

2016 Master Plan Reexamination & Master Plan Amendment

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2016 Master Plan Reexamination & Master Plan Amendment

Borough of Totowa

Passaic County, New Jersey

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Maser Project No. TOT-010

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

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1) Introduction

The Borough of Totowa is located in Passaic County and encompasses roughly four square miles. Totowa is suburban in character and has a small town feel. The Borough has excellent access with two interchanges (Exit 54 and 55) along I-80 and two interchanges along Route 46. New Jersey Transit bus service connects the Borough to surrounding municipalities as well as the Port Authority Bus Terminal in New York City. Totowa is surrounded by Wayne Township, Haledon Borough, Paterson City, West Paterson Borough and Little Falls Township as shown by the map on page 4.

The New Jersey Municipal Land Use Law, N.J.S.A. 40:55 D-1 et seq. stipulates that each municipality in the State of New Jersey shall reexamine its Master Plan and development regulations at least every ten years. Specifically, N.J.S.A. 40:55D-8g states:

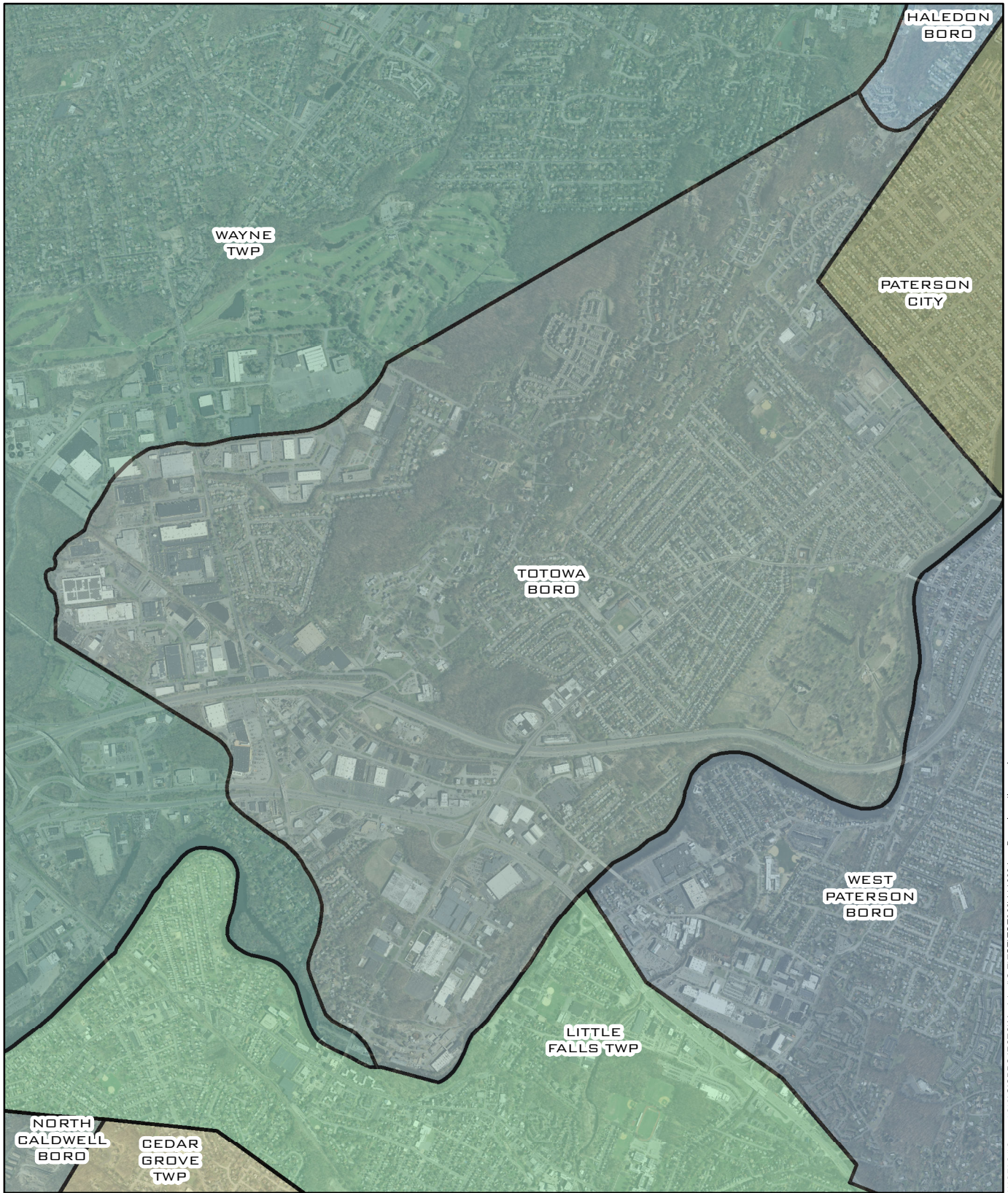
"The governing body shall, at least every ten years, provide for a general reexamination of its Master Plan and development regulations by the Planning Board, which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the County Planning Board. A notice that the report and resolution have been prepared shall be sent to the municipal clerk of each adjoining municipality."

This reexamination of the Borough of Totowa Master Plan conforms to the requirements of the Municipal Land Use Law and addresses the requirements of N.J.S.A. 40:55D-8g by including the following:

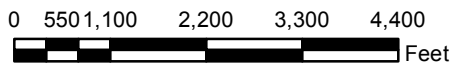
- A. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- C. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for such plan or regulations as last revised, with particular regard to the density and distribution of population and land resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County and municipal policies and objectives.
- D. 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.
- E. The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", P.L. 1992, c.79 (C.40A:12A-1 et seq.) 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.

While the Municipal Land Use Law requires a general reexamination of the Master Plan and development regulations every ten years, reexaminations can be more frequent than once every ten years. It can be as frequent as an individual municipality believes it to be warranted.

It is important that a Master Plan be kept up to date and flexible so that it can respond to changing conditions and reflect the best current thinking on land use issues. The Master Plan should be a document that is easily amended so that it can respond to both concerns and opportunities. A review once every ten years is adequate in some communities, while for other municipalities more frequent review is called for.



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1 inch = 2,200 feet

BOROUGH LOCATION AERIAL MAP

BOROUGH OF TOTOWA
PASSAIC COUNTY, NEW JERSEY



A review of Totowa's master planning documents reveals that the Borough's last reexamination report was adopted on February 19, 2015, but was entitled 2014 Master Plan Reexamination. The aforementioned requirements of the Municipal Land Use Law are addressed in the sections of this report that follow.

2) Problems & Objectives Related to the 2014 Reexamination

This chapter of the 2016 Master Plan Reexamination report examines the major problems and objectives relating to land development in Totowa Borough that were included in the 2014 Master Plan Reexamination report. Problems and objectives noted in 2014 are as follows:

1. **North Jersey Development Center.** In 2014 the State of New Jersey closed the North Jersey Developmental Center ("NJDC"). For over 80 years the 188-acre facility had served developmentally-challenged individuals.¹ This change in State policy meant that roughly 140 acres of the site would be available for development. The campus is zoned R-40 District, but the Borough no longer believes that this designation is appropriate for the NJDC site. Due to the site's proximity to the Exit 54 interchange of I-80 and the fact that a Corporate Office Overlay Zone exists on the main campus, the Borough believes a non-residential designation is more appropriate for the facility. It is recommended that the Borough rezone Block 154, Lot 19 and Block 154.01, Lot 1 from the R-40 District to a new zone called Research/Office District. The new Research/Office District should utilize the Corporate Office Overlay Zone as a springboard, but expand the list of permitted uses to include facilities such as child-care, data centers, business incubators, medical facilities including same-day surgery centers and conference centers. Once the new Research/Office District is adopted, the Corporate Office Overlay Zone should be removed from the property.
2. **Former First National Bank Property.** In March of 2014, the former First National Bank property was sold. The site contains approximately 6.5 acres in the heart of Totowa's downtown. The site is located in the B-4 Zone, which only envisioned reuse of the building as office space. The new owners intend to demolish the outdated office building. Therefore, the zoning needs to be re-evaluated to ensure the sizeable site is redeveloped in a manner that is compatible with the surrounding downtown uses.
3. **Design Standards.** Recent commercial applications before the Planning and Zoning Board have brought to the Borough's attention that additional design standards are needed for the business zones. Changes should be made to Chapter 415 of the Borough code.
4. **Future Land Use Map.** The 2013 Master Plan contained a Future Land Use map. During the fall of 2013 errors were found on said map. It is the Borough's objective to correct the errors within the Future Land Use map and also include the aforementioned State policy changes that have occurred since May of 2013.
5. **Rezoning.** The following areas are recommended to be rezoned to match the existing on-the-ground conditions:
 - a. Rezone properties with frontage on the northerly side of Totowa Road between Lincoln Avenue to the west and the Holy Sepulchre Cemetery to the east. Rezone Block 13, Lot 1; Block 14, Lots 1 and 12; Block 15, Lots 12 through 16; and Block 16, Lots 16 and 17 from R-7 to B-6 District.

- b. Rezone the lots along Murphy Court (Block 11, Lots 10, 11, and 11.01 through 11.07), which were granted a variance to construct residential homes in an industrial zone. The lots should be rezoned from the I-1 District to R-7 District.
 - c. Rezone the lots on Block 7 and 8, which front on Preakness Avenue, from the I-3 District to the R-20 District as the lots contain single-family detached homes.
 - d. Block 145, Lots 5 through 8 and 9.01 contain a car wash, auto body, building supply and other retail-oriented establishments. It is recommended that the lots be rezoned from the I-2 District to the B-2 District.
 - e. Block 95, Lot 3 and Block 96, Lots 11 and 12 both contain non-residential buildings. All three properties are currently in the R-7 District, which permits single-family homes. Therefore, the three lots should be rezoned to the B-2 District, which is adjacent to the lots.
 - f. Block 143.01, Lots 1 through 4 contains a gas station, a mixed-use building and a repair garage. These lots are presently zoned R-7, which is not compatible with their location along Union Boulevard. The parcels should be zoned B-2.
 - g. Block 143, Lot 1 comprises the retail development called "Totowa Village". The development received a use variance to construct the retail complex. Presently the site is located in the I-2 District; this should be amended to the B-2 District to reflect the existing site conditions.
 - h. The Bethwood is located on Block 131, Lot 1. Presently, the facility has three zoning designations – I-3 along Bomont Place, B-2 over the building and R-7 that encompasses a portion of the parking lot. The lot should have one zoning designation – B-2.
 - i. Block 176 and 177 are surrounded by Route 46, Lackawanna Avenue, Riverside Drive and Union Boulevard. The properties contain Forman Mills, Petco, Holiday Inn and a number of other highway-oriented establishments. The two blocks are zoned I-2 and I-3. It is recommended that the portion of the blocks zoned I-3 be rezoned to B-3 to match the on-the-ground highway conditions.
 - j. Block 171, Lot 7 fronts Riverview Drive. The site is across from the Staples complex and contains a liquor store, bank and gas station. Currently, the property is zoned I-2; the property should be zoned B-2.
 - k. Block 5 and 6 are located along Preakness Avenue. Block 9, Lots 1, 1.01, 3, 4, 5, 6 and 7 are located along Forest Avenue. These lots are currently zoned R-20A, R-20 and I-3. Some of the properties are split-lot zoned, which is not a recommended practice. The Borough is desirous of rezoning these properties to allow for the development of luxury townhomes.
6. **Lower Borough.** The Lower Borough is one of the oldest areas in Totowa. The streets are notoriously narrow and undersized for today's SUVs and fire-fighting apparatus. The homes are built on narrow lots, which provide little to no off-street parking. Furthermore, portions of the Lower Borough are subject to flooding via backflow from the Passaic River. Finally, a large segment of the Lower Borough is in the AE

Flood Zone, which means the homes have a 1% annual chance of flooding and a 26% chance of flooding during the course of a 30-year mortgage. Flood insurance is mandatory in the AE Zone.

The Borough is concerned about access within Lower Borough, flooding and other quality of life issues. Therefore, it is recommended that the Borough commission a study to review the entire Lower Borough and provide guidance on how to resolve the issues that exist in the neighborhood. Furthermore, an Area in Need of Rehabilitation and/or Area in Need of Redevelopment would allow the Borough to grant short or long-term tax abatements to improvements within the Lower Borough.

3) Extent That Problems & Objectives Have Changed Since 2014

This chapter of this Reexamination looks at the extent to which problems and objectives have been reduced or increased since 2014. The six issues listed in Section 2 are summarized below, along with a 2016 status evaluation.

1. **North Jersey Development Center.** Rezone Block 154, Lot 19 and Block 154.01, Lot 1 from the R-40 District to a new zone called Research/Office District. The new Research/Office District should utilize the Corporate Office Overlay Zone as a springboard, but expand the list of permitted uses to include facilities such as child-care, data centers, business incubators, medical facilities including same-day surgery centers and conference centers.

Current Status: On October 13, 2015 the Governing Body designated the NJDC site as an Area in Need of Redevelopment by Resolution #126-2015 after receiving a recommendation to that effect from the Borough Planning Board. Subsequently, the Borough authorized the Alaimo Group to prepare a Redevelopment Plan for the property. A report was prepared entitled North Jersey Developmental Center (NJDC) Redevelopment Plan, dated February 5, 2016. The plan was adopted via Ordinance #03-2016 on February 23, 2016 by the Governing Body. The Redevelopment Plan removes the designation of R-40 District and Corporate Office Overlay Zone and replaces it with the zoning designation of Minnisink Road Redevelopment Zone ("MRRZ"). The new MRRZ District permits child care centers, corporate offices/office park, data centers, executive and administrative offices, medical offices, medical support facilities, professional offices, research and development enterprises and same-day surgery centers.

2. **Former First National Bank Property.** Re-evaluate the zoning to ensure the sizeable site is redeveloped in a manner that is compatible with the surrounding downtown uses.

Current Status: On August 25, 2015 the Governing Body introduced Ordinance #17-2015, which was subsequently adopted on October 13, 2015. The Ordinance amends the B-4 District name to Borough Business District. The Ordinance also permits the following uses:

- Corporate, professional and governmental offices
- Medical and dental facilities
- Banks and other financial institutions
- Post office
- Restaurants
- Retail on the ground floor only, limited to florists, medical device/supplies, book/stationary stores, jewelry stores, office supply stores, antiques/gift shops and bakeries.

Lastly, the bulk standards were amended to ensure the new building is in keeping with the surrounding structures and uses.

- 3. Design Standards.** Recent commercial applications before the Planning and Zoning Board have brought to the Borough's attention that additional design standards are needed for the business zones. Changes should be made to Chapter 415 of the Borough code.

Current Status: These changes have not yet been made to the Code.

- 4. Future Land Use Map.** The 2013 Master Plan contained a Future Land Use map. During the fall of 2013 errors were found on said map. It is the Borough's objective to correct the errors within the Future Land Use map and also include the aforementioned State policy changes that have occurred since May of 2013.

Current Status: The Future Land Use Map was amended and included in the 2014 Master Plan Reexamination Report.

- 5. Rezoning.** Eleven areas within the Borough were recommended to be rezoned to match the existing on-the-round conditions.

Current Status: Ten of the 11 areas were rezoned via Ordinance #17-2015, adopted October 13, 2015. The only recommendation not acted upon was letter "k", which stated:

Block 5 and 6 are located along Preakness Avenue. Block 9, Lots 1, 1.01, 3, 4, 5, 6 and 7 are located along Forest Avenue. These lots are currently zoned R-20A, R-20 and I-3. Some of the properties are split-lot zoned, which is not a recommended practice. The Borough is desirous of rezoning these properties to allow for the development of luxury townhomes.

The Borough did not rezone the properties as proposed because after the Reexamination report was adopted the Supreme Court issued an Order in March of 2015, which transferred all powers and duties regarding affordable housing to the Courts. The Borough is aware that it has an affordable housing obligation and believes that these sites would be suitable for a portion of that obligation.

- 6. Lower Borough.** The Borough should commission a study to review the entire Lower Borough and provide guidance on how to resolve the issues that exist in the neighborhood. Furthermore, an Area in Need of Rehabilitation and/or Area in Need of Redevelopment designation would allow the Borough to grant short or long-term tax abatements to improvements within the Lower Borough.

Current Status: On February 23, 2016 the Governing Body authorized Maser Consulting to conduct an Area in Need of Rehabilitation Study for the Lower Borough and subsequently prepare a Redevelopment Plan. The Borough expects the designation and Redevelopment Plan to be completed by the end of 2016.

4) Extent of Changes in Policies & Objectives Forming the Basis of the 2014 Reexamination Report

The third step in the reexamination process, known as Section "C", reviews the extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the Master Plan or changes in State, County and municipal policies and objectives. Since the 2014 Master Plan Reexamination report, there has been one change at the State and Municipal level that impacts the policies and objectives that form the basis of the Master Plan. Additionally, demographic changes have occurred that are noted in the next section.

Demographic Changes

The sections below show historic trends and the most recent Census information.

The population of Totowa increased between 1900 and 1970, growing from 562 residents to 11,580 residents. But between 1970 and 2000, the population decreased. The most significant population loss occurred between 1980 and 1990, when more than 1,200 residents left the municipality. However, the 2010 Census reveals that Totowa grew during the last decade, adding 912 residents to the Borough. The table below shows the population of the Borough between 1900 and 2010.

HISTORICAL POPULATION TRENDS		
Year	Population	Change
1900	562	-
1910	1,130	101.1%
1920	1,864	65.0%
1930	4,600	146.8%
1940	5,130	11.5%
1950	6,045	17.8%
1960	10,897	80.3%
1970	11,580	6.3%
1980	11,448	-1.1%
1990	10,177	-11.1%
2000	9,892	-2.8%
2010	10,804	9.2%

2010 Census &

<http://wd.dol.state.nj.us/labor/lpa/census/2kpub/njsdcp3.pdf>

The North Jersey Transportation Planning Authority ("NJTPA"), which is the regional planning agency for northern New Jersey, projects that the Borough will grow to 13,310 residents by the year 2040.² In order for that to occur, Totowa would need to gain 2,506 residents over the next 26 years, which translates to 96 new residents annually. A population of 13,310 residents is unlikely; as the Borough's peak population was 11,580 in 1970. Furthermore, to add over 2,500 residents would require hundreds of housing units to be constructed. Presently, the Borough has limited vacant and developable land, so the construction of hundreds of new housing units is doubtful.

Age Distribution of Population

In 2014, 19.6 % of Totowa's population was under 20 years of age, while 28.3% of the population was 60 years or older. This represents an increase in the senior population from 2000 when persons 60 years or older composed 26.3% of the total population. Moreover, the percentage of the population aged 19 or younger has slightly decreased since 2000, when the age group comprised 20.1% of the Borough's total population.

Totowa's median age was 43.3 in 2010, an increase from 42.7 in 2000. The 2014 estimated median age is 44.7. The table to the right shows the 2014 age distribution of Totowa's population.

Households

In 2014 there were a total 3,457 occupied households within Totowa. Of that total, 24.1% were one-person households. Two-person households comprised 32.5% of all households. Therefore, more than half of Totowa's households were occupied by one- and two-person households. Four or more person households encompassed 26.5% of the Borough's households.

Household Income

The Census has yet to release 2010 data on household income, family income or per capita income. Therefore, the 2010-2014 American Community Survey ("ACS") Four-Year Estimates were relied upon. In order to understand how Totowa ranks, the table on page 11 compares the Borough to the County as well as the State. The ACS estimates that Totowa had a median household income of \$85,014 in 2014. This is greater than both the County and the State. The Borough had a median family income of \$101,290 in 2014. Totowa residents are estimated to have a slightly lower per capita income than the State in 2014. As shown in the table, Totowa's per capita income is estimated at \$35,221, while the State is estimated at \$36,359.

AGE DISTRIBUTION (2014)		
Age (Years)	Number of Residents	Percentage of Residents
Under 5 Years	620	5.7%
5 to 9 years	435	4.0%
10 to 14 years	631	5.8%
15 to 19 years	446	4.1%
20 to 24 years	772	7.1%
25 to 29 years	587	5.4%
30 to 34 years	554	5.1%
35 to 39 years	696	6.4%
40 to 44 years	739	6.8%
45 to 49 years	685	6.3%
50 to 54 years	913	8.4%
55 to 59 years	718	6.6%
60 to 69 years	1,653	15.2%
70 to 79 years	739	6.8%
80 years and over	685	6.3%
Total	10,872	100.0%

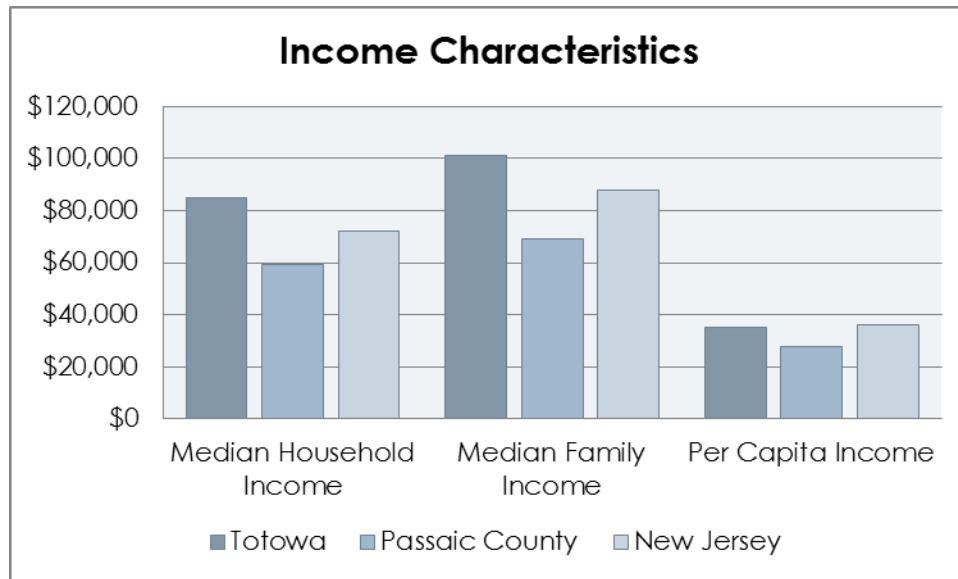
This data is an estimate provided by the American Community Survey.

HOUSEHOLD SIZE (2014)		
Size	Number of Households	Percentage of Households
1-person	833	24.1%
2-person	1,124	32.5%
3-person	584	16.9%
4 or more persons	916	26.5%
Total	3,457	100.0%

This data is an estimate provided by the American Community Survey.

INCOME CHARACTERISTICS (2014 Estimate)			
	Totowa	Passaic County	New Jersey
Median Household Income	\$85,014	\$59,513	\$72,062
Median Family Income	\$101,290	\$69,341	\$87,999
Per Capita Income	\$35,221	\$27,795	\$36,359

This data is an estimate provided by the American Community Survey.



Housing Occupancy & Tenure

In 2014 Totowa contained an estimated 3,764 housing units. As the table below shows, a total of 3,457 units or 91.8% were occupied in 2014. Of the 307 vacant units, only 18 were for sale and 22 were for rent.

HOUSING OCCUPANCY (2014)		
Housing Units	Number of Units	Percentage of Units
Occupied units	3,457	91.8%
Vacant units	307	8.2%
<i>For rent</i>	22	-
<i>For sale</i>	18	-
<i>Seasonal use</i>	48	-
Total	3,764	100.0%

This data is an estimate provided by the American Community Survey.

The Borough has a fairly stable owner-occupied housing stock. As shown by the table on page 12, 81.1% of the Borough's housing stock was owner-occupied in 2000. This decreased marginally to 79.8% in 2014. Renter-occupied households have increased to an estimated 20.2% of the occupied housing stock.

HOUSING TENURE (2000 vs. 2014)				
Occupied Units	2000 Number	2000 Percentage	2014 Number	2014 Percentage
Owner-occupied	2,871	81.1%	2,760	79.8%
Renter-occupied	668	18.9%	697	20.2%
Total	3,539	100.0%	3,457	100.0%

Land Use

The Borough of Totowa has a variety of land uses and buildings that give the community its distinct character. Over 3,800 parcels make up Totowa. The chart below summarizes the broad land use categories and displays the number of parcels and land value for each category. In 2015, a total of 89.6% of the parcels in Totowa were residential and had a total value of \$1,375,951,300. Residential property values were 58.9% of the total property value within the Borough. Commercial properties comprised 26.6% of the Borough's total value, but only 6.3% of all parcels. There were 64 industrial properties (1.7%) in 2015, which had a value of more than \$289 million (12.6%). Finally, vacant properties comprised 2.4% of all lots and 1.9% of all parcel value. The Land Use table below illustrates all the land uses within the Borough and their related total value in 2015.

LAND USE (2015)				
Land Use Class	# of Parcels	Percentage	Total Value	Percentage
Vacant	91	2.4%	\$44,758,200	1.9%
Residential	3,423	89.6%	\$1,357,951,300	58.9%
Farm Homestead	1	0.0%	\$900,400	0.0%
Farmland	1	0.0%	\$2,800	0.0%
Commercial	239	6.3%	\$612,756,900	26.6%
Industrial	64	1.7%	\$289,562,300	12.6%
Total	3,819	100.0%	\$2,305,931,900	100.0%

http://www.nj.gov/dca/divisions/dlgs/resources/property_tax.html

State Changes

Affordable Housing

On March 10, 2015, the Supreme Court ruled that the New Jersey Council on Affordable Housing ("COAH") has failed to act and as a result, the Courts will be assuming jurisdiction over the Fair Housing Act. The Order divided municipalities into one of three categories – those that achieved Third Round Substantive Certification, those that filed or petitioned COAH and those that had never participated in the COAH process.

The Order permitted towns to file a Declaratory Judgment during a 30-day window (approximately June 8 – July 8, 2015) to alert the Court that the municipality wishes to comply with its constitutional mandate to provide affordable housing. Totowa was proactive and filed its Complaint for Declaratory Judgment on July 7, 2015. The Borough's case was assigned to Judge Brogan, who sits in Paterson. On September 11, 2015 Judge Brogan issued an Order Granting Totowa Temporary Immunity. This was followed by a second Order Granting Temporary Immunity and Appointing a Special Master on October 21, 2015. On December 22, 2015 the Borough met with Special Master Christine Cafone to discuss the draft Housing Element and Fair Share Plan ("HEFSP") that had been submitted to the Court. During the meeting Ms. Cafone requested additional information from the Borough and gave Totowa six weeks to provide said information. On January 21, 2016 the requested information was sent

to Ms. Cafone. Subsequently, a third Order was issued on February 3, 2015 granting an extension of temporary immunity through April 29, 2016.

The Borough is awaiting Judge Brogan to make a decision regarding methodology, obligations and compliance mechanisms. A date has not yet been set for a trial on these issues. Until these decisions are made, the Borough cannot adopt its HEFSP that has been drafted.

County Changes

Since the 2014 Master Plan Reexamination was adopted, the County has not prepared or adopted any planning documents.

Municipal Changes

The major policy change since the 2014 Master Plan Reexamination has been the resuscitation of affordable housing obligations. The Borough is aware that it has a constitutional obligation to provide affordable housing for the Third Round, which extends from 2015 to 2025. However, the magnitude of that obligation is currently unknown.

Despite this, development and/or interest in developing within the Borough are still occurring. Therefore, Totowa believes it is in the Borough's best interest to rezone certain vacant lands within the municipality to permit multi-family housing with a required affordable housing set-aside. This zoning would produce affordable housing that could be credited towards the Borough's Third Round obligation.

5) Changes Recommended for the Master Plan or Development Regulations

This chapter of the 2016 Master Plan Reexamination looks at specific changes that are recommended for the Master Plan or existing development standards, which can include the underlying objectives, policies and standards. The following recommendations are made.

Affordable Housing

Due to the 2015 Supreme Court Order municipalities must be cognizant of their constitutional mandate to provide affordable housing. Totowa, to date, has not been issued its obligations by the Court, but does recognize that it must be proactive in land use planning as there is interest in developing certain sections of the community.

Article XVIII of Borough's Zoning Code is entitled "R-AH Affordable Housing District". The R-AH District encompasses Block 133, Lots 10 and 11 as shown on the Zoning Map. These properties are located along Riverview Drive. In addition to these vacant parcels, there are two other areas of the Borough that are vacant and would be appropriate for inclusionary housing development; specifically, a rezoning to the R-AH District. The first area is located in the northeast corner of the Borough and encompasses the following properties:

- Block 1, Lot 1
- Block 2, Lots 1, 2, 3 and 4
- Block 3, Lots 1, 1.01, 3, 4, 5, 6, 7 and 8
- Block 4, Lots 1, 3, 4.01, 4, 5, 5.01, 6 and 6.01

- Block 5, Lots 1, 2, and 3
- Block 6, Lots 1, 2, 4, 5 and 12
- Block 9, Lots 1, 1.01, 3, 4, 5, 6 and 7

The second area is located along Route 46 and includes:

- Block 179, Lot 4

It is recommended that the R-AH District be amended to permit the following two development options:

- For-sale residential development. An inclusionary housing development at a maximum density of twelve and a half (12.5) units per acre with a twenty percent (20%) affordable housing set-aside.
- Rental residential development. An inclusionary housing development at a maximum density of fifteen (15) units per acre with a twenty percent (20%) affordable housing set-aside.

Principal permitted uses in the R-AH District should include the following:

- Multi-family dwellings.
- Townhouse dwellings.
- Stacked townhouse dwellings, which are defined as a one (1) family unit in a row of at least three (3) such units, where units are stacked on each other. Units may be multi-level; however, all units shall have common fire-resistant walls and have direct access from the outside.
- Utilities and essential services.

There should be a minimum tract size of four acres and a minimum tract frontage of 200 feet. The maximum building height is recommended to be increased to 35 feet and 2.5 stories for townhomes and 52 feet and four stories for multi-family development and stacked townhomes.

It is also recommended that Block 11, Lots 7.01 and 9.01 be rezoned to permit inclusionary development. However, these lots that are located along Shepherds Lane are surrounded by a variety of uses including single-family detached residential, industrial and a cemetery. These properties have the ability to act as a transition between the surrounding assortment of uses. Therefore, it is recommended that a new zone, called Affordable Housing-2 District (R-AH-2) be created to encompass these parcels.

It is recommended that the R-AH-2 District permit the following two development options:

- For-sale residential development. An inclusionary housing development at a maximum density of twelve and a half (12.5) units per acre with a twenty percent (20%) affordable housing set-aside.
- Rental residential development. An inclusionary housing development at a maximum density of fifteen (15) units per acre with a twenty percent (20%) affordable housing set-aside.

Principal permitted uses in the R-AH-2 District should include the following:

- Multi-family dwellings.
- Townhouse dwellings.
- Stacked townhouse dwellings, which are defined as a one (1) family unit in a row of at least three (3) such units, where units are stacked on each other. Units may be multi-level; however, all units shall have common fire-resistant walls and have direct access from the outside.
- Utilities and essential services.

There should be a minimum tract size of five acres and a minimum tract frontage of 200 feet. The maximum building height is recommended to be limited to 35 feet and 2.5 stories for townhomes and 45 feet and three stories for multi-family development and stacked townhomes.

6) Recommendations Concerning the Incorporation of Redevelopment Plans

This section contains recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", P.L. 1992, c.79 (C.40A:12A-1 et seq.) 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.

As mentioned above, on February 23, 2016 the Governing Body authorized Maser Consulting to conduct an Area in Need of Rehabilitation Study for the Lower Borough and subsequently prepare a Redevelopment Plan. The Borough expects the designation and Redevelopment Plan to be completed by the end of 2016.

Any future redevelopment plan for the area should consider permitting senior housing, townhomes and condominiums at an increased density. The minimum lot size for this type of development would be much larger than the current minimum lot size of 7,000 square feet for the Single-Family Residence District (which is the current zoning of the majority of the Lower Borough area). Additionally, the use of properties along Elizabeth Place for parking for the commercial uses that line Union Boulevard should be considered.

7) Master Plan Amendment

This chapter seeks to amend the Borough's Master Plan with regard to specific topics. The first section analyzes the goals and objectives while the second section amends the Land Use Plan Element.

Goals and Objectives

Goals and objective: from the 2005 Master Plan, last revised April 10, 2013 are as follows:

1. To maintain the stability of established residential neighborhoods and the quality of the existing and old housing stock through a program of property maintenance.
2. To plan for selective infill development in established residential neighborhoods that will be beneficial to both the Borough and the neighborhood in which the development occurs.
3. To provide for the Borough's fair share of low and moderate income housing as defined by the Council on Affordable Housing.

4. To encourage selective redevelopment of older industrial and commercial properties that have become run down or become the victim of disuse.
5. To monitor the effects development and age has had on the exiting infrastructures within the Borough.
6. To encourage redevelopment of commercial properties along Union Boulevard and portions of Totowa Road, which will provide for additional parking.
7. To regulate the types of industries permitted in the industrial zones to those which will provide minimum negative impacts on the Borough facilities.
8. To encourage redevelopment of any property or area that has become blighted or where the properties or area has not realized its maximum development potential and are underutilized.

The Borough has examined these goals and objectives and proposes the following goals to guide the Master Plan:

1. To maintain the stability of established residential neighborhoods and the quality of the existing and old housing stock through a program of property maintenance and rehabilitation.
2. To ensure that rental properties are not overcrowded and meet all building and fire codes.
3. To plan for selective infill development in established residential neighborhoods that will be beneficial to both the Borough and the neighborhood in which the development occurs.
4. To provide for the Borough's fair share of low and moderate income housing as defined by the Court.
5. To encourage selective redevelopment of older industrial and commercial properties that have become run down or become the victim of disuse.
6. To monitor the effects development and age has had on the exiting infrastructures within the Borough.
7. To encourage the redevelopment of the B-2 Local Business Zone and the B-4 Borough Business District along Union Boulevard that is in keeping with the scale of the commercial corridor.
8. To encourage redevelopment along Union Boulevard between Wilson Avenue and the Paterson border that reinforces the street's downtown character and creates a welcoming pedestrian environment.
9. To create off-street parking opportunities along Totowa Road and Elizabeth Place to support the B-2 Local Business Zone.
10. To regulate the types of industries permitted in the industrial zones to those which will provide minimum negative impacts on the Borough facilities.
11. To encourage the redevelopment of the North Jersey Developmental Center property in keeping with the adopted Redevelopment Plan and ensure appropriate traffic improvements are implemented.

Land Use Plan Element

This section focuses on a specific recommendation that amends the Borough's Land Use Plan Element. As discussed on page 13, the Borough wishes to be proactive in its land use planning with regard to the creation of affordable housing. Development interest has increased within the Borough and Totowa does not want to miss an opportunity to create affordable housing where it is consistent with good planning principles. The following two sections describe the recommended changes to the Land Use Plan Element.

R-AH Affordable Housing District

Borough officials have examined the entire community and determined that there are four appropriate locations where inclusionary housing can be accommodated that will not cause a detrimental impact to the surrounding properties. The first location is already zoned for affordable housing and is known as Block 133, Lots 10 and 11, which is located along Riverview Drive. These two lots are located in the R-AH Affordable Housing District.

In addition to these vacant parcels, there are two other areas of the Borough that are vacant and are appropriate for inclusionary housing development. The first area is located in the northeast corner of the Borough and encompasses the following properties:

- Block 1, Lot 1
- Block 2, Lots 1, 2, 3 and 4
- Block 3, Lots 1, 1.01, 3, 4, 5, 6, 7 and 8
- Block 4, Lots 1, 3, 4.01, 4, 5, 5.01, 6 and 6.01
- Block 5, Lots 1, 2, and 3
- Block 6, Lots 1, 2, 4, 5 and 12
- Block 9, Lots 1, 1.01, 3, 4, 5, 6 and 7

The second area is located along Route 46 and includes:

- Block 179, Lot 4

The aforementioned lots should be rezoned to the R-AH District.

It is recommended that the R-AH District be amended to permit the following two development options:

- For-sale residential development. An inclusionary housing development at a maximum density of twelve and a half (12.5) units per acre with a twenty percent (20%) affordable housing set-aside.
- Rental residential development. An inclusionary housing development at a maximum density of fifteen (15) units per acre with a twenty percent (20%) affordable housing set-aside.

These densities and set-asides are based on the Prior Round Rules, located at N.J.A.C. 5:93. However, increased density and set-aside have been proposed for both the for-sale and rental development, which is consistent with current market demands.

Principal permitted uses in the R-AH District should include the following:

- Multi-family dwellings.
- Townhouse dwellings.
- Stacked townhouse dwellings, which are defined as a one (1) family unit in a row of at least three (3) such units, where units are stacked on each other. Units may be multi-level; however, all units shall have common fire-resistant walls and have direct access from the outside.
- Utilities and essential services.

These uses will provide new housing opportunities within the Borough as the overwhelming majority of the housing stock is single-family detached. These types of units will allow aging seniors to stay in the Borough and provide a place for young college graduates to return as they commence their careers.

The R-AH District should require a minimum tract size of four acres and a minimum tract frontage of 200 feet. The maximum building height should be 35 feet and 2.5 stories for townhomes and 52 feet and four stories for multi-family development and stacked townhomes.

Once the revised R-AH District ordinance is adopted the Zoning Map should be amended to reflect the three new areas that this zoning will apply to.

R-AH-2 Affordable Housing – 2 District

The fourth location that is appropriate for affordable housing is Block 11, Lots 7.01 and 9.01. These lots are located along Shepherds Lane. The properties should be rezoned to a new affordable housing zone that would act as an appropriate transition between the single-family homes to west, industrial uses to the north and south and single-family homes and cemetery to the east. It is recommended that this zone be called the Affordable Housing – 2 District or R-AH-2.

The R-AH-2 District should permit the following two development options:

- For-sale residential development. An inclusionary housing development at a maximum density of twelve and a half (12.5) units per acre with a twenty percent (20%) affordable housing set-aside.
- Rental residential development. An inclusionary housing development at a maximum density of fifteen (15) units per acre with a twenty percent (20%) affordable housing set-aside.

The aforementioned densities and set-asides are based on the Prior Round Rules, located at N.J.A.C. 5:93. However, increased density and set-aside have been proposed for both the for-sale and rental development, which is consistent with current market demands.

Principal permitted uses in the R-AH-2 District should include the following:

- Multi-family dwellings.
- Townhouse dwellings.
- Stacked townhouse dwellings, which are defined as a one (1) family unit in a row of at least three (3) such units, where units are stacked on each other. Units may be multi-level; however, all units shall have common fire-resistant walls and have direct access from the outside.
- Utilities and essential services.

The R-AH-2 District should require a minimum tract size of five acres and a minimum tract frontage of 200 feet. The maximum building height should be 35 feet and 2.5 stories for townhomes and 45 feet and three stories for multi-family development and stacked townhomes.

Once the R-AH-2 District ordinance is adopted the Zoning Map should be amended to reflect the areas that this zoning will apply to.

Summary

The two zones will permit the construction of comprehensive, coordinated multi-family developments that will provide new housing opportunities for a range of household incomes. The aforementioned zoning changes will advance the Borough's goal of selective infill (Goal #3) and provide an appropriate location for Totowa's fair share of affordable housing (Goal #4). The Future Land Use Map on the following page illustrates the Borough's new Future Land Use Map based on the recommendations of this Master Plan Amendment.

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Endnotes:

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<http://nj.gov/humanservices/ddd/documents/Documents%20for%20Web/North%20Jersey%20Developmental%20FINAL%20Center%20Fact%20Sheet.pdf>

²<http://www.njtpa.org/Data-Maps/Demographics/Forecasts.aspx>

FUTURE LAND USE

BOROUGH OF TOTOWA

PASSAIC COUNTY
NEW JERSEY



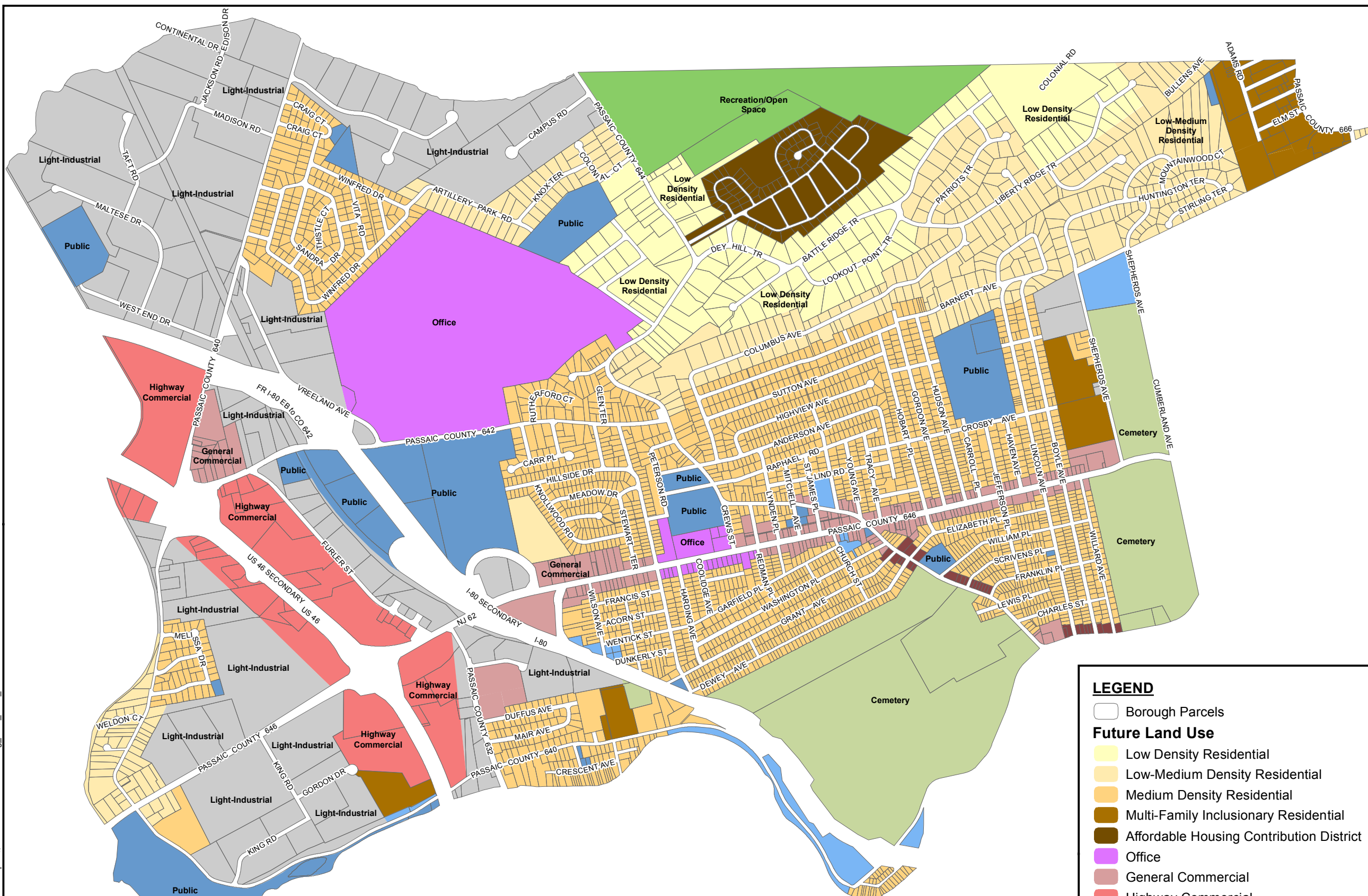
0 300 600 1,200 1,800
Feet

1 inch = 1,200 feet

This map was developed using NJDEP and County GIS digital data, but this secondary product has not been verified by NJDEP and is



March 2016



LEGEND

- Borough Parcels
- Future Land Use**
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- Multi-Family Inclusionary Residential
- Affordable Housing Contribution District
- Office
- General Commercial
- Highway Commercial
- Restricted Commercial
- Light-Industrial
- Quasi-Public
- Public
- Cemetery
- Recreation/Open Space

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