-regions, estimates were made for each municipality within each sub-region by using the more limited data available at the municipal level, e.g. plumbing, heating and overcrowding, and related to the sub-regional totals.

As shown on the attached Plate 22, the Census indicates the borough had the following surrogate measurements of deterioration:

4 units lacking complete plumbing
0 units lacking central heating that were not overcrowded
8 units with more than 1.0 persons per room (see Plate 26)

Plate 22

HOUSING CONDITIONS

Mountainside Borough
1980

<u>Year Structure Built</u>	<u>Number</u>	<u>%</u>
1939 or Earlier	257	10.7
1940 - 1949	241	10.1
1950 - 1959	1,237	51.6
1960 - 1969	513	21.4
1970 - thru 3/80	147	6.1
Subtotal 4/1/80	2,395	99.9
New Units Authorized by Building Permits less Demolitions Auth.		
1980	6	
1981	4	
1982	2	
1983	8	
1984	10	
1985	9	
1986 Estimated Units	2,434	
<u>Year-Round Housing Units by Plumbing Facilities</u>		
Complete Plumbing for Exclusive Use	2,391	99.8
Lacking Complete Plumbing for Exclusive Use	4	.2
Sewage Disposal:		
Public Sewers	2,345	97.9
Septic, Cesspool, Other	50	2.1
Source of Water:		
Public System	2,383	99.5
Well, Other	12	.5
<u>Year-Round Housing Units by Kitchen Facilities</u>		
Complete Kitchen	2,383	99.5
Lacking Complete Kitchen	12	.5
<u>Year-Round Housing Units by Heating Facilities</u>		
Steam or Hot Water	1,144	47.8
Central Warm Air	1,217	50.8
Electric Heat Pump	0	-
Other Built-in Electric	34	1.4
Floor, Wall, Pipeless Furnace	0	-
Room Heaters w/Flue	0	-
Room Heaters, No Flue	0	-
Fireplace, Stove, Portable Room	0	-
None	0	-
Units Lacking Central Heating:		
1939 or earlier:		
Less than 1.1 persons	0	-
1.1 or more persons	0	-
1940 - 1980:		
Less than 1.1 persons	0	-
1.1 or more persons	0	-

Sources: 1980 Census
Post 1980 Data from N.J. Dept of Labor

Through a statistical analysis, COAH eliminated overlapping counts involving the three categories, and further estimated the number of deficient units which were occupied by low or moderate income households, resulting in a total estimated deteriorated unit count occupied by low or moderate income households of 8 units, which is the previously identified base indigenous need.

Housing Value: Plate 23 shows housing values for owner and renter occupied units, as reported in the 1980 Census. The median value of owner occupied units was \$112,700 and the median contract rent was \$371 per month. As shown on Plate 23, over 60 percent of the housing stock was valued at over \$100,000 in 1980. Less than one-fifth of the housing units were valued at less than \$80,000. The rental housing stock in the borough consists almost entirely of single family detached dwellings, and it represents only a very small part of the total housing stock. Only 91 of the 2,362 occupied units in the borough were renter-occupied in 1980.

Occupancy Characteristics: Plate 24 shows occupancy characteristics. Only 1.4 percent of the units in the borough were vacant at the time of the 1980 Census, and of that total only 17 were either for rent or for sale. Over 96 percent of the occupied units in the borough in 1980 were owner-occupied. Within the category of sales housing, the vacancy rate was a low 0.7%, which indicates a tighter housing market when compared with an optimum rate, for market flexibility purposes, of about 1% to 1.5%.

Similarly, the rental vacancy rate was a low 2.2% compared to an optimum level of about 4% to 5%. However, this optimum vacancy rate relates more to the conventional multifamily rental housing rather than to the rental of single family detached dwellings. With only two vacant housing units for rent, the rental vacancy rate cannot be fairly assessed except to note that it is not excessive.

The remaining 16 vacant units in the borough were not identified as being either for sale or rent, which means that they were either held for occasional use or may have been sold and were awaiting occupancy.

The Census indicates that of all the units in the borough, over 98 percent are detached single family dwellings. Field investigation reveals that this figure may actually be 100 percent since there are no apparent multifamily structures in the borough.

The bedroom counts provided on Plate 24 indicate that the housing stock is quite large in size since almost seven out of every eight units in the borough is three bedrooms or larger in size.

Units Affordable to Lower Income Households: In order to estimate the number of units which were affordable to lower income households in 1980, an estimate was made of the median income of the region at that time. Plate 25 shows the regional totals, with appropriate adjustments made for the removal of Non-Growth and Urban Aid municipalities. The regional estimated median income in 1980 was \$25,150. Based on that median income, the maximum income for a low income household would have been \$12,575, at 50% of median, and moderate income would range up to \$20,120 at 50% to 80% of median.

For sales housing, assuming the sale price of a home would be two times the household income to be affordable, homes selling for less than \$25,150 would be affordable to low income households and those selling for \$25,150 to \$40,240 would be affordable to moderate income households.

Plate 23

HOUSING VALUES

Mountainside Borough

<u>Owner-Occupied Non-Condominium Units</u>	<u>Number</u>	<u>%</u>
Less than \$10,000	0	-
\$ 10,000 - \$ 14,999	4	.2
\$ 15,000 - \$ 19,999	1	*
\$ 20,000 - \$ 24,999	4	.2
\$ 25,000 - \$ 29,999	0	-
\$ 30,000 - \$ 34,999	3	.1
\$ 35,000 - \$ 39,999	5	.2
\$ 40,000 - \$ 49,999	31	1.5
\$ 50,000 - \$ 79,999	320	15.1
\$ 80,000 - \$ 99,999	458	21.6
\$100,000 - \$149,999	928	43.7
\$150,000 - \$199,999	277	13.0
\$200,000 or more	92	4.3
Total	2,123	99.9
Median Value	\$112,700	

Contract Rent
Renter Occupied Units

Less than \$50	0	-
\$ 50 - \$ 99	0	-
\$100 - \$119	2	2.8
\$120 - \$139	4	5.6
\$140 - \$149	1	1.4
\$150 - \$159	1	1.4
\$160 - \$169	0	-
\$170 - \$199	1	1.4
\$200 - \$249	6	8.3
\$250 - \$299	9	12.5
\$300 - \$399	17	23.6
\$400 - \$499	9	12.5
\$500 or more	22	30.6
Total	72	100.1
Median Contract Rent	\$371	

Source: 1980 Census

* Less than .1%

OCCUPANCY CHARACTERISTICS & TYPES

Mountainside Borough

	<u>Number</u>	<u>%</u>
<u>Year-Round Housing Units:</u>		
Total	2,395	100.0
Occupied	2,362	98.6
Owner-Occupied	2,271	94.8
Renter-Occupied	91	3.8
Vacant		
for sale	15	
vacancy rate-sales		.7%
for rent	2	
vacancy rate-rentals		2.2%
for occasional use	2	
other	14	

<u>Year-Round Units:</u>		
<u>Number of Rooms</u>		
# Units w/ 1 Room	0	-
# Units w/ 2 Room	1	*
# Units w/ 3 Room	15	.6
# Units w/ 4 Room	58	2.4
# Units w/ 5 Room	179	7.5
# Units w/ 6+ Room	2,142	89.4

<u>Year-Round Units</u>		
<u>Number of Bedrooms</u>		
# Units w/ 0 Bedroom	0	-
# Units w/ 1 Bedroom	41	1.7
# Units w/ 2 Bedrooms	288	12.0
# Units w/ 3 Bedrooms	1,231	51.4
# Units w/ 4 Bedrooms	679	28.4
# Units w/ 5+ Bedrooms	156	6.5

<u>Year-Round Housing Units</u>		
1 Detached	2,353	98.2
1 Attached	0	-
2	28	1.2
3 and 4	14	.6
5 or more	0	-
Mobile Home	0	-

Plate 25

WEIGHTED MEDIAN HOUSEHOLD INCOME

Essex/Morris/Sussex/Union Region

	<u># Households*</u>	<u>Median Household Income*</u>	<u>Aggregate Household Income*</u> (000)
Essex County	77,577	\$ 24,178	\$ 1,875,626
Morris County	126,976	\$ 26,245	\$ 3,332,537
Sussex County	6,075	\$ 33,785	\$ 205,245
Union County	<u>116,642</u>	<u>\$ 24,155</u>	<u>\$ 2,817,482</u>
Regional Totals	327,270	\$ 25,150 (weighted)	\$ 8,230,890

* After deducting Urban Aid and Non-Growth municipalities.

Source: 1980 Census

For rental housing, assuming the rent level can be 30% of the household income to be affordable, a monthly rent under \$315 would be affordable to a low income household while those of moderate income could afford rents ranging from \$315 to \$503 per month.

Relating these sale and rent level calculations to Housing Values on Plate 23, the following units were considered to be affordable in 1980:

<u>Low Income</u>		
Sales housing	9	units
Rental housing	<u>27</u>	units
Total	36	

<u>Moderate Income</u>		
Sales housing	9	units
Rental housing	<u>23</u>	units
Total	32	

Based on the above calculations, a total of 68 housing units were affordable to low and moderate income households in the borough in 1980, most of which were rental units. This amounted to 69% of the occupied rental housing stock and 0.8% of the occupied sales housing stock. All totaled, the 68 units affordable to low and moderate income households represented less than three percent of the total housing stock in 1980.

Projection of the Housing Stock

Plate 22 shows the volume of housing production in the borough in recent years. It shows that building activity has virtually stopped in the borough. No significant upturn in housing production can be anticipated in the borough due to a lack of available vacant and developable land.

It is improbable that any low or moderate income housing will be built in the borough over the next six years through private development. There are no pending requests for the development of such housing and there have been no sites identified where such housing could be built.

It is expected that the remaining development of residential units in the borough over the next six years will take place as scattered site, small lot developments of single family detached homes.

Demographic Characteristics

Household Size: Plate 26 shows household size characteristics for 1980. Almost half of the households in the borough were one or two persons in size. In the region, the ratio is slightly higher than in the borough. The median household size is a relatively low 2.65 persons per household, particularly when considering the predominantly single family detached nature of the housing stock. Only about one out of seven households in the borough is five or more persons in size.

Overcrowding is generally related to those situations where the occupancy is greater than one person per room. There were only 8 households which had that level of occupancy in 1980, as shown on Plate 26. That represented about 0.3% of the occupied housing stock.

Household Income: Plate 27 shows the household income levels for the borough. It indicates that the median household income in 1980 was \$35,659 compared to a regional median of \$25,150, as shown on Plate 25.

AGE AND HOUSEHOLD SIZE CHARACTERISTICS

Mountainside Borough

AGE	1960		1970		1980	
	Number	%	Number	%	Number	%
Under 5	641	10.1	391	5.2	253	3.6
5 - 14	1,446	22.9	1,579	21.0	954	13.4
15 - 24	475	7.5	1,054	14.0	1,069	15.0
25 - 34	653	10.3	550	7.3	666	9.4
35 - 44	1,261	19.9	1,071	14.2	869	12.2
45 - 54	895	14.2	1,387	18.4	1,222	17.2
55 - 64	586	9.3	862	11.5	1,222	17.2
65 and over	368	5.8	626	8.3	863	12.1
Total	6,325	100.0	7,520	99.9	7,118	100.1
Median Age	-		37.0		42.1	
Under 18	(est) 2,338	37.0	2,527	33.6	1,610	22.6
Over 65	368	5.8	626	8.3	863	12.1

1980

<u>PERSONS/UNIT</u>	# People	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6+</u>
Median = 2.65	# units	213	895	499	424	205	126
	% of Units	9.0	37.9	21.1	18.0	8.7	5.3

1980

<u>PERSONS/ROOM</u>	# People	<u>1.00 or less</u>	<u>1.01 - 1.50</u>	<u>1.51 or more</u>
	# Units	2,354	7	1

Source: 1960, 1970 and 1980 Census
 Totals may not add due to rounding.

Plate 27

1980 INCOME LEVELS

Mountainside Borough

<u>Household Income Levels</u>	<u>Number</u>	<u>%</u>
Less than \$ 2,500	13	.6
\$ 2,500 - \$ 4,999	19	.8
\$ 5,000 - \$ 7,499	37	1.6
\$ 7,500 - \$ 9,999	42	1.8
\$10,000 - \$12,499	84	3.6
\$12,500 - \$14,999	83	3.6
\$15,000 - \$17,499	76	3.3
\$17,500 - \$19,999	73	3.1
\$20,000 - \$22,499	142	6.1
\$22,500 - \$24,999	107	4.6
\$25,000 - \$27,499	128	5.5
\$27,500 - \$29,999	83	3.6
\$30,000 - \$34,999	250	10.7
\$35,000 - \$39,999	208	8.9
\$40,000 - \$49,999	382	16.3
\$50,000 - \$74,999	395	16.9
\$75,000 or more	215	9.2
Total Households	2,337	100.2
Median	\$35,659	

Poverty Status of Persons

Income:

below 75% of Poverty Level	56	.8
betwn 75% - 124%	123	1.7
betwn 125% - 149%	104	1.5
betwn 150% - 199%	109	1.5
200% or more	6,659	94.4

Source: 1980 Census

Totals may not add due to rounding.

Within the borough, approximately 237 households fell in the moderate income category of \$12,575 to \$20,120. This represented about 10% of the total households in the borough. Low income households, those falling below \$12,575 in annual income in 1980, accounted for a total of 197 households, or about 8% of the households in the borough. The combined total of 18% was much lower than the regional levels and reflects the fact that the borough has developed in the region as a community of quality single family detached dwellings.

Age: Plate 26 shows the age group distribution within the borough for the last three Census counts. It indicates a decline in the percentage of the population under 18 years of age, which reflects regional and statewide trends. Over one-third of the population is in the 45-64 age group, and when this is combined with those who are 65 and over, they account for almost half the population of the borough.

The median age in the borough increased dramatically from 1970 to 1980, rising from 37.0 to 42.1 over that period. Census figures reveal that most of the in-migration affecting the composition of the borough population is taking place in the 35-54 age groups, and correspondingly in the under 15 age group. This is reflective of the nature of the housing stock in the borough since migration analysis also reveals that there is a net out-migration in the 65 & over age group.

Employment

Plate 28 shows trends in covered employment within the borough, and the published characteristics of the resident labor force within the borough. The labor force characteristics are taken from the 1980 Census and reflect a profile of the residents of the borough while the covered employment information simply shows the number of jobs which are located within the boundaries of the borough regardless of where the employees reside.

Trends in covered employment from 1977 to 1984 indicate that the number of jobs has increased at an average rate of 65 jobs per year based on a linear regression analysis. Following a period of general decline from 1978 through 1983, 1984 showed a substantial gain. Recently published 1985 data indicates that the covered employment level in the borough was 6,098, a slight decline from the 1984 job total but nevertheless high enough when compared to the preceding years' employment levels to increase the average annual job growth figure to 77 jobs per year.

If it is assumed that job growth will occur at somewhere between the rate of 65 and 77 jobs per year, a job projection in 1990 would show 6,231 to 6,367 jobs by that date. It is expected that the labor force profile in the borough in future years would be similar to that which is shown in the 1980 Census.

Fair Share Determination and Capacity Analysis

According to the published fair share figures by COAH, Mountainside has a net indigenous need of one unit and a reallocated present and prospective need of an additional 197 units.

The borough is entitled to credit for one indigenous need unit since it has undertaken the rehabilitation of one housing unit since 1980 which was substandard and occupied by a lower income household. Community Development funds were used for this purpose. No other credits against the fair share number can be claimed, based on COAH guidelines. However, an adjustment in fair share is in order since there is an insufficient quantity of vacant land available to provide for any additional housing. Part of the adjustment is related to a setaside of land to provide for the potential of 3 percent of the land area in active

Plate 28

EMPLOYMENT CHARACTERISTICS
(Persons Age 16+)

Mountainside Borough

<u>Covered Employment</u>	<u>Number</u>
1977	5,197
1978	5,895
1979	5,498
1980	5,553
1981	5,405
1982	5,673
1983	5,512
1984	6,194
Avg. Annual Change	+65

<u>Employed Persons by Industry</u>	<u>Number</u>	<u>%</u>
Agriculture	14	.4
Construction	261	7.3
Manufacturing	876	24.6
Transportation	167	4.7
Communications	110	3.1
Wholesale Trade	268	7.5
Retail Trade	494	13.9
Finance/Insurance/Real Estate	315	8.8
Business & Repair Services	202	5.7
Personal/Entertain't/Recreation	88	2.5
Professional Services:		
Health	190	5.3
Education	305	8.6
Other	136	3.8
Public Administration	138	3.9

<u>Employed Persons by Class</u>		
Private Wage & Salary	2,831	79.4
Government	455	12.8
Self-Employed	266	7.5
Unpaid Family Worker	12	.3

Sources: N.J. Department of Labor
1980 Census

recreation, and the remaining part of the adjustment is to reflect a lack of available vacant and developable land.

The existing land use information used to determine the amount of vacant and developable land is based on the field survey conducted in early 1987 as a part of the update of the Master Plan.

The first component of the adjustment is the calculation to determine an appropriate quantity of vacant land to reserve as potential sites for meeting the 3 percent standard for active recreation. Out of the total land area in the borough of 2,636 acres, County parkland accounts for 955 acres, and that is to be deducted from the borough land area. Also to be deducted from the gross land area for purposes of the 3 percent calculation are any vacant sites which are environmentally constrained by steep slopes, flooding, wetlands, etc, but constrained lands are not a major feature of the vacant sites. Deducting the County parkland from the municipal land area leaves a total of 1,681 acres, 3 percent of which is 50.4 acres. All the remaining land in the borough is either developed, or if vacant, the lot sizes are less than two acres and they are found in scattered locations.

At the present time, the borough has only two sites which are in active recreation, and it has no sites under municipal control which are in passive recreation. The two active recreation sites adjoin each other and each is 3.0 acres in size. One contains playfields and the other is the municipal swimming pool.

The accompanying map of the borough identifies not only the two active recreation parcels, but the four vacant parcels which are two acres or larger in size. The parcel numbers on the map refer to the parcels as described below:

1. Municipal pool site of 3.0 acres.
2. Echo Brook Recreation area, which is 3.0 acres in size and contains playfields.
3. A 5.5 acre parcel owned by the borough. For the most part, this parcel is not environmentally constrained although a small portion has slopes which exceed 15 percent.
4. A 2.4 acre parcel accessible only from Route 22, much of which is limited in its development potential by a storm drainage easement running through the lot.
5. A 12.5 acre parcel across from the municipal complex on Route 22, accessible only from Route 22. A small portion of this site is constrained by steep slopes.
6. A 6.2 acre site on Route 22, unconstrained but strongly influenced by nonresidential development in the area.

The total land area of all the sites listed above is 26.6 acres, well below the allowance of 50.4 acres derived from the 3 percent setaside formula of COAH.

In summary, Mountainside has insufficient capacity to accommodate any units toward its fair share pre-credited need due to a lack of available and developable vacant land. The indigenous need is virtually offset entirely by spontaneous rehabilitation, with the one unit requiring rehabilitation updated since April 1, 1980 through the use of Community Development funds. The few remaining vacant land sites, when considered along with the 3% percent allowance for active recreation, do not provide any excess land on which to develop low and moderate income housing.

Consideration of Potential Sites

As indicated in the preceding review of the lack of available vacant land for development, there are no identifiable sites which could be considered suitable for the development of low or moderate income housing. In addition, no developers have expressed either an interest in or a commitment to build low or moderate income housing.

Fair Share Plan

Since the borough has no obligation under COAH guidelines to provide additional low and moderate income housing, it is not necessary to establish a fair share plan.

TRAFFIC CIRCULATION PLAN

Much of the traffic circulation system is established, with little flexibility available for new alignments or major widenings or improvements. In the 1978 Master Plan, certain recommendations were made for the road system based on whether the road is under state, county or municipal control. In an attempt to provide continuity in the planning process, the Traffic Circulation Plan uses the same basic approach but provides a breakdown in the county roads identifying them as either major or minor arterials.

The overall planning goal to be accomplished as a part of this Master Plan is to adequately separate regional, intermunicipal and local traffic to the extent feasible, and to discourage those road proposals which could have an adverse effect on the quiet enjoyment of residential neighborhoods or which would otherwise make it difficult for established businesses to continue to function adequately within the borough.

State Highways

Route 22 is the major state highway located within the borough, although a small segment of Route 78 is found in the northeasterly part of the borough. Both highways are major regional arterials with Route 78 serving as a limited access highway and Route 22 serving as both a regional route and a land service road to adjoining properties.

Throughout the length of Route 22 in the borough, efforts should continue to be made to reduce the number of access points to the highway. In the westerly part, where the adjoining lands are either in a planted greenbelt buffer or are zoned residential, few opportunities present themselves for added points of access.

While access is controlled primarily by the New Jersey Department of Transportation, the borough plays a role in this process not only through development reviews but in the way in which it zones land in the various districts.

In those sections of Route 22 which have non-residential zoning, care should be taken to provide lot frontage standards in the zoning regulations which will discourage frequent points of driveway access along the highway, contributing to potential points of conflict with through traffic.

The most seriously congested intersection on Route 22 is at New Providence Road. The borough should continue to monitor plans by the Department of Transportation to modify this intersection to improve traffic flows. No specific design recommendation is provided in this Master Plan to resolve traffic flow problems, but it is strongly suggested that as plans evolve, the borough take an active role in assessing the positive and negative aspects of any improvements. Certain key community facilities are located in this area including police, fire, rescue squad, library and recreation fields, and any improvements to the intersection should not be made at the expense of compromising the provision of emergency services by the borough.

County Arterials

Plate 29 shows the two categories of county arterials. The important planning distinction to be drawn between the major and minor arterials is that the major arterials are expected to carry significantly higher volumes of traffic and interruptions to that traffic by direct driveway or local road access should be kept to a minimum. On both the major and minor arterials, the county will establish the right-of-way and pavement width standards and development plans, including those for single family homes, should continue to be reviewed with an eye toward allowing these roads to function effectively as sub-regional or intermunicipal roadways. Homes located along the arterials, but particularly along the major arterials, should be required to have on-lot driveway turnarounds to avoid problems associated with residential vehicles backing into traffic.

The streets shown as County Major Arterials include Summit Road, New Providence Road, Mountain Avenue and Springfield Avenue.

The County Minor Arterial system includes those county roads which are located in the northerly part of the borough and either pass through the Watchung Reservation or serve as a part of the street system for the homes located in the vicinity of the Reservation. This Master Plan continues to recommend continued county jurisdiction and maintenance on those streets shown as both Major and Minor Arterials.

There are no proposals for new county roads or realignments shown on the Plan. It is to be anticipated, however, that the county will become involved in the review of any modifications to the Route 22 and New Providence Road intersection to assure that intermunicipal traffic flows of importance to the county are not compromised.

Borough Collectors

The remaining category on the Traffic Circulation Plan is that of Borough Collectors. These are streets which play an important role in distributing traffic from local streets to the regional system.

The significance of designating streets as Borough Collectors is that they would receive priority attention in road clearing and, as necessary, certain controls can be established along these streets to assure smooth flows of traffic, keeping in mind that there are abutting homes which need freedom from as much unrelated traffic as possible.

On the south side of Route 22, collectors include Woodland Avenue, Hillside Avenue and Lawrence Avenue, all of which extend into Westfield. The fourth collector shown on the southerly side is Mill Lane. No major road improvement proposals are suggested for the collector system in this southerly part of the borough.

In the westerly section of the borough it was pointed out in the background study on traffic circulation that the internal road system should be supplemented with the eventual extension of Woodacres Drive to Justin Place. This retains the same basic concept which was set forth in the 1978 Master Plan, which also recognized the relative isolation of some of the westerly parts of the borough which are limited in their ability to reach the municipal complex, library, etc. without using Route 22. This ultimate connection would also help in the provision of emergency services.

East of New Providence Road the collector system lying north of Route 22 is made up of Wood Valley Road, Central Avenue/New Providence Road, Wyoming Drive, Iris Drive and Charles Street. No new road proposals are suggested for this area and, in fact, the

plan calls for the continued isolation of Sheffield Street from the residential areas and it removes the Spruce Drive connection between Central and Summit Avenues.

The commercial service streets of Globe Avenue, Sheffield Street, Bristol Street and Glen Road should continue to be given attention as important traffic carriers. Efforts should be made to discourage uses of existing buildings or new uses which cannot provide adequate off-street parking since they have a tendency to add congestion to the streets, creating potential problems for emergency service personnel.

COMMUNITY FACILITIES PLAN

The background study on community facilities indicates the location of existing facilities and discusses some aspects of their relationship to community needs. The Community Facilities Plan provides the framework for long-range provision of those facilities needed to service the public.

The school system serves grades kindergarten through eight and now functions with one school, the Deerfield School located off Central Avenue. The Beechwood School located on Woodacres Drive is no longer needed for public education and is leased to a private school. It is recommended that the Beechwood School remain in public ownership with short term leases in the event it is needed in the future for educational or other facilities, even though there is no indication based on recent trends that there will be a need for an additional school facility.

Recreation in the borough consists of both passive and active facilities owned by the county and the borough. The largest recreation and open space holdings are by the county. The Watchung Reservation and Echo Lake Park constitute a large part of the borough, but function as part of the regional open space inventory. Borough recreation sites are in short supply. The only dedicated active recreation facilities operated by the borough are the playfield adjoining the municipal building and the community pool on the next parcel to the east. The only other active recreation facilities within the borough are associated with school playgrounds. As indicated in the Housing Element, there is a significant shortfall of borough recreation facilities when the formula of three percent of net borough land is considered (after deducting the county parklands).

One recommendation of this Plan which is related to open space and recreation is the objective of providing a buffer along the common boundary between the lands which could be developed along Spruce Drive just west of Summit Road and the houses adjoining this land to the east and north. It is indicated on the Community Facilities Plan with a letter B and a schematic outline of the extent of the buffer area. Obviously, it may not be necessary or desirable to carry the buffer all the way to Spruce Drive, but it is important, if this land is to remain in private ownership, that the buffer be dense and perform its screening function along the property line where there are residences. Care should be exercised in designing this buffer to consider the effects of topography on the configuration of the buffer.

The fire house, police department, rescue squad, library, municipal building and Board of Education office are all located just east of New Providence Road on both sides of Route 22. Assuming full access to this area can continue in the future, this location is well-suited to its function as the administrative center of the borough. Efforts should be made to continue to provide these facilities in this location, with any expansion occurring in such a way that the public will be more effectively served.

The hospital is shown on the Plan even though it is not technically a public facility. It has been described and the overall framework for regulation has been spelled out in the Land Use Plan.

TRAFFIC CIRCULATION PLAN

- ▬ REGIONAL ARTERIAL
- ▬ COUNTY MAJOR ARTERIAL
- ▬ COUNTY MINOR ARTERIAL
- ▬ BOROUGH COLLECTOR
- PROPOSED COLLECTOR

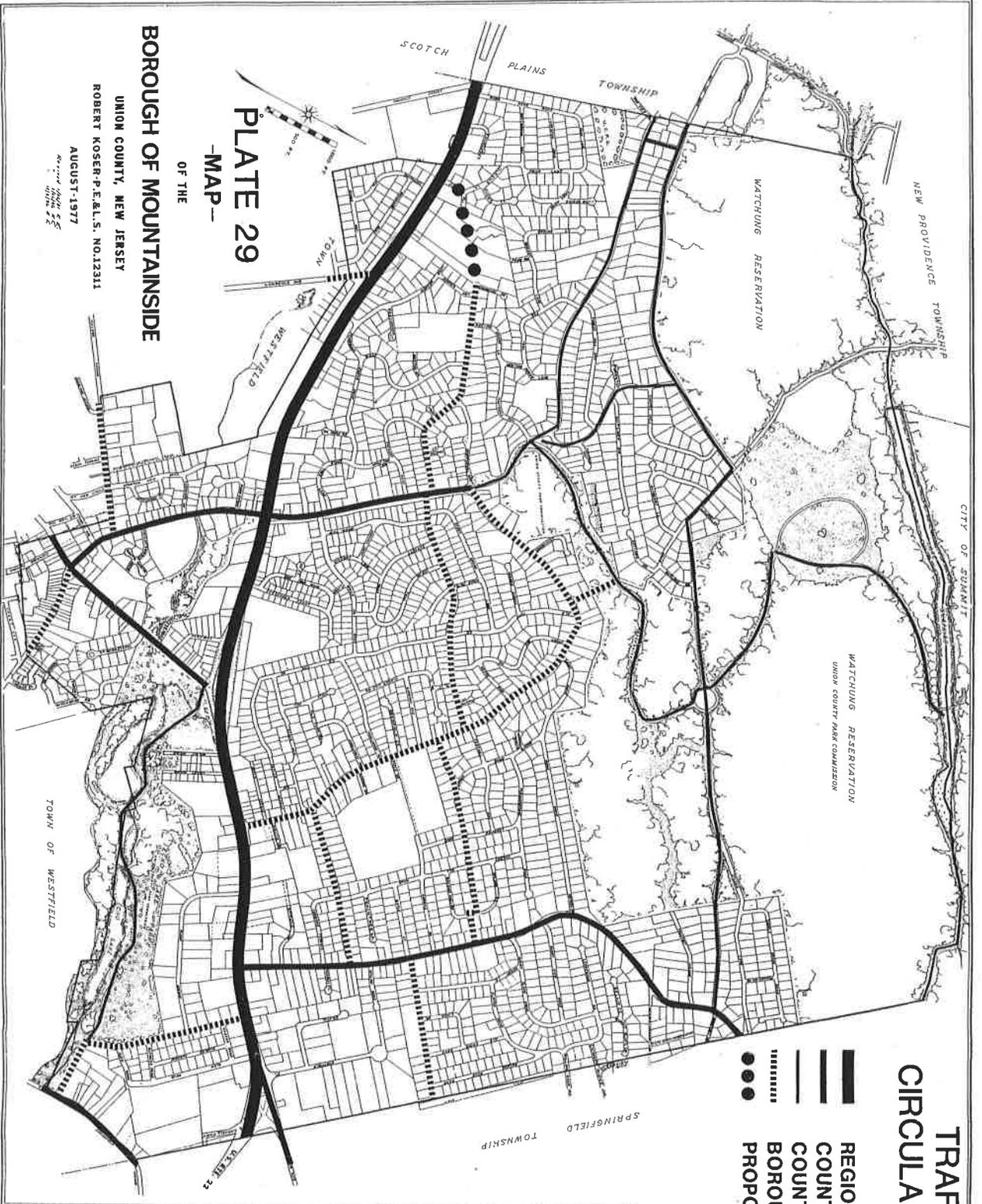


PLATE 29

-MAP-

BOROUGH OF MOUNTAINSIDE

OF THE

UNION COUNTY, NEW JERSEY

ROBERT KOSER-P.E., L.S. NO.12311

AUGUST-1977

Scale: 1" = 100'

TOWN OF WESTFIELD

SPRINGSFIELD TOWNSHIP

NEW PROVIDENCE TOWNSHIP

CITY OF SUMMIT

WATCHUNG RESERVATION
UNION COUNTY PARK COMMISSION

WATCHUNG RESERVATION

SCOTCH PLAINS TOWNSHIP

TOWNSHIP

TOWN

WESTFIELD

PLATE 29

COMMUNITY FACILITIES PLAN

- A ATHLETIC FIELD
- B BUFFER
- CO COUNTY PARKLAND
- CP COMMUNITY POOL
- F FIRE
- H HOSPITAL
- L LIBRARY
- M MUNICIPAL BUILDING
- P POLICE
- R RESCUE SQUAD
- S SCHOOL
- SC SR. CITIZEN HOUSING (PROPOSED)
- STATE HIGHWAY BUFFER

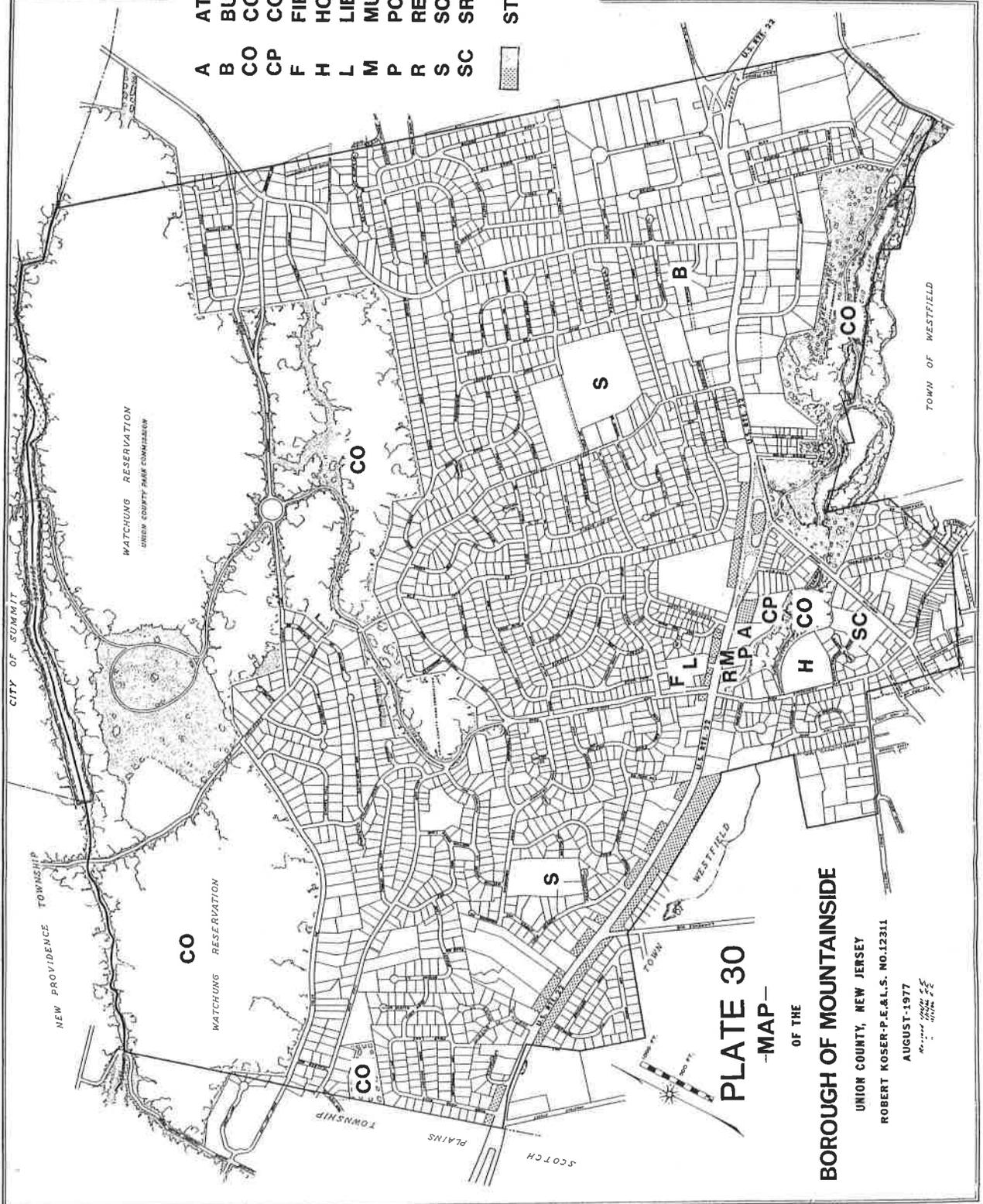


PLATE 30
-MAP-

OF THE
BOROUGH OF MOUNTAINSIDE
 UNION COUNTY, NEW JERSEY
 ROBERT KOSER-P.E.&L.S. NO.12311
 AUGUST-1977
 DRAWN BY
 J. J. JONES, P.E.

The remaining site shown on the Plan is owned by the borough. It consists of about five acres and has been determined to be an appropriate site for senior citizen housing in the event such housing is located within the borough. This location is reasonably convenient to existing commercial facilities and there would be a reasonable range of services offered to residents of this complex within walking distance of the site. If the parcel is not used for senior citizen housing, it is recommended that it remain in the borough land inventory to provide the governing body with an asset it can hold in reserve against any future needs which may require attention.

UTILITY SERVICES PLAN

The entire borough is served by public water and sanitary sewers. The borough should continue to participate in regional systems to the extent feasible.

RECYCLING PLAN ELEMENT

This Master Plan encourages the recycling of waste products and supports the efforts of the Borough Council in attempting to address its mandates for recycling as set forth by the legislature.

It is unlikely that there will be any large-scale developments occurring within the borough in the foreseeable future. However, to the extent that any development proposals call for at least 50 units of single family dwellings, 25 units of multifamily dwellings, or involve at least 1,000 square feet of nonresidential land, the development application shall address recycling and solid waste disposal in accordance with the guidelines and objectives established by the Borough Council.

* * *