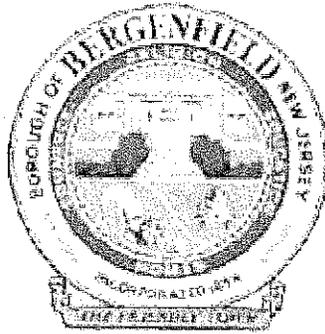


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# **2005 MASTER PLAN**



## **BOROUGH OF BERGENFIELD**

**Bergen County, New Jersey**

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**August 2005**

**Prepared For:**

Borough of Bergenfield  
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Bergenfield, New Jersey

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**Adopted by the Bergenfield Borough Planning Board on August 15, 2005.  
The original of this document was signed and sealed in accordance with the applicable  
statutes and is on file with the Clerk of the Borough of Bergenfield.**

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## **1.0 INTRODUCTION**

This Master Plan is the first comprehensive update of the Borough of Bergenfield's municipal Master Plan since 1966. Although Bergenfield is considered a "mature community" because most of its land area has been developed, there are several long-term development and redevelopment issues that compel the Borough to comprehensively review its Master Plan. The 1966 Master Plan, along with Master Plan Reexamination Reports in 1982, 1988 and 1994, developed and fostered goals to address the land use and planning issues and concerns of Bergenfield residents, property owners, and businesses.

Bergenfield is located in Bergen County, the most populous county in the State of New Jersey. Situated in the Northern Valley of east central Bergen County, the Borough has a land area of approximately 2.87 square miles. With a population of over 26,000, Bergenfield is the sixth most populous community in the County. Six municipalities border Bergenfield: the City of Englewood, the Township of Teaneck, and the Boroughs of Cresskill, Dumont, New Milford and Tenafly.

As a potential hub community of central Bergen County, Bergenfield is ideally located and provides a mix of residential and commercial uses. In order to improve its downtown area, the Borough has invested in streetscape and infrastructure improvements along North Washington Avenue. How the Borough will redevelop its land area over time will determine how Bergenfield prospers and preserves its quality-of-life. Among the potential improvements in the future is the reactivation of the West Shore Railroad Line for commuter rail traffic, which will enhance commercial opportunities but also bring new development and land use challenges.

The official seal of Bergenfield includes the Borough's slogan of "the friendly town," a place where people from all walks of life settle to raise families and engage in commerce. A wide variety of housing opportunities combined with a convenient location have made Bergenfield a desirable place to live. Residents also have quality-of-life concerns that will be affected by the long-term land use policies set forth in this Plan. In addition to consideration of the type of commercial development to be encouraged in the Borough, recommendations regarding residential areas should take into account the balance between providing economic opportunity and preserving the health, safety and welfare of all of Bergenfield's residents.

The Master Plan seeks the preservation of the following:

- Quality of life for all residents to enjoy;
- Economic opportunity for residents and business people;
- Improvement of recreation and open space resources;
- A diversified tax base that reduces tax impacts on residential property-owners to the extent possible;
- Participatory government that facilitates input from residents and business people in the

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decision-making process.

This Master Plan has been completed with the assistance of the Master Plan subcommittee, the various departments of the Borough, and the public officials and volunteers as outlined in the introduction of this Master Plan. In addition to researching planning documents from surrounding municipalities, Bergen County, New Jersey and other sources, information was also provided through documentation drafted by Kasler Associates P.A. on behalf of the Borough.

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**2.0 DEMOGRAPHIC CHARACTERISTICS OF THE BOROUGH**

**2.1 Population**

In April 2000, the Federal Government carried out the decennial census of the Nation's population. Bergenfield and every other municipality throughout the United States uses the data collected to determine the demographic makeup and needs of their communities over the next decade. U.S. Census data is also instrumental in the allocation of Federal and State funding needs for Bergenfield and other municipalities.

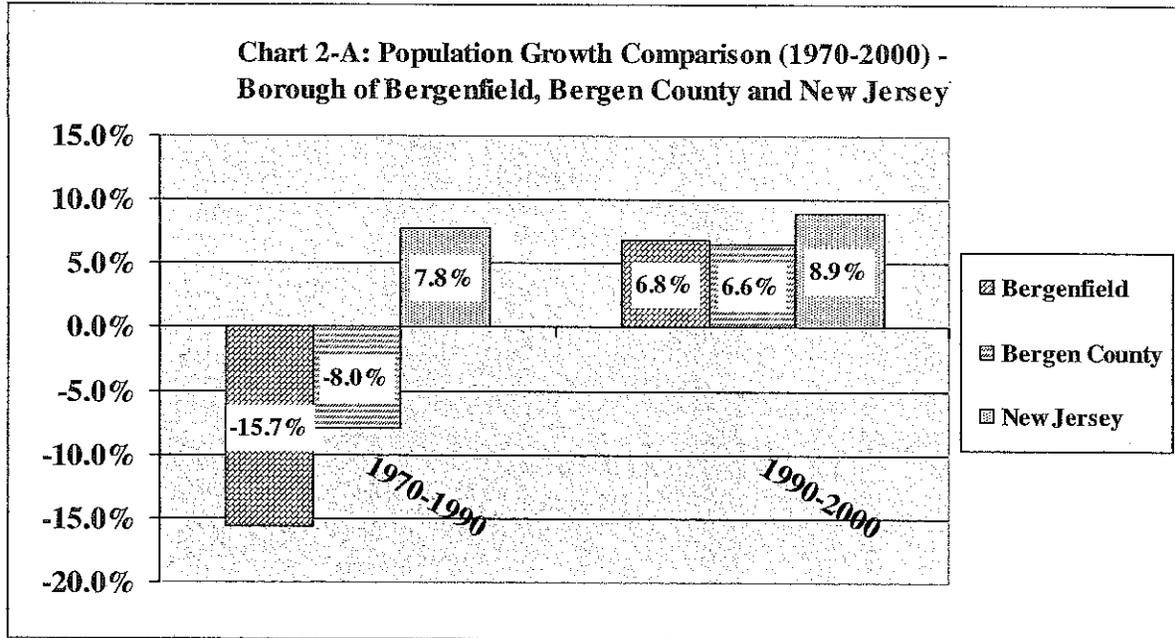
Following the adoption of the 1966 Master Plan, Bergenfield's population peaked at 29,000 in 1970. The next two decades saw a population decline, reflecting a shrinking birthrate and movement from the older, more developed suburbs near New York City such as Bergenfield to new growth suburbs in New Jersey and throughout the region. Most recently, Bergenfield's population has experienced new growth, which will be examined in this section. **Table 2-1** illustrates the pattern of population growth and decline from 1960 through 2000.

<b>Year</b>	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>Population</b>	27,203	29,000	25,568	24,458	26,247
<b># Change</b>	--	+ 1,797	- 3,432	- 1,110	+ 1,789
<b>% Change</b>	--	+ 6.6%	- 11.8%	- 4.3%	+ 7.3%

From 1970 to 1990, the Borough's population had decreased 15.7 percent, a greater decline than Bergen County's population decrease of 8 percent. This ran contrary to New Jersey's population growth of 7.8 percent, reflecting population growth in the outer suburban and rural areas of the State. The 2000 U.S. Census indicated population growth in Bergenfield, Bergen County and New Jersey as a whole. Bergenfield's population grew 6.8 percent during the 1990s. Bergen County had a similar growth rate to Bergenfield, with 6.6 percent population growth. New Jersey as a whole had a slightly higher population growth rate of 8.9 percent. An illustration of population growth during this period is provided on **Chart 2-A**.

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With a population of 26,247, the Borough is now the sixth most populous municipality in the County, surpassed only by Hackensack, Teaneck, Fort Lee, Fair Lawn, Garfield, and Ridgewood. The return of positive population growth in the 1990s highlights a demand for development within the Borough due to its central location relative to Bergen County and New York City. Despite being a “mature community,” there is a probability of continued growth in Bergenfield through redevelopment and improvement of parcels to their “highest and best use” as permitted by the Borough’s Zoning Ordinance.

The 2000 U.S. Census Data provides a broader picture of the Borough of Bergenfield, including data on age of population, household composition and income. These categories provide an overview of the people who are affected by the policies set forth in this Master Plan. Understanding the backgrounds of Borough residents provides a basis for long-term planning and development decisions undertaken by Bergenfield.

Age of Population: Residents under 18 years of age have increased as part of the Borough’s population, as indicated on **Table 2-2**. The number of residents under 18 years of age increased about from 5,171 in 1990 to 6,488 in 2000, comprising 24.7 percent of the total population of Bergenfield. Population growth among younger residents puts additional emphasis on the provision of education and recreation services by the Borough. An assessment of the vacant parcels within Bergenfield should be made to determine the viability of developing recreation areas, even on a small scale.

<b>Table 2-2: Age of Population (1990-2000)</b>				
	<b>1990</b>	<b>Percentage</b>	<b>2000</b>	<b>Percentage</b>
<b>Under 18 years of age</b>	5,171	21.1	6,488	24.7
<b>18-64 years of age</b>	15,532	64.5	16,129	62.5
<b>65 years and over</b>	3,755	15.4	3,630	13.8

Although the percentage of senior citizens – those residents age 65 and over – declined slightly, the number is anticipated to increase in the future. Services such as affordable housing, transportation and health care, among other needs, are some of the areas that the Borough will be faced with in the future, especially since senior citizens are expected to live longer than ever before and grow in greater numbers as the “baby boom” generation, those individuals born between 1946 and 1964 grow closer to senior citizen status. Steps the Borough can take to work toward addressing these needs – both present and future – include developing an affordable housing plan, zoning for senior citizen oriented needs (health care businesses, community centers, etc.), among other issues.

## **2.2 Household Composition**

Family households comprise the vast majority of both owner-occupied and renter-occupied housing units. The average renter household size is 2.29 persons and the average homeowner family size is 3.40 persons.

Seventy-five percent of all households are considered “family households.” Family households occupy over 80 percent of owner-occupied housing units. Renter-occupied housing units that are family households comprise almost 60 percent of their residents, the majority of which are a married-couple family. These numbers reflect the desirability of Bergenfield as a place to start and ultimately establish families.

Most families in the Borough are comprised of married-couple families, over half of which have children up to 17 years of age. Approximately 15 percent of families have a female householder with no husband present, indicative of family trends throughout the nation of the growth of “non-traditional” households. Almost half of these households have children up to 17 years of age.

Fewer than 50 percent of all households comprise either 1 or 2 persons. About 35 percent are three and four person households, reflecting the reduced number of children that families are having.

Residents 65 years of age and over own approximately one-fourth of owner-occupied housing in the Borough. Given the burden of property taxes and other costs combined with less earning power, this housing stock represents a potential large turnover of housing as this group gets older. Almost 30 percent of renter-occupied housing comprises residents age 65 and over.

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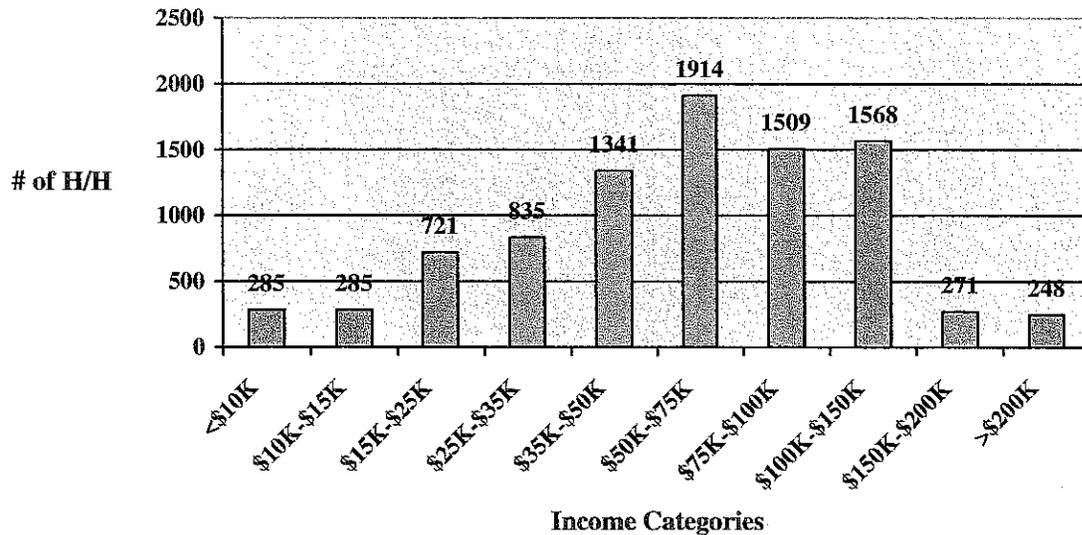
**2.3 Income Data**

**Table 2-3** compares the income statistics of Bergenfield residents to those residents in Bergen County and New Jersey as a whole.

<b>Table 2-3: 1999 Income Data</b>			
	<b>Median Household Income (\$)</b>	<b>Median Family Income (\$)</b>	<b>Per Capita Income (\$)</b>
<b>Bergenfield</b>	62,182	71,187	24,706
<b>Bergen County</b>	65,241	78,079	33,368
<b>New Jersey</b>	55,146	65,370	27,006

Bergenfield's median household income falls in between the median of New Jersey, which is lower, and Bergen County, which is higher. The 2000 U.S. Census data recorded income information from 8,977 households. Almost 85 percent of the Borough's households stated their income was derived from earnings, with a mean of \$71,871. On the other end of the economic spectrum are almost 2,600 Social Security recipients – about 29 percent of the Borough's households – with a mean Social Security income of \$13,481 per year. Although some of these households may have other earnings, many are likely senior citizens who depend on Social Security as their primary source of income. The Bergenfield median household income is distributed as follows:

**Chart 2-B: 1999 Household Income Distribution  
Borough of Bergenfield**



The largest number of households, or 21.3 percent of households, earn between \$50,000 and \$75,000. The number of households earning between \$75,000 and \$150,000, comprise approximately 34 percent of Borough households. About 3 percent of Bergenfield households earn less than \$10,000 per year. Almost 6 percent of Bergenfield households earn more than \$150,000 per year.

As is the case with median household income, the median family income in Bergenfield is higher than New Jersey as a whole, but lower than Bergen County. The 2000 U.S. Census recorded 6,749 families in Bergenfield. The distribution of family income is similar to that of households, with about 3 percent of families earning less than \$15,000 per year and almost 7 percent earning more than \$150,000 per year. The largest portion of family median income falls between \$50,000 and \$75,000 per year, comprising approximately 24 percent of the Borough's families.

Per capita income in Bergenfield is \$24,706, lower than Bergen County and New Jersey as a whole. The income data illustrates Bergenfield is a middle-income community, with many two-income families. **Chart 2-B** indicates the largest grouping in the \$50,000 to \$75,000 category with a significant presence of incomes ranging from \$35,000 to \$150,000.

*Poverty Data:* Approximately 174 Bergenfield families are classified in the 2000 U.S. Census data as living below the poverty line. Almost 70 percent of these families have children under

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18, and 27 percent have children under 5 years of age. Almost 40 percent of these families have a female householder with no husband present. The total number of individuals in Bergenfield below the poverty line is 919, or 3.5 percent of the total population. Approximately 15 percent of individuals are over age 65, while 18 percent are under 18 years of age.

Additional demographic data is presented and discussed in the Housing Element section of this Master Plan.

### **3.0 MASTER PLAN GOALS AND OBJECTIVES**

The Bergenfield Master Plan is a general guide for the development of the Borough. New Jersey Municipal Land Use Law (MLUL) requires that all municipal Master Plans contain a statement of objectives, principals, assumptions, policies and standards upon which the comprehensive plan is to be based. This requirement recognizes the necessity of having clearly defined municipal goals and objectives. The individual Master Plan Elements provide the means for implementing the established goals.

The stated Borough planning goals herein are of a general and qualitative nature and provide the overall framework for development and preservation. Each Element of this Master Plan provides a more specific means to realize the Borough's goals. In time, as part of the ongoing planning process, Borough goals and objectives may change.

#### **3.1 Master Plan Goals**

Bergenfield is a residential community that seeks to maintain a high quality of life for all of its residents. The Borough also seeks to develop an appropriate balance between and among residential, commercial, industrial, institutional, park and recreational uses. Furthermore, the Borough seeks to provide carefully articulated land use regulations to further the goals outlined as follows:

- Preserve existing residential neighborhoods and offer a variety of housing types.
- Maintain and upgrade community facilities through modern, efficient and strategically located facilities.
- Recognize and develop the potential of the Borough as a regional center for this area of Bergen County.
- Continue efforts to enhance the downtown business district by encouraging business development in concert with streetscape and façade improvement programs along Washington Avenue.
- Discourage deviations from established land use patterns that would permit incompatible and/or conflicting land uses from development adjacent to one another; and where appropriate amend zoning to prohibit incongruous land uses.
- Provide zoning standards that are consistent with established and anticipated land use patterns in order to reduce the number of non-conforming land uses and lots and variance requests and to encourage residents and taxpayers to make improvements to their dwellings.

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**3.2 Master Plan Objectives**

Housing

- Continue to provide the Borough's "fair share" of low- and moderate-income housing in the future.
- Maintain the diversity of housing, but encourage infill and stabilization of current residential areas.

Land Use

- Support the upgrading of substandard properties through the Borough through code enforcement efforts, zoning ordinance amendments, and other initiatives.
- Encourage residential development in locations and at densities that are compatible with existing development.
- Continue efforts to enhance the downtown business district by encouraging business and appropriate non-residential, mixed-use development along Washington Avenue and throughout the downtown business district.
- Develop a program to identify the development potential of remaining underdeveloped and/or vacant parcels and provide through the zoning ordinance for development and redevelopment options at a scale consistent with the Borough's pattern of development.
- Clearly define commercial and light industrial areas of the Borough and provide effective buffers and other measures to minimize potential impacts on residential areas.

Circulation

- Seek support from County, State and Federal officials for the reactivation of the West Shore Railroad for commuter service and the implementation of improvements along the railroad right-of-way and at grade crossings to improve circulation throughout the Borough.
- Channel through traffic to major streets and discourage it in residential neighborhoods.
- Provide for adequate parking and on-site loading facilities for future development and redevelopment.
- Improve and expand pedestrian and bicycle connections.

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*Community Facilities*

- Provide community facilities that address the changing demographic characteristics of the Borough.
- Continue to offer an array of recreational and cultural programs and opportunities for all segments of the Borough.
- Coordinate construction of improvements with the Borough's Capital Improvement Program so that community facilities are available when needed.
- Utilize school facilities in an efficient manner as both educational and recreational resources.
- Preserve and enhance park and recreation facilities in the Borough to meet the needs and demands of residents.
- To safeguard the heritage of the Borough by the establishment of an historic zone in order to conserve and preserve resources that reflect the elements of its cultural, social, economic, architectural, historical and archeological heritage;
- To foster civic pride in the beauty and accomplishments of the past and appreciation of the Borough's historic resources for the education, pleasure and welfare of the Borough's citizens;
- To further the public's knowledge of the history and development of the Borough as well as appreciation of the Borough's historic sites;
- To encourage beautification and private investment in the Borough.

*Utilities*

- Encourage the efficient management and regulation of stormwater through the implementation of appropriate guidelines that will prevent future drainage problems and provide for environmentally sound land use planning, and complete a stormwater management plan for Metzlers Brook.
- Rehabilitate and upgrade the sewer and water systems that serve the Borough in accordance with Federal, State and local guidelines.

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**4.0 HOUSING PLAN ELEMENT**

According to the New Jersey Fair Housing Act, a municipality's housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs. Additionally, according to the Municipal Land Use Law, every Master Plan shall contain a Housing Element. The regulations of the New Jersey Council of Affordable Housing (COAH), N.J.A.C. 5:93-5.1, delineate a municipality's obligation to provide its present and prospective housing needs, with particular attention to low and moderate income housing.

The Borough of Bergenfield Housing Plan Element contains the following:

- Inventory of the Borough's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income household and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- Projection of the Borough's housing stock, including the probable future construction and rehabilitation of low and moderate income housing, for the next six (6) years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- Analysis of the Borough's demographic characteristics, including but not necessarily limited to household size, income level and age;
- Analysis of the existing and probable future employment characteristics of the municipality;
- Determination of Bergenfield's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing, and;
- Discussion of the lands that are most appropriate for construction of low- and moderate-income housing, and of existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate- income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing. Due to the high density of existing development, the availability of parcels for low- and moderate-income housing is very limited.

An analysis of the Borough's housing stock follows. Additional demographic analyses can be found in Section 2 of this Master Plan.

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**4.1 General**

According to the 2000 U.S. Census, the Borough of Bergenfield's housing stock totaled 9,147 units. Approximately 1.8 percent of the housing stock (166 units) was unoccupied at the time the U.S. Census was conducted. A majority of these units were either for sale or rent.

In 2000, owner-occupied units accounted for 71 percent of the occupied housing units in Bergenfield, which is higher than the percentage for New Jersey (65 percent) and Bergen County (approximately 67 percent). The median value of Bergenfield's owner-occupied housing in 2000 was \$184,400, which is lower than Bergen County's median value of \$250,300.

The median gross rent in Bergenfield was \$855, almost identical to the County's median rent of \$872. The median gross rent in Bergenfield expressed as a percentage of median household income is 26.1 percent, was slightly higher than the County as a whole at 25.2 percent.

According to COAH guidelines, the Borough of Bergenfield is located in Region 1, which consists of Bergen, Hudson, Passaic and Sussex counties. The Borough has a 1986-1999 calculated pre-credited need of 122 affordable units. Thirty-five (35) of these units are to be provided through rehabilitation of existing dwellings. The remaining 87 units are to be created through new construction, or deed restriction of existing units to usage by low- or moderate-income households. Due to the COAH crediting guidelines, the Borough did not receive credits for 135 units at Brookside Gardens because it was constructed prior to April 1, 1980.

**4.2 Inventory of Existing Housing**

*Age of Housing Stock:*

More than half of the Borough's housing stock was built between 1946 and 1959, with almost 80 percent having been built before 1960. Table 4-1 outlines the time periods when current dwelling units were built.

Year Built	Total Units	Occupied Units	Vacant Units	Percent Occupied
<b>1999 to March 2000</b>	16	5	11	31.3
<b>1995 to 1998</b>	38	38	0	100.0
<b>1990 to 1994</b>	66	66	0	100.0
<b>1980 to 1989</b>	320	307	13	95.9
<b>1970 to 1979</b>	364	350	14	96.2
<b>1960 to 1969</b>	1,014	992	22	97.8
<b>1940 to 1959</b>	5,123	5,069	54	98.9
<b>1939 or earlier</b>	2,206	2,154	52	97.6

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<b>TOTALS</b>	<b>9,147</b>	<b>8,981</b>	<b>166</b>	<b>98.2%</b>
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*Units in Structure:* As illustrated in Table 4-2, over 68 percent of the housing stock is located in structures having one dwelling unit, primarily detached single-family housing units. Approximately 81 percent of the housing stock consists of one- and two-family units.

Number of Units	Total	Percent
<b>1, detached</b>	6,002	65.6
<b>1, attached</b>	245	2.7
<b>2</b>	1,154	12.6
<b>3 or 4</b>	330	3.6
<b>5 to 9</b>	193	2.1
<b>10 to 19</b>	497	5.4
<b>20 to 49</b>	348	3.8
<b>50 or more</b>	378	4.1
<b>Mobile home or trailer</b>	0	0.0
<b>Other</b>	0	0.0
<b>TOTAL</b>	<b>9,147</b>	<b>100.0%</b>

*Condition:* Prior to 1960, U.S. Census takers attempted to physically identify housing in poor condition based on field surveys. Currently, deficient housing is isolated through housing-quality surrogates. Data from the 2000 U.S. Census of Population and Housing is used to signal housing units in substandard condition by way of housing quality surrogates.

There are six (6) housing quality surrogates that can generally signal substandard housing. A unit must possess at least two (2) characteristics to be isolated once it qualifies as housing for low and moderate income. The following housing surrogate information was used in COAH's determination.

- *Persons Per Room* - The average number of persons per room in 2000 for renter-occupied dwelling units was 0.65 persons and 0.48 persons for owner-occupied dwelling units. 1.01 or more persons per room is an index of overcrowding. In Bergenfield, 542 units, or 6.1 percent of all occupied units, contained more than 1.01 persons per room. The percentage of occupied "crowded" housing units was higher than New Jersey's rate of 5 percent and Bergen County's rate of 4.4 percent.

As illustrated in Table 4-3, the incidence of overcrowding occurred more often in renter-occupied dwellings (16.1 percent) than in owner-occupied dwellings (2.1 percent).

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Persons Per Room	Housing Units	Percent
	Owner-Occupied	
0.50 or less	4,042	63.3
0.51 to 1.00	2,209	34.6
1.01 to 1.50	78	1.2
1.51 or more	56	0.9
	Renter-Occupied	
0.50 or less	1,252	48.2
0.51 to 1.00	926	35.7
1.01 to 1.50	210	8.1
1.51 or more	208	8.0

- *Plumbing Facilities* - Inadequate plumbing is indicated by either a lack of exclusive use of plumbing or incomplete plumbing facilities. Only 0.7 percent of the total occupied housing stock (29 dwelling units) was reported as having inadequate plumbing. As outlined in **Table 4-4** below, this housing deficiency occurred only in occupied dwelling units.

<b>Table 4-4: Plumbing Facilities</b>	Owner-Occupied Dwelling Units		Renter-Occupied Dwelling Units	
	#	%	#	%
<b>Complete facilities</b>	6,378	99.9	2,581	99.4
<b>Incomplete facilities</b>	7	0.1	15	0.6
<b>Total</b>	6,385	100.0%	2,596	100.0%

- *Kitchen Facilities* - Inadequate kitchen facilities are indicated by shared use of a kitchen or the non-presence of a sink with piped water, a stove or a refrigerator. Bergenfield had 7 units that did not have complete kitchen facilities. As outlined in **Table 4-5** below, this housing deficiency occurred only in occupied dwelling units.

<b>Table 4-5: Kitchen Facilities</b>	Owner-Occupied Dwelling Units		Renter-Occupied Dwelling Units	
	#	%	#	%
<b>Complete facilities</b>	6,385	100.0	2,589	99.7
<b>Incomplete facilities</b>	0	0.0	7	0.3
<b>Total</b>	6,385	100.0%	2,596	100.0%

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- *Heating Fuel* - Inadequate heating is defined as the use of coal, coke, wood, or no fuel at all. The U.S. Census reported 28, or 0.4 percent, of the dwelling units in Bergenfield that would be classified as having inadequate heating. As expected, the most prevalent heating fuel was utility gas (79.7 percent) followed by fuel oil, kerosene, etc. (14.7 percent).

<b>Table 4-6: Heating Fuel</b>	<b>Units</b>	<b>Percent</b>
Utility gas	7,159	79.7
Bottled, tank, or LP gas	98	1.1
Electricity	345	3.8
Fuel oil, kerosene, etc.	1,317	14.7
Coal or coke	5	0.1
Wood	10	0.1
Solar energy	0	0.0
Other fuel	24	0.3
No fuel used	23	0.3
<b>Total</b>	<b>8,981</b>	<b>100%</b>

- *Water and Wastewater Collection* - Virtually all of the dwelling units in Bergenfield have an adequate water supply and wastewater collection.

*Rental and Purchase Value*

- *Gross Rent Value* - Almost 75 percent of all units with cash rent in Bergenfield were rented for more than \$750 per month. Approximately 40 percent of the households in rental dwellings had gross monthly rents that represented at least 30 percent of their monthly income. This percentage is more than Bergen County's share of 36.6 percent. The median gross rent in Bergenfield was \$855 per month.

<b>Table 4-7: Gross Rent Value</b>	<b>Units</b>	<b>Percent</b>
Less than \$200	78	3.0
\$200 to \$299	65	2.5
\$300 to \$499	56	2.2
\$500 to \$749	395	15.3
\$750 to \$999	1,234	47.7
\$1,000 to \$1,499	603	23.3
\$1,500 or more	93	3.6
<b>Total w/ cash rent</b>	<b>2,532</b>	<b>97.5</b>
<b>Units w/ no cash rent</b>	<b>64</b>	<b>2.5</b>

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- *Owner-Occupied Housing Unit Values* - About 55 percent of the specified owner-occupied housing units in the Borough had values between \$150,000 and \$200,000. Almost one-third of the specified owner-occupied housing units were valued at \$200,000 or greater. The median value was \$184,400.

<b>Table 4-8: Owner-Occupied Housing Unit Specified Values</b>	<b>Units</b>	<b>Percent</b>
<b>Less than \$50,000</b>	46	0.8
<b>\$50,000 to \$99,999</b>	38	0.7
<b>\$100,000 to \$149,999</b>	633	11.2
<b>\$150,000 to \$199,999</b>	3,106	55.1
<b>\$200,000 to \$299,999</b>	1,555	27.6
<b>\$300,000 to \$499,999</b>	232	4.1
<b>\$500,000 to \$999,999</b>	19	0.3
<b>\$1,000,000 or more</b>	13	0.2
<b>Total Specified (943 units unspecified)</b>	5,642	100.0%

- *Monthly Owner Costs and Mortgage Status* - More than 70 percent of the specified owner-occupied housing units were mortgaged. Over one-half of those households had monthly costs over \$1,500 per month. The share of households in Bergenfield whose monthly payments represented more than 35 percent of household income was 25 percent. The median monthly owner costs for a housing unit with a mortgage was \$1,772 while a non-mortgaged unit's median monthly cost was \$668. The median monthly owner costs are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees<sup>1</sup>.

*Tenure and Vacancy:* The majority (71.1%) of the occupied housing stock in the Borough of Bergenfield was owner-occupied. Less than 1/3 of the occupied housing stock was rental. Vacant units accounted for 11.8% of the total housing stock. Only 37 units (0.3% of the total housing stock) were classified as boarded-up. **Table 4-9** summarizes tenure and vacancy.

<sup>1</sup> US Bureau of the Census, 2000

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<b>Table 4-9: Tenure and Vacancy</b>	<b># of Units</b>	<b>% of Category</b>	<b>% of Total</b>
<b>Occupied:</b>			
<b>Owner-occupied</b>	6,388	71.1	69.8
<b>Renter-occupied</b>	2,593	28.9	28.4
<b>Total Occupied units</b>	8,981	100.0%	98.2%
<b>Vacant</b>			
<b>For rent</b>	47	28.3	0.5
<b>For sale only</b>	26	15.7	0.3
<b>Rented or sold, not occupied</b>	20	12.0	0.2
<b>For seasonal, recreational, or occasional use</b>	19	11.4	0.2
<b>For migrant workers</b>	0	0.0	0.0
<b>Other vacant</b>	54	32.5	0.6
<b>Total Vacant Units</b>	166	100%	1.8%
<b>Total Units</b>	9,147	100%	100%

*Low and Moderate Income Affordability:* The basic measure of affordable housing for households of all income categories is that rent (including utilities) will represent no more than 30 percent of gross household income and that mortgage payments (including taxes, insurance and homeowner's association fees) will represent no more than 28 percent of gross household income. Applying this measure indicates that approximately 60 to 65 percent of the households living in owner-occupied dwelling units had affordable monthly housing costs. Approximately 55 percent of the households living in rental units (with cash rents) had affordable rents.

Units are affordable to low- and moderate- income households if the maximum sales price or rent is set within a COAH-specified formula. A low-income household is defined as a household whose gross income is equal to or less than 50 percent of the median gross income for a household of the same size within the same housing region. A moderate-income household is defined as a household whose gross income falls between 50 percent and 80 percent of the median household income within the same housing region. The Borough of Bergenfield is in Region 1, consisting of Bergen, Passaic, Hudson and Sussex Counties.

A reasonable approximation of the number of units affordable to low- and moderate-income households can be derived by comparing COAH's housing affordability standards to the prices and rents of units in the Borough as identified in 2000 US Census data. The median household income for a four-person household in Region I was \$66,831, a moderate household income for a four-person household in Region 1 was \$53,465 and a low income for a four-person household in Region 1 was \$33,416.<sup>2</sup>

<sup>2</sup> New Jersey Council on Affordable Housing, 2000 Regional Income Limits

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By using the COAH income limits, and an affordability standards of 2.5 times household income for ownership units and 30 percent of monthly income for rentals, the threshold rents and ownership values can be established for low- and moderate-income households. **Table 4-10** indicates the estimated affordable rent and mortgage limits in Bergenfield's Housing Region for 2000, the year for which median housing value data was last compiled by the US Census for a four-person family.

<b>Income Category</b>	<b>Gross Monthly Rent Limit (\$)</b>	<b>Gross Monthly Mortgage Limit (\$)</b>
<b>Median</b>	1,670	13,923
<b>Moderate</b>	1,336	11,138
<b>Low</b>	835	6,961

Applying the estimated rent limits to the 2000 Census data indicates that most of the rental units in the Borough of Bergenfield were affordable to four-person moderate-income households. Utilizing the same limits, approximately 20 to 25 percent of the rental units were affordable to low-income households.

#### **4.3 Housing Stock Projection**

*Building Permits:* According to the New Jersey Department of Labor, between January 2000 and September 2004, 26 housing units were issued certificates of occupancy by the local construction official. From 2000 to 2004, 32 housing units were issued demolition permits by the local construction official, resulting in a net decrease of units in the Borough. Based on this trend and the limited amount of developable land in the Borough, we anticipate no new net growth in the Borough in the foreseeable future.

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*Household and Employment Projections:* The North Jersey Transportation Planning Agency (NJTPA), the Metropolitan Planning Agency for North Jersey, projects that the Borough will grow by an additional 30 households by 2005, by an overall 360 households between 2000 and 2015, and by an overall 1,410 households between 2000 and 2030. Given the fact that residential building permit data shows a net negative growth in the number of dwellings, NJTPA's projections can be considered high. Employment growth is projected to be modest, growing by 50 jobs between 2000 and 2005, and by 240 jobs between 2000 and 2015. However, there has been very limited non-residential growth in the Borough since 2000, which indicates that the employment projections may also be high. NJTPA's projections for population, households and number of jobs in the Borough are in Table 4-11 below:

**Table 4-11: NJTPA Projections, 2000 to 2030<sup>3</sup>**

	2000	2005	2010	2015	2020	2025	2030
<b>Population</b>	26,250	26,910	27,210	27,480	28,430	29,220	29,810
<b>Households</b>	8,980	9,010	9,110	9,340	9,810	10,170	10,390
<b>Employment</b>	6,010	6,060	6,120	6,250	6,640	6,750	7,180

**4.4 Income Analysis**

*Household Income:* Table 4-12 illustrates how the income of Bergenfield residents compares to Bergen County and New Jersey.

**Table 4-12 – 1999 Income Data**

	Median Household Income	Median Family Income	Per Capita Income
<b>Bergenfield</b>	\$62,182	\$71,187	\$24,706
<b>Bergen County</b>	\$65,241	\$78,079	\$33,368
<b>New Jersey</b>	\$55,146	\$65,370	\$27,006

Bergenfield's median household income is less than Bergen County as a whole. When measured against the statewide median household income, Bergenfield is not in the upper half of households. The 2000 Census data recorded income information from 4,460 households. Almost 85 percent of the Borough's households stated their income was derived from earnings, with a mean of \$67,103. On the other end of the economic spectrum are almost 1,000 Social Security recipients – about 22 percent of the Borough's households – with a mean Social Security income of \$11,275 per year. Although some of these households may have other earnings, the majority are likely senior citizens who depend on Social Security as their primary source of income.

<sup>3</sup> NJTPA, March 2005.

**4.5 Workforce Characteristics**

The leading categories of employment for Bergenfield residents were “management, professional, and related occupations” with 34.5 percent of the workforce and “sales and office occupations” with 29.7 percent of the workforce. **Table 4-13** details employment by industry.

<b>Table 4-13 – Employment by Industry</b>	<b>Number</b>	<b>Percent</b>
Agriculture, forestry, fishing and hunting, and mining	11	.1
Construction	595	4.5
Manufacturing	1,275	9.6
Wholesale Trade	737	5.6
Retail Trade	1,638	12.4
Transportation and warehousing, and utilities	860	6.5
Information	536	4.0
Finance, insurance, real estate, and rental and leasing	1,045	7.9
Professional, scientific, management, administrative, and waste management services	1,287	9.7
Educational, health and social services	3,359	25.4
Arts, entertainment, recreation, accommodation and food services	829	6.3
Other Services (except public administration)	657	5.0
Public Administration	412	3.1
<b>Total</b>	<b>13,241</b>	<b>100.0</b>

According to the Economic Census, the number of businesses in Bergenfield slightly decreased from 581 in 1994, to 575 in 1997. The number of employees decreased as well, from 3,619 to 3,504. We anticipate similar or lesser growth in the future given the development nature of the Borough.

**4.6 Determination of COAH Fair Share**

The Borough of Bergenfield is located in COAH Region 1, which consists of Bergen, Hudson, Passaic and Sussex Counties. According to COAH, Bergenfield has a 1987-1999 total new construction “fair share obligation” of 68 new units. However, due to the lack of developable land in the Borough that would be appropriate and feasible for the development of affordable housing, it is likely that the Borough would qualify for a significant downward adjustment of this number to possibly 0.

The Borough’s third round (2004-2014) new construction obligation, which is based on net new growth in the Borough since January 1, 2004, is estimated to be very small, if not 0, given the demolitions that must occur for new structures to be constructed. Current residential building permits are falling behind the number of demolitions that have occurred.

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The Borough's current rehabilitation obligation is 27 units. The Borough has rehabilitated 7 structures to-date via the County's housing rehabilitation program, which is discussed in additional detail below.

*Municipal Credits:* A municipality may receive credit for rehabilitation of low- and moderate-income substandard units performed subsequent to April 1, 2000 and for new units that were created after April 1, 1980. Rehabilitated units are eligible for crediting if: (a) they were rehabilitated up to the applicable code standard and that the average capital cost expended on rehabilitating the housing units was at least \$8,000, and; (b) the unit was occupied by a low- or moderate-income household for a period of 6 years (if work was completed prior to 12/20/04), or for a period of 10 years (if work was completed after 12/20/04).

*Low- and Moderate-Income Units Previously Constructed:* Although there are several group homes and apartments in the Borough that provide housing for low- or moderate-income households, none of those identified qualify for COAH credit because they were all occupied prior to April 1, 1980. Those identified include the Community Center for Mental Health at 386 West Main Street, Spectrum for Independent Living at 107 Vreeland Avenue, and the Group Home for Senior Adult Corporation at 244 East Main Street. Brookside Gardens contains 135 Section 8 rental units. Since the development was fully occupied in 1979, this development is also not eligible for credit from COAH toward the Borough's fair share obligation.

*Number of Low- and Moderate-Income Housing Units Rehabilitated:* Seven units have been rehabilitated since April 1, 2000 in the Borough, which leaves a rehabilitation obligation of 20 units. This obligation can most likely be met before 2014 through continued participation in the Bergen County program. The following dwelling units in Bergenfield were rehabilitated through the Housing Improvement Program of Bergen County Community Development Agency:<sup>4</sup>

**Table 4-14 – Rehabilitated Housing Units**

Street Address	# Dwelling Units	Loan Amount	Final Payment Date
88 Maiden Lane	1	\$15,000.00	9/8/00
124 East Johnson Avenue	1	\$17,500.00	6/7/01
57 North First Street	1	\$17,500.00	8/16/01
51 Reid Avenue	2	\$23,850.00	2/14/02
67 Arlington Avenue	1	\$12,115.00	10/2/02
50 Glenwood Drive East	1	\$17,170.00	1/15/04
46 Phelps Avenue	1	\$6,750.00	12/7/04
<b>Total</b>	<b>41</b>		
	<b>Average Expenditure</b>	<b>\$15,698</b>	

<sup>4</sup> Bergen County Home Improvement Program, 2005.

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*Mandatory Developer's Fee:* If the Borough petitions for substantive certification of its Housing Element from COAH, it will be entitled to adopt a developer's fee ordinance that assesses a fee on new construction. The fee can then be used to finance the production of affordable housing. It is recommended that existing units be used to fulfill any affordable housing obligation, through either the subsidy of purchase or rental price.

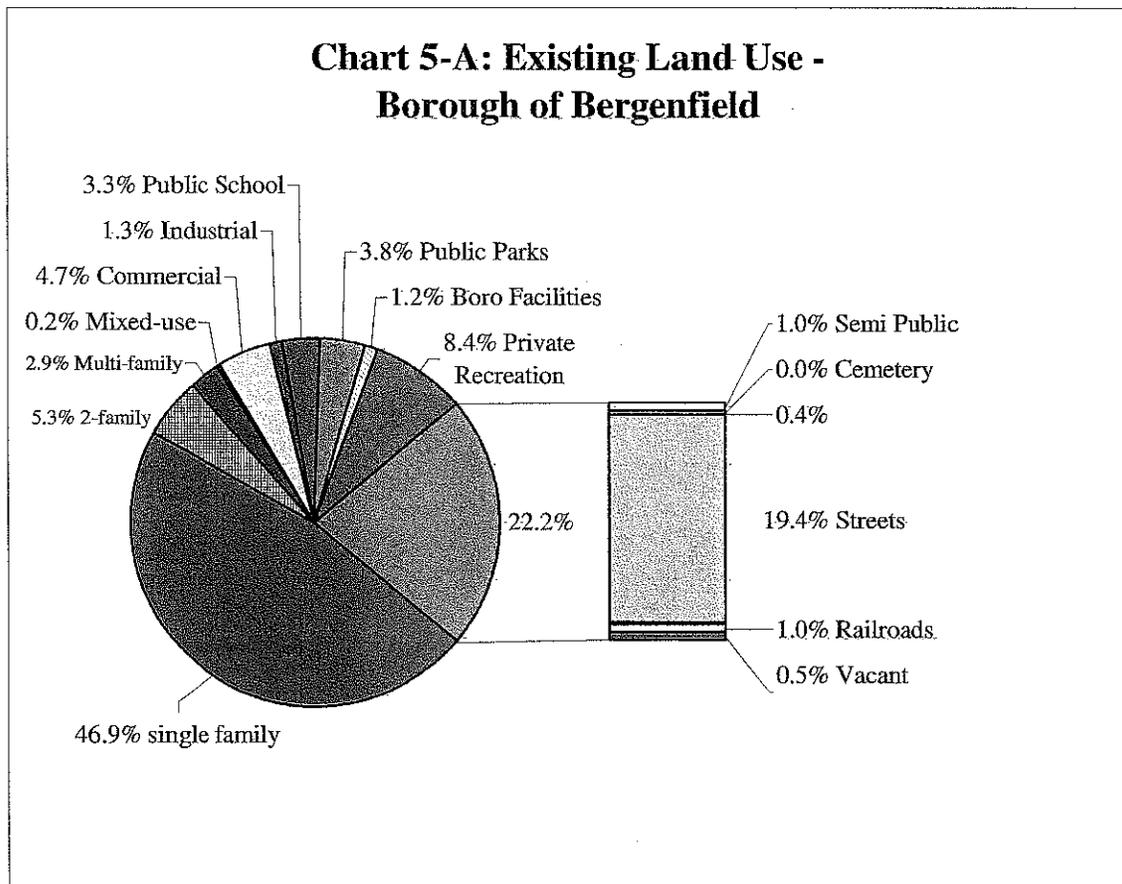
## **5.0 LAND USE PLAN ELEMENT**

The Land Use Plan Element, including a proposed Land Use Plan, seeks to promote the Master Plan goals and objectives that are intended to protect existing residential neighborhoods of the Borough and to promote reasonable and appropriate development and redevelopment throughout Bergenfield. All future development will be constructed with a specific attention to concerns about increased population density and its effect on the Borough.

The Land Use Plan Element provides for various categories of land use relating to residential, commercial, light industrial and public uses. These land use categories reflect the objectives and policies of the Master Plan and provide guidance for the preservation of existing land use patterns and character throughout the Borough. Permitted land uses in designated use categories may be further modified by other policies that may be included in other elements of the Master Plan or by specific plans that are recommended for certain tracts of the Borough (i.e. redevelopment plans).

### **5.1 Existing Land Use Classification**

A land use study of the Borough was conducted to provide present data on the existing land uses within Bergenfield. **Chart 5-A** breaks down the land use categories that individual tax parcels within the Borough fall into. Each category includes the percentage of parcels that fall within that particular land use category. See the Existing Land Use Map for the land use pattern in the Borough.



Fifty-five (55) percent of the parcels within the Borough are developed with residential uses, predominantly single-family detached residential units. Commercial and industrial uses comprise only 6 percent of the Borough's land area, or approximately 111 acres. Private recreation land area, almost exclusively the comprising the Knickerbocker Country Club, occupies 8.3 percent of the land area in Bergenfield. In addition to 363.8 acres of streets, the West Shore Railroad right-of-way comprises 17.9 acres. At the time of the land use survey, there was approximately 9.9 acres of vacant land in the Borough.

### **5.2 Existing Zoning Districts**

An overview of the Borough's zoning districts is intended to provide background regarding the environment in which development has taken place. The Borough is divided into 10 zoning districts, as follows:

#### *R-40 – One-Family Residential Zoning District*

This zoning district is occupied by the Knickerbocker Country Club. Principal permitted uses in the R-40 Zoning District include single-family detached dwelling units, parks and playgrounds,

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and golf courses. Permitted accessory uses include off-street parking for permitted uses, storage sheds and swimming pools.

Permitted conditional uses allowed in the R-40 Zoning District are as follows:

- Club House
- Public and Private School
- Hospital and Nursing Homes
- Swim Club
- Essential Services

The minimum lot area in the R-40 Zoning District for principal permitted uses is 40,000 square feet. Maximum height for principal permitted uses in the R-40 Zoning District is 2.5 stories and 35 feet. Maximum building lot coverage is 15 percent. Conditional uses permitted have specific bulk guidelines for each use.

**R-15 One-Family Residential Zoning District**

This zoning district encompasses parcels along the northern and eastern perimeters of the Knickerbocker Country Club. Principal permitted uses in the R-15 Zoning District include single-family detached dwelling units, and parks and playgrounds. Permitted accessory uses include off-street parking for permitted uses, storage sheds and swimming pools. Permitted conditional uses are limited to public utility uses.

The minimum lot area in the R-15 Zoning District for principal permitted uses is 15,000 square feet. The maximum height for principal permitted uses in the R-1 Zoning District is 2.5 stories and 35 feet. Maximum building lot coverage is 25 percent.

**R-6 One- and Two-Family Residential Zoning District**

The R-6 Zoning District encompasses parcels in the western and eastern sections of Bergenfield. Principal permitted uses in the R-6 Zoning District include single-family detached dwelling units, two-family detached dwelling units, parks and playgrounds, horticultural establishments, and houses of worship. Permitted accessory uses include off-street parking for permitted uses, home occupations, home professional offices, storage sheds and swimming pools. Permitted conditional uses include nursery schools and public utility uses.

The minimum lot area in the R-6 Zoning District for most principal permitted uses is 6,000 square feet. Two-family detached dwellings require a minimum lot area of 10,000 square feet, and 15,000 square feet is required for houses of worship. The maximum height for principal permitted uses in the R-1 Zoning District is 2.5 stories and 35 feet. Maximum building lot coverage is 30 percent for single- and two-family dwellings.

**R-5 One- and Two-Family Residential Zoning District**

The R-5 Zoning District occupies the greatest land area in Bergenfield. Principal permitted uses, accessory uses, and permitted conditional uses are identical to those in the R-6 Zoning District.

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The minimum lot area in the R-5 Zoning District for most principal permitted uses is 5,000 square feet. Two-family detached dwellings require a minimum lot area of 10,000 square feet, and houses of worship require 15,000 square feet. Maximum building lot coverage for single-family dwellings in the R-5 District is 40 percent.

***R-M Garden Apartment Zoning District***

This zoning district encompasses several parcels located east of the West Shore Railroad right-of-way. Principal permitted uses in the R-M Zoning District include multi-family units (condo cooperative), garden apartments as well as single- and two-family detached dwelling units in accordance with R-6 standards. Permitted accessory uses include off-street parking for permitted uses and swimming pools.

The minimum lot area in the R-M Zoning District for garden apartments is 20,000 square feet for garden apartment uses. The R-6 bulk requirements apply for single- and two-family detached dwelling units. The maximum height for principal permitted uses in the R-M Zoning District is 2.5 stories and 35 feet. Maximum building lot coverage is 20 percent for garden apartments.

***R-S Senior Citizen Apartment Zoning District***

The R-S Zoning District encompasses the Brookside Gardens apartment complex on Morrissey Way. Senior citizen residential housing is the only principal permitted use in this zoning district. The minimum lot area in the R-S Zoning District is 20,000 square feet, with a maximum height limit of three stories and 40 feet as well as a 50 percent maximum building lot coverage limit.

***B-1 – Retail Business Zoning District***

Parcels located in the B-1 Zoning District are situated along Washington Avenue, in the downtown area. Schedule A of the Zoning Ordinance outlines dozens of principal permitted non-residential uses, most of a retail and neighborhood commercial nature. Permitted conditional uses as outlined in Schedule A of the Zoning Ordinance include the following:

- Outdoor Storage
- Essential Services
- Gasoline Stations
- Restaurants
- Dry Cleaning
- Laundromats
- Taxi Stands

No minimum lot area standards are outlined in the Zoning Ordinance for permitted uses in the B-1 Zoning District. The maximum height for principal permitted uses in the B-1 Zoning District is 3 stories and 40 feet. Maximum building lot coverage is 50 percent and maximum improved lot coverage is 85 percent. Conditional uses have specific bulk guidelines for each use.

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***B-2 – Business and Professional Zoning District***

B-2 Zoning District parcels are located along Washington Avenue and Front Street, with others located just east of the downtown area. All of the uses permitted in the B-1 Zoning District are included among the permitted uses. The other permitted uses include, but are not limited to, bus storage facilities, new car sales, vocational schools, roofing supplies and sales stores, etc.

Permitted conditional uses as outlined in Schedule A of the Zoning Ordinance include the following:

- Any uses permitted as a conditional use in the B-1 Zoning District
- Animal Clinic and Kennels
- Automobile, Truck, Trailer and Recreational Vehicles Sales and Service Leasing
- Automobile Service and Repairs
- Hospitals and Nursing Homes
- Private Schools
- Club Houses
- Hotels and Motels
- Veterinarians

The minimum lot area for permitted uses in the B-2 Zoning District is 10,000 square feet. The maximum height for principal permitted uses in the B-2 Zoning District is 3 stories and 40 feet. Maximum building lot coverage is 40 percent and maximum improved lot coverage is 85 percent. Conditional uses permitted have specific bulk guidelines for each use.

***M – Light Industrial and Automotive Zoning District***

Parcels in the M Zoning District are located along the West Shore Railroad right-of-way, primarily on South Railroad Avenue and Woodbine Street. Schedule A of the Zoning Ordinance outlines principal permitted use including offices, motor vehicle sales and service, light industrial and assembly businesses, construction-oriented businesses, and other light industrial related uses.

The minimum lot area for permitted uses in the M Zoning District is 20,000 square feet and the maximum building height is 2.5 stories and 35 feet. Maximum building lot coverage is 40 percent.

***P – Parks and Public Purposes Zoning District***

The P Zoning District is dedicated to public uses including public parks and playgrounds, public library, public schools, and municipal buildings. Building height is limited to 2.5 stories or 35 feet.

**5.3 Land Use Plan**

The Land Use Plan for the Borough mimics the existing Zoning Map, however several lots that received development approval for uses permitted in adjacent zones were included in those zones. The Land Use Plan is as follows (see Land Use Plan Map for a graphic depiction of districts):

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*R-40 Single-Family Residential*

This area is currently designated as an R-40 Zoning District and is occupied by the Knickerbocker Country Club. This 157-acre site has the greatest development potential in the Borough. Current regulations permit single-family residences on 40,000 square-foot parcels, parks and playgrounds, and golf courses. No changes are recommended for permitted uses, but a review of conditional uses should be undertaken. Only those uses that are consistent with the surrounding single-family residential development should be considered, given the potential impact on Bergenfield residents and those of surrounding communities.

The current permitted density in this zoning district, and on the Knickerbocker property should be retained. The current permitted maximum height is 35 feet or 2.5 stories. It is recommended that the maximum building height be changed to 30 feet or 2 stories. It is also recommended that an appropriate maximum total impervious lot coverage standard be established, based on the minimum lot size permitted. Such a standard would preserve green yard space, would limit the amount of building and driveway permitted on the property and would help to improve stormwater conditions in the Borough.

*R-15 Single-Family Residential*

This residential land use designation comprises parcels in the southeast corner of the Borough located near the Knickerbocker Country Club. Currently zoned as R-15, minimum lot sizes are 15,000 square feet for single-family residences. No changes are recommended to this district, however it is recommended that a maximum total impervious lot coverage standard of 40 percent be implemented. Such a standard would preserve green yard space, would limit the amount of building and driveway permitted on the property and would help to improve stormwater conditions in the Borough. It is also recommended that the current maximum building height should change from 35 feet or 2.5 stories, to 30 feet or 2 stories.

*R-6 and R-5 Single- and Two-Family Residential*

These designations comprise the largest land area in the Borough. No changes are recommended to these designations other than the creation of a total impervious lot cover standard of 35 percent for the R-6 district and 40 percent for the R-5 district. It is also recommended to change the current maximum building height from 35 feet or 2.5 stories, to 30 feet or 2 stories.

It is recommended that additional standards for houses of worship be created to provide enhanced standards for buffers, signage and parking among other considerations.

*R-M Multi-Family Residential*

Scattered throughout the eastern section of the Borough, there are several areas that include multi-family dwellings. Most of these are designed as garden apartments and are located in the R-M Multi-Family Residential Zoning District. Current multi-family zoning requires a 20,000 square foot parcel and a maximum residential density of 12 units per acre.

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In order to encourage flexibility in design, townhouses and other apartment-type buildings other than garden apartments should be encouraged. The permitted maximum density and minimum lot area should remain the same. Building height for multi-family dwellings other than townhouses should be increased to 40 feet and 3 stories. Townhouses, however, should only be permitted a height of 30 feet and 2 stories, as is the case with detached single- and two-family dwellings. Parking requirements should be consistent with current standards outlined in the New Jersey Residential Site Improvement Standards (RSIS).

**R-S Senior Citizen Multi-Family Residential**

This designation applies to the Brookside Gardens development. No changes are recommended. The Borough could use the R-S Zoning District as an overlay zone in other districts in order to further address the housing needs of senior citizens. Such a designation would preserve the underlying zoning but identify a specific parcel or parcels that would be appropriate for the provision of senior citizen multi-family housing.

**B-1 and B-2 Business Districts**

The list of permitted and conditional uses in Schedule A should be reconciled with Section 186-64, Conditional Uses, to ensure that uses are appropriately listed as either permitted principal or conditional uses. Development in these non-residential zoning districts should be restricted to non-residential land use only, to preserve the non-residential tax base and opportunities for the provision of local services.

**M - Industrial and Automotive District**

As in the Business districts, the list of permitted and conditional uses in Schedule A should be reconciled with Section 186-64, Conditional Uses, to ensure that uses are appropriately listed as either permitted principal or conditional uses.

It is also recommended that a total impervious lot cover standard of 70 percent be implemented in order to provide green space on-site and to assist in stormwater infiltration.

**P - Parks and Public Purposes District**

No modifications are recommended for this district.

**5.4 Additional Zoning and Site Plan/Subdivision Ordinance Recommendations**

**Driveways:** The size of driveways and number of curb cuts has been identified as an issue in the Borough. Not only do excessively large driveways detract from the appearance of neighborhoods, excessive building coverage does not improve stormwater management problems that currently exist in the Borough. Therefore, the following ordinance modifications are recommended:

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1. No driveways hereinafter constructed, installed, modified and/or extended in the Borough shall be wider than nineteen (19) feet or 40% of property frontage (not to exceed 25 feet), whichever is greater. Any extension shall be no less than two (2 feet) from the side line of the property
2. Circular driveways are not permitted on any lot with less than 100-foot frontage.
3. Only one drop curb will be allowed on any lot under 100 foot frontage. Two drop curbs will be allowed on lots with 100 feet or over if you have a circular driveway.
4. Under NO circumstances will the drop curb be wider than twenty feet.
5. All driveways must be paved with one of the following materials: concrete, asphalt, brick pavers, crushed stone (red or blue stone chips) and/or turf pavers.
6. Garages:
  - a. All new one family residences in the Borough shall be required to have at least a one-car garage.
  - b. All new two family residences in the Borough shall be required to have at least a two-car garage.
  - c. Conversion of any new or existing garages into a living space is strictly prohibited.
7. Any resident wishing to widen, alter, construct or repair a driveway, must apply to the Building Dept. for a Permit. The Permit application must be submitted with a copy of the survey and a sketch with the details of the project and a list of the materials to be used.
8. Any driveway hereinafter constructed, installed, or extended shall not interfere with and/or alter any existing Borough sidewalk.

Parking on Lawns: It is recommended that the parking of vehicles on non-driveway areas be expressly prohibited on residential lots.

Parking: Residential parking standards should be updated to reflect the RSIS standards. The residential parking requirement should be stringently enforced by the Planning Board and Board of Adjustment so that the number of on-site parking spaces in the Borough is maximized, and the reliance on on-street parking is minimized.

The parking standard for auditorium and assembly halls should be based on gross floor area rather than number of seats due to the presence of movable seats in these facilities. The parking standard for retail and business is high for a densely settled municipality and should be reduced

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from 6 per 1,000 square feet of gross leasable area to 5 per 1,000 square feet of gross floor area. The industrial standard is also high and should be reduced from 1 space per 300 square feet of gross leasable area to 1 per 500 to 1,000 square feet of gross floor area.

Also, in the conditional use section of the ordinance, the Borough may want to consider removing the condition that requires restaurants to adhere to the parking standard from this particular section, because its inclusion as a conditional use standard requires a use variance for deviation from the standard.

Sight Triangles: Section 186-45, Fences, should be amended to add that only “open” fences, and embankment obstructions may be located in a required sight triangle.

Appeals from Zoning Board of Adjustment Decisions: Section 186-10 of the Zoning Ordinance currently provides an appeal process whereby appeals of Zoning Board of Adjustment decisions on use variances are made to the Governing Body. It is recommended that the ordinance be amended to direct the appeal process to the Court.

Residential Site Improvement Standards (RSIS): The Zoning Ordinance should be updated to reflect the current RSIS requirements, particularly for parking for residential uses.

Municipal Land Use Law (MLUL): The Zoning Ordinance should be updated to reflect amendments to the MLUL, particularly in relation to development application approval timelines and submission procedures.

Shade Trees: The Borough has a Shade Tree Committee (STC) that recently obtained a grant to prepare an urban forestry plan. The STC is responsible for fielding complaints and monitoring the Borough’s trees in rights-of-ways and on public property. The STC has found that the penalties for tree removal have been too low to deter their removal from public rights-of-way, and think that the penalties should be increased. Also, they have found that the standards for shade trees and other landscaping in relation to the site plan and subdivision design standards should be enhanced to provide for improved aesthetics and environmental benefits.

## **6.0 CIRCULATION PLAN ELEMENT**

Just as in other communities throughout New Jersey, Bergenfield is experiencing increased traffic due to increased population and America's love of the automobile. Bergenfield's mass transit options are limited to commuter buses, but the prospect of reactivation of the West Shore Railroad line for commuter rail traffic would dramatically change transportation and other land uses issues within the Borough. The Bergenfield transportation system consists of New Jersey Transit and private carrier bus service; streets and highways, and bicycle and pedestrian circulation.

### **6.1 Existing Conditions**

In developing the overall Circulation Plan for the Borough of Bergenfield, an inventory of existing circulation conditions was prepared to identify and evaluate the location and types of facilities for all modes of transportation. The functional classification system of the Federal Highway Administration and the characteristics of existing transportation facilities were summarized. Recent roadway improvements, along with planned and proposed transportation improvements were identified.

The Borough of Bergenfield has a high dependency on the automobile, particularly the single occupant vehicle, similar to other municipalities with the State of New Jersey. The following tables show the journey-to-work data to and from the Borough as obtained from the 2000 U.S. Census. The average commute time of 29.8 minutes for year 2000 is almost the same as the 30.0-minute statewide average.

Type of Commute	% of Commuters
Car, truck, or van – drove alone	71.7
Car, truck, or van -- carpooled	11.4
Public transportation (including taxicab)	11.6
Walked	2.7
Other means	.8
Worked at home	1.8
<b>TOTAL</b>	<b>100.0</b>

### **6.2 Roadway System**

#### Functional Classification

Functional Classification is the systematic organization of highways and roadways into separate classes or groups, based upon their intended service function. For a roadway network such as

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the one throughout Bergenfield, there are three major classes of street systems: principal arterial, minor arterial, collector, and local street.

- **Minor Arterials.** A minor arterial street system is designed to carry high volumes of traffic with slightly greater land access and less traffic mobility than a principal arterial system. It should be the primary link between the principal arterials and collector roadways. Minor arterials should not intrude into residential neighborhoods.
- **Collectors.** A collector street system is designed to carry moderate volumes of traffic with an approximately equal emphasis on land access and traffic mobility. It should be the primary link between minor arterials and local roads. These roads may, but do not necessarily, run through residential neighborhoods.
- **Local Streets.** A local street system is designed to carry moderate volumes of traffic with the emphasis on land access and very low traffic mobility. It should be a link to the other street systems and provide direct access to adjacent land uses. An alternative route is desirable for through traffic.

Roadway Jurisdiction

The roadways within Bergenfield consist of a network of County and local facilities. There is limited opportunity to increase roadway capacity; therefore, improvements that maximize the efficiency of the existing network and increased mass transit usage are encouraged. Table 6-2 lists the major roadways and functional classifications in Bergenfield. Those streets not identified can be classified as local streets.

**Table 6-2: Roadway Classifications**

Classification	Roadway	Jurisdiction
Principal Arterial	Route 70 (Main Street)	Bergen County
Principal Arterial	Route 39/17 (Washington Avenue)	Bergen County
Principal Arterial	Route 10/68 (New Bridge/Liberty Roads/Ivy Lane)	Bergen County
Principal Arterial	River Edge Road	Bergen County
Minor Arterial	Prospect Avenue	Bergen County
Major Collector	West Central Avenue	Bergenfield Borough
Major Collector	Merritt Avenue	Bergenfield Borough
Major Collector	Graphic Boulevard	Bergenfield Borough
Major Collector	West Church Street	Bergenfield Borough
Major Collector	Woodbine Street	Bergenfield Borough
Major Collector	West Clinton Avenue	Bergenfield Borough
Major Collector	Sussex Road	Bergenfield Borough
Major Collector	Windsor Road	Bergenfield Borough
Major Collector	Hickory Avenue	Bergenfield Borough

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**6.3 Transit**

Bus service is the primary form of mass transit available to and from Bergenfield. New Jersey Transit is the primary provider of bus service to the Borough. Three New Jersey Transit bus routes provide service to New York City, two of which service the Port Authority Bus Terminal at 42<sup>nd</sup> Street in Manhattan, and one that stops at the George Washington Bridge Bus Terminal at 181<sup>st</sup> Street in Manhattan. Three other bus routes provide service within Bergen County. The Red and Tan Bus Line provides commuter service between Rockland County, New York and the Port Authority Bus Terminal. The following table shows the bus routes serving Bergenfield and the start and end points.

<b>Line</b>	<b>Start/End Destinations</b>
NJ Transit 166	Cresskill (Merritt Gardens) NYC/Port Authority Bus Terminal
NJ Transit 167	Harrington Park NYC/Port Authority Bus Terminal
NJ Transit 186	Dumont (Chestnut Bend) NYC/G.W. Bridge Bus Terminal
NJ Transit 753	Paramus (Bergen Mall) New Milford
NJ Transit 756	Paramus (Bergen Community College) Fort Lee (Linwood Park)
NJ Transit 772	New Milford Secaucus
Red & Tan 11C	Spring Valley NYC/G.W. Bridge Bus Terminal

**6.4 Recent Transportation Improvements**

In 2002, a streetscape program was implemented on North Washington Avenue, from Main Street to Palisade Avenue. Street improvements included new curbing and sidewalks. Pedestrian crossings were installed at the intersection of Main Street and Washington Avenue. As part of the streetscape program, parking restrictions were implemented along Washington Avenue, from Main Street to Bedford Avenue.

From South Hickory Avenue to east side of Church Street, new curbing and sidewalks were installed.

### **6.5 Planned and Proposed Transportation Improvements**

The North Jersey Transportation Planning Authority's Transportation Improvement Program (TIP) utilizes federal and state monies to complete various transportation improvement projects. There are no proposed transportation improvement projects listed in the TIP for the Borough. The following local projects are planned:

#### *New Bridge Road*

The Borough is in the initial stages of working on a plan to address roadway improvements for New Bridge Road. The plan proposes to install a new drainage system along New Bridge Road. It also proposes to add a new lane, near the intersection of Windsor Road and the Pathmark supermarket, in order to replace the existing culvert. The expected completion date for construction is Fall 2005.

#### *Memorial Field Bikeway*

Through the New Jersey Department of Transportation (NJDOT), Bergenfield was awarded \$3 million in grant money to install a bike path through Memorial Field. The Borough received \$100,000 to complete the first phase of the three phased bikeway project. Construction has not begun yet. Construction for Phase II is scheduled to be complete in the Summer 2005.

#### *Streetscape Program*

Through an NJDOT TEA-21 grant, the Borough was awarded \$440,000 to continue a streetscape program on North Washington Avenue from Main Street to Church Street. A portion of the grant (\$150,000) will be dedicated to streetscape improvements from the south side of Church Street to the Borough Hall. The Borough received State approval, and is awaiting federal authorization. The bidding process is expected to begin by Spring or Summer 2005.

#### *Reactivation of the West Shore Railroad*

The former passenger West Shore Rail Line traverses the West Shore Region from north to south in Bergen County. The rail line has been abandoned for some time, but NJ Transit had considered reactivating the rail service in order to meet the needs of travelers in the study area, encourage economic growth, improve regional access, reduce roadway congestion and enhance the transit network. The proposed West Shore passenger rail line would provide commuters with direct service from Hoboken to the south to West Nyack to the north, including a rail station in Bergenfield. NJ Transit has since decided to forward work on the Tenafly line rather than the rail line that includes Bergenfield.

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6.6 Circulation Recommendations

Intersection of New Bridge Road and Windsor Road and Woodbine Road

The signaling at the intersection has a slow change speed which in turn slows the queuing for left turns. The County has recommended side-by-side turn lanes in order to create a less congested intersection..<sup>5</sup>

Veterans Plaza

It is recommended to change the parking on the east side from the post office driveway north from parallel parking to 60 degree angle parking.

Parking Deck

It is recommended to redevelop the Portland Avenue parking lot into a parking deck. Added parking would enhance the downtown for shoppers. The Master Plan Reexamination Report (1994) provides specific details regarding the construction of a parking deck on Portland Avenue:

*The land slopes from the rear of Washington Avenue down to Portland Avenue. By starting at one end, the work could be done by only removing a small portion of the lot at any one time and once the first section was done the lot would be back to full size. The access to the upper deck would be from the adjacent parking area as it currently exists up at the store level, and the lower level would be from the street. Each section would be constructed in approximately 60 or 120-foot increments. Part of the improvement would require the future acquisition of the residential property at the north... The plan could proceed without [this] acquisition, but would be limited in scale.*

Removal of At-Grade Rail Crossings

There are 4 CSX at-grade crossings either in the Borough or immediately adjacent to the Borough. If rail traffic increases at any of these crossings, as CSX has intimated it will, existing traffic gridlock will be exacerbated to increasingly unacceptable levels. It is strongly recommended that these crossings be reconstructed to separate the rail line from the roadways so that the two may function independently from one another.

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<sup>5</sup> Conversation with Rich Spitale, Principal Engineer, Bergen County DPW, March 23, 2004.

**7.0 COMMUNITY FACILITIES PLAN ELEMENT**

The Community Facilities Element considers the current and future capacity of governmental facilities and operations to serve the citizens of the Borough. In many ways, the quantity and quality of community facilities in a municipality is the most visible aspect of Borough government. The presence or absence of high quality community facilities has a direct influence on where people will choose to live, shop, and open or locate a business. This element of the Master Plan provides a framework for understanding the extent of facilities and services offered in Bergenfield and how these facilities may be used and upgraded as a resource that improves the quality of life for current residents and businesses, while supporting future economic development efforts.

**7.1 Public Schools**

The school system currently consists of five elementary schools, one middle school, and one high school, as shown in Table 7-1. In addition, Bergenfield Public Schools operates the Bergenfield Community School program which offers approximately 20 evening classes per semester. These classes are primarily geared toward adult education and include classes in computers and technology, cooking, art, language, business, and SAT preparation. Community School courses are held at the different school sites in the Borough.

<b>Table 7-1 School Facilities</b>		
<i>School</i>	<i>Address</i>	<i>Grades</i>
Bergenfield High School	80 South Prospect Avenue	9-12
Franklin School	2 North Franklin Avenue	K-5
Hoover School	273 Murray Hill Terrace	K-5
Jefferson School	200 Hickory Avenue	K-5
Lincoln School	115 Highview Avenue	K-5
Row W. Brown Middle School	130 South Washington Avenue	6-8
Washington School	49 South Summit Avenue	K-5

Source: Bergenfield Public Schools

The Borough's schools have undergone minor structural improvements within the past several years, including the replacement of portions of the roofs at the high school and several elementary schools. There were electrical upgrades performed at the high school, middle school and two elementary schools. Adequate space remains an issue in the public schools, however. Hoover Elementary School in particular has been identified as inadequate in size. In January 2003, a facilities improvement referendum was defeated by Borough voters. If approved, it would have authorized the district to raise \$24,151,400 (a portion of which will be funded by the State of New Jersey) to provide for additions and renovations at the district's seven schools. In December 2003, the Board of Education conducted a second referendum at a special election

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which would have authorized the district to raise \$12,969,280 to provide for the renovation and construction of additions at the Roy W. Brown Middle School and the Hoover Elementary School. The second referendum was defeated. The School Board believes that the completion of the second referendum projects is necessary to provide an efficient system of public education in the school district.

**7.2 Public Library**

The Bergenfield Free Public Library renovation and expansion of the library's permanent facility at 50 West Clinton Avenue is complete. The project will add an additional 13,000 square feet to the existing 18,000 square foot building bringing the total square footage to approximately 32,000 square feet.

The following table shows the current library holdings. These numbers will increase when the library moves into the new building. However, much of the new area will be devoted to programming space, so a significant increase in holdings is not expected.

<b>Table 7-2 Public Library Collection and Circulation</b>	
<i>Category</i>	<i>Number</i>
Book Titles	122,571
Book Volumes	130,197
Periodicals and Newspapers	240 subscriptions/12,000 copies
Audio-Visual Materials	9,032
Electronic Materials	40,000*
Circulation	308,000**
Source: Bergenfield Public Library	

\* This includes databases, and electronic periodicals and reference materials available to Bergenfield patrons through the Bergen County Cooperative Library System.

\*\*This number is from 2002; circulation was interrupted during 2003 during transfer of materials to the temporary facility.

The Bergenfield Public Library has a very active ESL program comprised of students, teachers, and volunteers. In the past, the building at West Clinton Avenue lacked dedicated space for the ESL program. All programs, including those for children, were using the same room which prevented simultaneous activities from occurring. Much of the 13,000 square feet being added to the permanent facility is being dedicated to separate spaces for ESL, activities for children and teenagers, and community/cultural events. In addition, four study rooms will be available to patrons needing quiet space.

The library has 17 computers with 15 of those connected to the internet, 1 for word processing and one for searching databases. Of the 15 connected to the internet, 6 of those are configured to

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prevent general web surfing with patrons only allowed to access reference materials, databases and other online resources.

In addition, the library has reciprocal borrowing agreements with 73 other member municipalities in the Bergen County Cooperative Library System. This provides residents with access to public libraries in municipalities throughout northern New Jersey.

The public library currently has a total staff of 31 consisting of 17 full-time and 14 part-time employees. The library is open six days per week (closed on Sundays) with evening hours four nights per week.

**7.3 Emergency Services**

*Police Services and Facilities*

The Borough of Bergenfield's Police Department is responsible for law enforcement and public safety in the Borough. It provides services to residents as well as the employees and visitors who work or pass through the Borough each day. The Police Department operates from the municipal building at 198 North Washington Avenue.

<b>Table 7-3 Police Department Facilities, Equipment and Force</b>	
<i>Facility</i>	<i>Location</i>
Police Department Headquarters	Bergenfield Municipal Building, 198 N. Washington Avenue, Bergenfield
<i>Equipment</i>	<i>Description</i>
Vehicles	11 marked cruisers, 1 marked S.U.V. (1 unmarked S.U.V. on order), 9 unmarked sedans, 1 D.A.R.E. van, 1 incident response vehicle.
<i>Officers and Staff</i>	<i>Number</i>
Chief	1
Captains	1
Lieutenants	5
Sergeants	7
Officers	33
Civilian staff	28 (part-time records personnel and crossing guards)
Total	76
<i>Source: Borough of Bergenfield Police Department.</i>	

In addition, there are eight "911" operators and two school resource officers for the D.A.R.E. program (an anti-drug initiative). The police department handles dispatching for the ambulance and fire department, but does not exercise control over their operations, equipment, or facilities.

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*Emergency Fire and First Aid Facilities and Services*

There are four firehouses in the Borough in order to serve residents, businesses and visitors. The main fire department, along with the ambulance building is located in the municipal building on North Washington Avenue. The remaining three firehouses are located throughout the Borough, at 238 West Clinton Avenue, Home Place and West Church Street. The Borough's fire departments are staffed by both volunteers and paid employees.

The fire department has 4 pumper trucks. Pumper trucks have the ability to pump water. There are two ladder trucks, one rescue truck, and one utility truck. There are three chief cars and two fire prevention vehicles. As reported by the fire department, one ladder truck is reaching its full life expectancy and will need to be replaced in the near future.

As noted in the Master Plan Reexamination Report in 1994, the need for a larger facility remains. The Fire Department has created an active committee to research potential locations in the Borough.

#### **7.4 Public Parks, Recreation and Open Space**

The Borough has over 70 acres of land that are dedicated to parks and recreation. These parks are located throughout Bergenfield, providing a wide range of passive and active recreation opportunities for residents of all ages.

*Veterans Memorial Park and Walter Lubbe Playground*

Bergenfield's largest park is Veterans Memorial Park and Walter Lubbe Playground, located at New Bridge Road, Wilbur Road and Schoolcraft Road. This facility operates as the hub of public recreation activity for the Borough. Among the facilities includes two Little League baseball fields, a multi-purpose field that includes two baseball diamonds, two tennis courts and one basketball court. Veterans Memorial Park also includes a picnic pavilion for group and community events and parking areas for visitors. The Walter Lubbe Playground, located on the west side of Wilbur Road, includes playgrounds and a water park designed for young children. Through the New Jersey Department of Transportation (NJDOT), Bergenfield was awarded \$3 million in grant money to install a bike path through Memorial Field. The Borough received \$100,000 to complete the first phase of the three-phase bikeway project.

*Coopers Pond Park*

Coopers Pond Park is located off of West Church Street. At the center of this park is Coopers Pond, a pond fed by Hirschfeld Creek, which provides unique open space in the Borough. Fishing is permitted from the east bank of the pond. Primarily a passive recreation site, Coopers Pond Park includes a trail and a scenic pavilion that provides scenic views of the pond. Dredging of Coopers Pond would enhance the water quality and enhance the surrounding environment, a benefit to all in the Borough. In 2002, the Borough received funds from the County Open Space Trust Fund for Cooper's Pond Park. In 2004, the Borough received funding through the NJDEP Green Acres Program to preserve the historic building on the Marchbank Estate, which is located

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at the edge of the park. A separate structure is proposed for the museum.

*Bergenfield Swim Club*

At the northwest corner of the Borough is a recreation area most prominently occupied by the Bergenfield Swim Club. The Swim Club provides swimming during the summer months, as well as playgrounds and picnic facilities.

*Twin Borough Park*

Adjacent to the Swim Club is a multi-purpose field with four softball diamonds and the Keith McDowell Memorial Roller Hockey Rink. Renovations for the roller hockey rink are recommended given the existing conditions.

*Community Center*

In terms of new facilities, a community center is proposed to house senior activities, daycare and other activities. A location for the center is currently being sought.

*Additional Facilities*

Additional park and open space facilities in the Borough include the following:

- *Jacoby Park* – Quincy Lane, Lee Place and Trinity Court: playground
- *John Pall Park* – Westminster Avenue and Thames Boulevard: playground
- *Wayne Golon Park* – Hallberg Avenue: playground; passive open space along the French Brook Drain.
- *James Rosell Park* – Located within a triangle surrounded by Luke Street, West Broad Street, and Melrose Street: passive open space.
- *Petros Loizides Park* – South Front Street and Bridge Street: playground
- *Philip Langschulz Park* – Williamson Road between Woods Avenue and Harrington Street: playground
- *Fred Triplett Park* – Dick Street adjacent to the Borough of Dumont: playground and basketball courts
- *George Hendrickson Park* – Off Chestnut Street and Momar Drive: playground and basketball court
- *Thomas Roos Park* – Clover Street: playground, three tennis courts, and a tennis practice area.
- *Hickory Park* – Hickory Avenue and Third Street: baseball field, playground, and pavilion
- *Whittaker Park* – Bogert Place: three baseball fields sponsored by the Bergenfield Police Athletic League
- *John O’Kane Park* – Grove Street adjacent to Metzlers Brook: playground and basketball court
- *Charles Richardson Park* – Preston Place: playground and basketball court
- *East Broad Street Park* – East Broad Street: playground and basketball court
- *John Laverty Park* – Murray Hill Terrace: playground

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There are several other open space areas located within the Borough. These are located near creeks that run through Bergenfield. One parcel is located at New York Avenue and another parcel is off Woodbine Street adjacent to Morgan Street, both of which are adjacent to Hirschfeld Creek. Along the property boundary of Knickerbocker Country Club is an area that runs parallel to Metzlers Creek. Each of these areas are examples of open space that provide buffers between residential neighborhoods and other uses, as well as preserve some of the natural areas around these creeks that flow through Bergenfield.

### **7.5 Historic Preservation**

Municipalities in New Jersey obtain their authority to identify, evaluate, designate, and regulate historic resources (individual sites and districts) from the Municipal Land Use Law (MLUL), the enabling legislation for municipal land use and development planning, zoning, and, since 1986, historic preservation zoning. This Element establishes the criteria for designation of structures, sites and districts and other historic resources. It further proposes the means for preservation of the Borough's assets.

#### *Bergenfield's Historic Resources*

There are four historic resources in the Borough that are listed in the State and National Registers of Historic Places. They include:

1.     Beauclaire-Vreeland House  
       88 East Clinton Avenue  
       National Register: 1/9/83  
       State Register: 10/3/80
  
2.     Tunis R. Cooper Property (Acquired by the Borough in 2005)  
       83 Cooper Street  
       National Register: 9/6/95  
       State Register: 7/13/95
  
3.     South Church Manse  
       138 West Church Street  
       National Register: 8/24/79  
       State Register: 5/18/79
  
4.     South Schraalenburgh Church  
       Prospect Avenue and West Church Street  
       National Register: 12/6/75  
       State Register: 9/26/75

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Additional historic resources have been identified by Bergen County in its Historic Sites Survey that was prepared in 1980-1981. The County has been updating a list of resources in the County as an on-going project, however has not updated the list for Bergenfield since 1983. The County's list should not be viewed as a definitive resource, as the Borough believes many of the resources on the list are no longer worthy of preservation due to modifications. The following resources are contained in the County's Survey:

**Table 7-4: Bergen County Historic Sites Survey, Bergenfield**

<b>Survey Form #/Inventory List</b>	<b>Resource</b>	<b>Street Address</b>
0203-2 (BCHS #2)	Westervelt House	139 South Washington Avenue; Block 289, Lot 37A
0203-3	J. Vreeland House	7 South Prospect Avenue; Block 68A, Lot 1B
0203-7	Streetscape: 99-117 North Prospect Avenue, Coopertown	
0203-8	James Christie House	169 West Central Avenue
0203-9	M. Demarest House	11 River Edge Road
0203-10	C.R. Christie House	115 West Church Street
0203-11	Bergenfield Municipal Building	189 North Washington Avenue
0203-12	Treehouse Restaurant - demolished	Northwest corner of N. Washington Avenue and West Johnson Avenue
0203-13	Jefferson Elementary School	South side of Hickory Avenue between Martin Street and Bogert Place
0203-14	African-American Cemetery	Cedar Street
0203-15	15 Clyde Court	
0203-17	110 Bradley Avenue	
0203-18	St. John the Evangelist R.C. Church	30 N. Washington Avenue
0203-19	Former Woolworth Store (G. Pitkin Builder)	2 S. Washington Avenue
0203-20	Palace Movie Theater	Northwest corner S. Washington Avenue and Bedford Avenue
0203-21	Commercial building	Northeast corner S. Washington Avenue and Palisade Avenue
0203-22	Trumper House - demolished	49 Palisade Avenue
0203-23	Yoerz House	185 East Clinton Avenue
0203-24	46 Murray Hill Terrace	

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*Historic Preservation Commission*

The MLUL allows the creation of municipal historic preservation commissions to serve a variety of functions, including the following:

1. Prepare a survey of historic sites, districts and landmarks of the municipality.
2. Make recommendations to the Planning Board on the historic preservation plan element of the Master Plan and on the implications for preservation of historic sites and landmarks of any other Master Plan elements.
3. Advise the Planning Board on the inclusion of historic sites and landmarks in the recommended capital improvement program.
4. Advise the Planning Board, Board of Adjustment and Building Official on applications for development that affect historic resources.
5. Carry out such other advisory, educational and informational functions as will promote historic preservation in the municipality.
6. Designate local historic resources worthy of protection in accordance with criteria including:
  - Character, interest or value as part of the development, heritage or cultural characteristics of the Borough, State or Nation.
  - Identification with a person or persons who significantly enriched the Borough, State or Nation.
  - Site of an historic event which had significant effect on the development of the Borough, State or Nation.
  - Embodiment of distinguishing characteristics of a type, period or method of construction, architecture or engineering.
  - Identification with the work of a builder, designer, artist, architect or landscape architect whose work has influenced the development of the Borough, State or Nation.
  - Embodiment of elements of design, detail, material or craftsmanship that render an improvement architecturally significant or structurally innovative.
  - Unique location or singular physical characteristics that make a district or site an established or familiar visual feature.
  - Likely to yield information important in prehistory or history.

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Recommendations

1. A Historic Preservation Commission could be established to perform those functions referenced above.
2. If a Commission is established, it is recommended that the Commission work to achieve Certified Local Government status from the State Historic Preservation Officer. Status as a Certified Local Government will afford the Commission opportunities to receive grants for historic studies and preservation efforts.
3. The Commission should work to update the list of historic resources in the Borough.
4. An historic preservation ordinance could be established to protect privately-owned resources.
5. In order to be preserved, the following resources are recommended for inclusion in an historic preservation ordinance, in an historic district (see Appendix for Tax Map Sheets):

<b>Block</b>	<b>Lot</b>	<b>Street Address</b>
56	6	128 North Prospect Avenue
57	18	11 River Edge Road
76	1	91 North Prospect Avenue
76	2	99 North Prospect Avenue
76	3	99 North Prospect Avenue
76	4	111 North Prospect Avenue
76	5	117 North Prospect Avenue
76	46	100 Cooper Street
76	57	Cooper Lane
76	63	115 West Church Street
76	64	West Church Street
76	65	150 West Church Street
105	2	2 North Franklin Avenue
106	7	138 West Church Street – Old South Church Manse
110	15	7 South Prospect Avenue

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6. The following design and review criteria should be reiterated in the Historic Preservation Ordinance:

Design Criteria for Properties Designated as Historic or Lying Within Designated Historic Districts

The Historic Preservation Ordinance should contain design criteria for regulated resources. The design of new buildings should be compatible with the size, scale, height, proportion, materials, setback and setting of existing buildings as well as with the neighborhood and environment. Change to existing buildings should be managed so as to prevent alteration, rehabilitation or new construction that is not in keeping with the historic district. In assessing the design of any proposed addition to or alteration of a structure located within a historic district or listed on the National and State Registers, or any new construction on property occupied by a historic structure or within a historic district, the Borough or Historic Preservation Commission established by it, shall consider the following design criteria:

General Criteria

The following general factors should be considered:

- a. The impact of the proposed change on the historical, archeological, architectural, cultural, and/or aesthetic significance of the historic site or historic district,
- b. The importance of the historic site or the building, structure, object, or site located in a historic district to the nation, state, region, or municipality, and the extent to which its historical, archeological, architectural, cultural, and/or aesthetic interest would be adversely affected to the detriment of the public interest,
- c. The use of any historic site or historic district involved in the proposed change,
- d. The visual compatibility of the proposed change with adjacent buildings, structures, objects, and sites in accordance with the requirements for design compatibility set forth herein.

Criteria For Existing Buildings, Structures, Objects And Sites

In reviewing an application for recommendation, the HPC should make its determination as to whether the application should be (1) approved, (2) approved with conditions, or (3) denied on the basis of the purposes of this section and the following standards for review which are similar to the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings":

- a. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, object, or

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- site and its environment, or the use of a property for its originally intended purpose.
- b. The distinguishing original qualities or character of a building, structure, object, or site and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided.
  - c. A building, structure, object, and site should be recognized as a physical record of its time, place, and use. Alterations that have no historical basis and which seek to create an earlier appearance should not be undertaken.
  - d. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and preserved.
  - e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a building, structure object, or site should be preserved.
  - f. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
  - g. Deteriorated historic features should be repaired rather than replaced. In the event replacement is necessary, the new feature should match the feature being replace in composition, design, texture an other visual qualities, and where possible materials. Repair or replacement of missing historic features should be substantiated by documentary, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
  - h. The surface cleaning of structures, if appropriate, should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.
  - i. Contemporary design for alterations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, material, and character of the property, neighborhood, or environment.
  - j. New additions or alterations to a building, structure, object, or site should be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

Criteria For Additions, Alteration, And New Construction

It is the intent of the HPC that any design standards for additions and new construction should not discourage technical innovations in processes or materials or creativity of design. It is acknowledged that structures must meet the needs of today's inhabitants. In assessing the design of any proposed addition or new construction, the HPC should consider the following design criteria in conjunction with the criteria set forth above. These criteria should be used to analyze the appropriateness of new construction in the form of additions and/or alterations to historic sites, or to buildings, structures, objects, or sites located within preservation zones. An effort should be made to insure that the construction relates to neighboring buildings, structures, or objects in the following ways:

- a. Height: The height of the proposed building, structure, or object should be visually compatible with adjacent buildings, structures, or objects.
- b. Proportion of the facade: The relationship of the width of the building, structure, or object to the height of the front elevation should be visually compatible with adjacent buildings, structures, or objects.
- c. Proportion of the openings: The relationship of the width of openings to the height of openings in a building, structure, or object, should be visually compatible with adjacent buildings, structures, or objects.
- d. Rhythm of entrances: The relationship of entrances and porches to the street should be visually compatible to adjacent buildings, structures, or objects.
- e. Rhythm of solids: The relationship of solids to voids in the facade of a building, structure, or object should be visually compatible with adjacent buildings, structures, or objects.
- f. Rhythm of spacing: The relationship of the building, structure, or object to the open space between it and adjoining building, structures, or objects should be visually compatible with adjacent buildings, structures, or objects.
- g. Relationship of materials: The relationship of materials, texture, and tone of the facade and roof of a building, structure, or object should be visually compatible with the predominate materials used in adjacent buildings, structures, or objects.
- h. Roof: The roof shape of a building, structure, or object should be visually compatible with adjacent buildings, structures, or objects.
- i. Continuity of walls: Walls and open fencing should maintain visual compatibility with adjacent buildings, structures, or objects.
- j. Scale: The size and mass of a building, structure, or object in relation to open spaces, window and door openings, porches and balconies, should be visually compatible with adjacent buildings, structures, or objects.

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- k. Directional expression: A building, structure, or object should be visually compatible with adjacent buildings, structures, or objects in its directional character, whether this be vertical, horizontal, or non-directional.
- l. Windows: The type of muntions and glazing used in windows and doors should be visually compatible with adjacent buildings, structures, or objects.
- m. Siting: The setback and orientation of a building, structure, or object should be visually compatible with adjacent buildings, structures, or objects.

**Criteria For Demolition**

The following matters should be considered regarding applications to demolish any part of a historic site or any building, structure, object, or site located within a preservation zone:

- a. Its historical, archeological, architectural, cultural, and/or aesthetic significance.
- b. Its use, its intended use, and/or the use for which the building, structure, object, or site was originally designed and the feasibility of the continuation of its designed use.
- c. Its importance to the Borough and the extent to which its historical, archeological, architectural, cultural, or aesthetic value is such that its removal will be detrimental to the historic district and/or to the public.
- d. The extent to which it is of such old, unusual, or uncommon design, craftsmanship, texture, or material that it could not be reproduced or could be reproduced only with great difficulty.
- e. The extent to which its retention would generate business, create new jobs, attract tourists, students, writers, historians, artists, artisans or new residents, encourage study and interest in American history, stimulate interest and study in architecture and design, educate citizens in American culture and heritage or make the Borough a more attractive and desirable place in which to live.
- f. The probable impact of its removal upon the ambiance of the historic district.
- g. The structural soundness and integrity of the building, structure, object, or site, and the economic feasibility of its restoration or rehabilitation to allow for its reasonable use.
- h. The threat to the public health and safety as a result of deterioration or disrepair of the building, structure, object, or site.
- i. The intentions and efforts of the owner to maintain the resource.
- j. The technological feasibility of structural rehabilitation.
- k. The interference with the charitable purposes of any nonprofit or charitable organization if demolition is not permitted.

Criteria For Relocation Of Historic Building Or Structures

The following factors should be considered regarding an application to move to a new location or site any building, structure, or object located on a historic site or within a preservation zone:

- a. The impact of the loss of integrity suffered as a result of removal from the original and/or historic location and, if located within a historic district, the impact of that loss of integrity upon the district as a whole.
- b. The relative value to the applicant of the proposed relocation contrasted with the value to the community as a whole in allowing it to remain at its original and/or historic site.
- c. The compatibility, nature, and character of the areas adjacent to both the present site and the proposed site relating to the protection of historic properties and districts.
- d. If a proposed new location is in a preservation zone, the impact on the visual compatibility of adjacent buildings, structures, objects, or sites as set forth above.
- e. The likelihood of significant damage to the physical integrity of the building, structure, or object itself due to its relocation.
- f. The compelling reasons for not retaining the building, structure, or object at its present location.

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**7.6 Recycling Plan**

In conformance with the Municipal Land Use Law, the Borough of Bergenfield has established a recycling program and a recycling coordinator in the Borough.

The Borough of Bergenfield has a comprehensive recycling program that is managed by the Department of Public Works. The materials recycled include, but are not limited to glass containers, metal cans, plastic bottles, newspaper, tires, concrete, batteries and leaves. The Borough recycles approximately 21,379 tons per year. Of this amount, approximately 8,784 tons is leaves and grass clippings. Materials most frequently recycled were newspaper, heavy iron, white goods and light iron and concrete/asphalt/bricks. The following table is the Recycling Tonnage Report from the most recent year available, 2002:

**Table 7-5: Recycling Tonnage Report**

<b>Material</b>	<b>Tons</b>	<b>Material</b>	<b>Tons</b>
Corrugated	314.17	Used Motor Oil	8.75
Mixed Office Paper	0.00	Brush/Tree Parts	289.84
Newspaper	2,191.00	Grass Clippings	4,000.00
Other Paper/Magazines/Junk Mail	0.00	Leaves	4,784.96
Glass Containers	720.00	Stumps	0.00
Aluminum Containers	48.00	Batteries (Dry Cell)	0.00
Steel Containers	144.00	Concrete/Asphalt/ Brick/Blocks	2,866.25
Plastic Containers	48.00	Food Waste	0.00
Heavy Iron	1,801.34	Other Material Not Listed	0.89
NonFerrous/Aluminum Scrap	96.23	Other Glass	0.00
White Goods & Light Iron	1,073.21	Other Plastic	0.00
Anti-Freeze	0.19	Oil Contaminated Soil	1,860.03
Batteries (Automobile)	19.58	Process Residue	0.00
Automobile Scrap	935.28	Textiles	1.31
Tires	26.13	Wood Scraps	150.45

**Total: 21,379.62 tons**

It is recommended that the municipal recycling ordinance be updated as the Municipal Land Use Law is amended and as additional recyclable materials are added to the municipal collection system.

## **8.0 UTILITIES PLAN ELEMENT**

### **8.1 Water Service**

Water service is provided by United Water New Jersey. Water system improvements are the responsibility of the private utility company. Currently there are no proposed major improvements to the water service system.

### **8.2 Wastewater Collection System**

Wastewater is collected and treated by the Bergen County Utilities Authority (BCUA). The entire Borough is located within one sewer service area.

The sewer infrastructure requires on-going maintenance. Currently, wastewater collection trunk lines are to be lined.

### **8.3 Stormwater Management**

According to the Borough Engineer, general improvements and repairs to the stormwater system is on-going, and the following specific projects are planned:

#### *New Bridge Road / Wilbur Road*

Plans are in place to replace the drainage on New Bridge Road and relieve flooding on Wilbur Road. The expected date of completion is 2005.

#### *Metzlers Brook*

The Borough is currently studying the flood control methods for Metzlers Brook.

#### *Stormwater Pollution Prevention Plan*

Municipal Stormwater Pollution Prevention Plans (SPPP) and Municipal Stormwater Management Plans (MSWMP) are now required pursuant to legislation adopted by the State of New Jersey in accordance with the U.S. Environmental Protection Agency's 1999 Phase II Stormwater Permitting Rules. Such legislation came to bear to better control non-point pollution sources, i.e., those that cannot be traced back to one specific source such as a factory.

SPPPs document a municipality's stormwater pollution prevention strategies in all areas, including public education and maintenance of public facilities and equipment. Beneath the umbrella of the SPPP is the MSWMP, which mainly presents a plan for regulating development that is not currently regulated by the Residential Site Improvement Standards. Municipalities are also required to adopt ordinances to regulate stormwater in developments that are not governed by RSIS, and to regulate pollution such as pet waste and litter.

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In January 2005, the Borough, through its Engineer, completed its MSWMP. The Borough has submitted its MSWMP for ordinance review and County approval. Because there is an insignificant amount of developable land in the Borough other than the Knickerbocker property, recommendations in the Land Use Plan of this Master Plan that will assist in managing stormwater in the Borough primarily includes the recommendation to limit total impervious lot cover in all zoning districts. Although this regulation will most likely increase the amount of residential lawn area, which may increase fertilizer pollutant loads, public education can work to reduce the amount of fertilizer that residents use. The Knickerbocker property is recommended to be developed in a cluster fashion that will leave a significant portion of the site in an open space condition which will assist in stormwater infiltration.

Preliminary review of the land development ordinances of the Borough does not identify any existing ordinances that run contrary to implementing a comprehensive MSWMP in the Borough.

Goals of MSWMPs typically include:

- Protect areas that provide water quality benefits or areas particularly susceptible to erosion and sediment loss;
- Minimize impervious surfaces and break up or disconnect the flow of runoff over impervious surfaces;
- Maximize the protection of natural drainage features and vegetation;
- Minimize the decrease in the "time of concentration" from pre-construction to post-construction;
- Minimize land disturbance including clearing and grading;
- Minimize soil compaction;
- Provide low-maintenance landscaping that encourages retention and planting of native vegetation and minimizes the use of lawns, fertilizers and pesticides;
- Provide vegetated open-channel conveyance systems discharging into and through stable vegetated areas; and

## **9.0 STATEMENT OF PLAN RELATIONSHIPS TO OTHER PLANS**

This Section includes a specific statement that indicates the relationship of the Master Plan of the Borough of Bergenfield to the following:

- Master plans of contiguous municipalities
- Bergen County Master Plan
- State Development and Redevelopment Plan

### **9.1 Borough of Cresskill**

Bergenfield shares a boundary with Cresskill along its northeastern corner. The land uses in this area are single- and two-family residential on 5,000 and 6,000 square foot lots. Cresskill adopted a Master Plan Reexamination Report, completed by Stuart Turner & Associates and Hakim Associates, in November 2004. As outlined in their land use plan element, Cresskill designates the area bordering Bergenfield as “medium density residential,” accommodating 3.5 to 4 dwelling units per acre. This land use is compatible with the single- and two-family residential categories designated in Bergenfield’s Land Use Plan Element.

### **9.2 Borough of Dumont**

The entire northern border of Bergenfield is shared with the Borough of Dumont. Most of Bergenfield’s land uses are single- and two-family residential along with (parkland/borough property). Between the West Shore Railroad Right-Of-Way and Washington Avenue there are business and professional land uses.

Dumont adopted a Master Plan Reexamination Report, completed by AEP Associates, on May 22, 2000. Most of the parcels along the Bergenfield-Dumont boundary are zoned RA for single- and two-family residential dwellings. Multi-family uses are permitted in the RB District on Dulles Drive off Depew Avenue. A CH Conditional Housing Zoning District located along Columbia Avenue between Cortland and Johnson Avenues was repealed and rezoned as RA. Between the Railroad ROW and Washington Avenue is the B2 Zoning District, where a shopping center anchored by Stop and Shop Supermarket is located. The B2 Zoning District is the only retail and commercial oriented land use area in the Borough of Dumont.

Land uses on the Dumont side of the boundary are compatible with those in Bergenfield. The Borough should review applications for commercial development near the border to minimize any potential negative impacts such as traffic. Traffic created on Columbia Avenue is the responsibility of the Borough of Dumont.

**BERGEN COUNTY, NEW JERSEY**

**9.3 City of Englewood**

Bergenfield and Englewood share a boundary along the southeast corner of the Borough, paralleling Ivy Lane. Knickerbocker Country Club, zoned R-15 One-Family Residential, is the primary land use along the boundary. Englewood adopted its Master Plan, completed by K. Albert Associates, on June 24, 2002. The City of Englewood designated the area for single-family residential use as a RD Zoning District, which requires minimum lot sizes of 7,500 square feet. Englewood's land uses along the border with Bergenfield are compatible with the Land Use Plan Element in this Master Plan.

**9.4 Borough of New Milford**

The entire length of Bergenfield's western boundary is shared with the Borough of New Milford. Residential and public land uses are present as the area is predominantly single- and two-family residential on 5,000 and 6,000 square foot lots. Bergenfield High School is located along this boundary. New Milford adopted its comprehensive Master Plan in July 2004. Land uses along its border with Bergenfield are designated as low density residential, which are single-family residential units on 7,500 square foot lots. Said land uses are compatible with the Land Use Plan Element in this Master Plan.

**9.5 Township of Teaneck**

Most of Bergenfield's entire southern boundary is shared with the Township of Teaneck. West of Hirschfeld Creek the uses are single- and two-family residential dwellings on 5,000 and 6,000 square foot lots. East of the creek are a mix of retail and commercial uses, multi-family garden apartments off Liberty Road and a portion of the Knickerbocker Country Club.

Teaneck adopted a Master Plan Reexamination Report, completed by Abeles Philips Preiss Shapiro, on February 8, 2001. Page 6 of the Reexamination Report recommended the Township "encourage the restoration of rail service," specifically on the West Shore Railroad Right-Of-Way. Reactivation of this rail line for commuter service would have a major impact on land uses in Bergenfield and along the entire rail line, which is noted in this Master Plan's Land Use Plan Element. A Master Plan Update was adopted on March 26, 2002 but was not applicable to any parcels on or near the Bergenfield-Teaneck boundary.

Most of the parcels along the Bergenfield-Teaneck boundary are zoned R-S for single-family residential dwellings on 7,500 square foot lots. The Teaneck Armory located at the intersection of South Washington Avenue, Teaneck Road and Liberty. There is a parcel located between Windsor Road and the Railroad ROW zoned light industrial. Teaneck's land uses along the border with Bergenfield are compatible with the Land Use Plan Element in this Master Plan.

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**BERGEN COUNTY, NEW JERSEY**

**9.6 Borough of Tenafly**

Most of Bergenfield's eastern boundary is shared with the Borough of Tenafly. Residential and public land uses are present as the area is predominantly single- and two-family residential on 5,000 and 6,000 square foot lots. On the southeastern boundary with Tenafly includes the Knickerbocker Country Club and the R-15 Zoning District that permits single-family residential dwellings on 15,000 square foot lots. Tenafly adopted its Master Plan Reexamination Report on September 22, 1999. The Borough's Housing Plan Element and Fair Share Plan were amended on April 9, 2003, but said elements did not directly affect any parcels located along the Bergenfield boundary (check to confirm). Land uses along its border with Bergenfield are designated as low density residential, which are single-family residential units on 7,500 square foot lots. Said land uses are compatible with the Land Use Plan Element in this Master Plan.

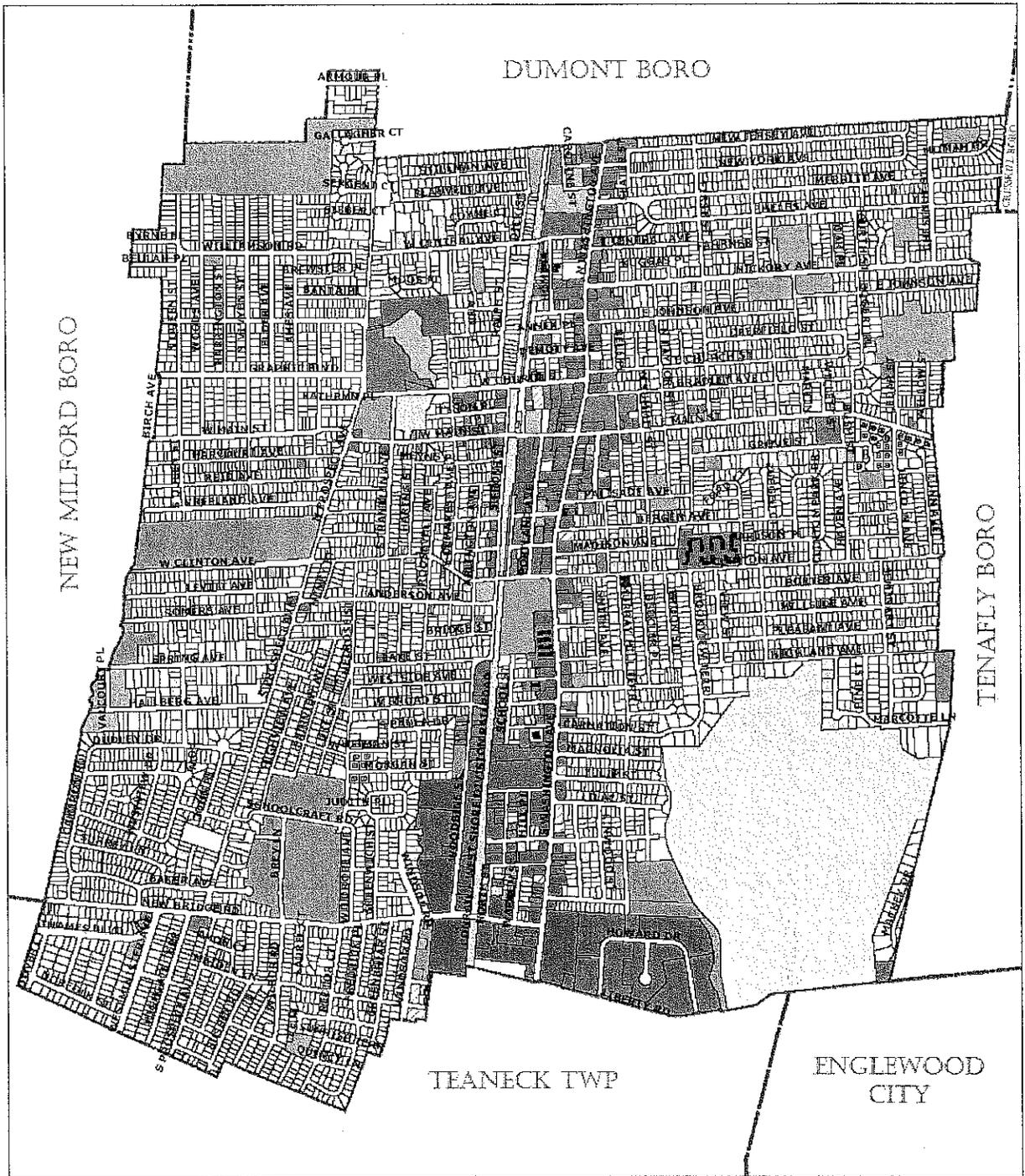
**9.7 Bergen County Master Plan**

Bergen County adopted its current Master Plan in 1966, and last amended in 1973. Comparison to this plan, therefore, is not relevant.

**9.8 New Jersey State Development and Redevelopment Plan (SDRP)**

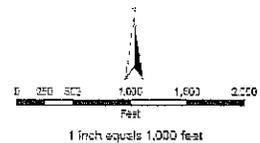
In 2004, the State released the Preliminary State Development and Redevelopment Plan, and the Preliminary State Plan Policy Map for the third round of Cross Acceptance. The Map features Planning Areas, Centers and Environs, which are intended to help implement the goals and policies of the State Plan, and guide future growth and development in New Jersey.

The Borough did not have any comments or issues during the third round of Cross Acceptance. All of Bergenfield Borough is located in the Metropolitan Planning Area-Planning Area 1. The Metropolitan Planning Area (PA1) is intended to provide for much of the State's future redevelopment, and to revitalize cities and towns. This Master Plan is consistent with the goals of Planning Area 1, which seeks to locate development in areas of existing infrastructure and to promote infill and new development at densities that will support mass transit.



# Existing Land Use

Bergenfield Borough  
Bergen County, New Jersey



Symbol Legend	
	Municipal Boundary
	Existing Land Use
<small>Color Legend for Land Use Categories based on the Urban Planning and Design Manual, Third Edition, 2004</small>	
	Apartments
	Cemetery
	Commercial
	Country Club
	House of Worship
	Industrial
	Mixed Use
	Other School
	Public Priority
	Public School
	Railroad
	Recreation
	Semi-Public Housing
	Single Family
	Three Family Plus
	Two Family
	Vacant

The following data has been used and School DePalma is not responsible for the currency or accuracy of the information provided. For further information regarding this data please contact the source agency.

Data Type	Source	Relevant Time Period
Bergenfield Parcels	Bergen County Planning Department	2002
Bergenfield Roads	Bergen County Planning Department	2002

The following data has been created or modified by School DePalma. School DePalma makes no claim to the currency or accuracy of the original data. Data has been edited for display purposes only. For further information regarding original data please contact the source agency.

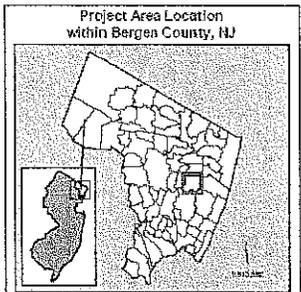
Data Type	Source	Relevant Time Period
Municipal Boundaries	NJDEP - Adjusted Bergenfield Boundary	1998

This map was developed using ArcView, Esri Corporation, for Environmental Protection Corporation information systems data, but the accuracy of the data has not been verified by School DePalma.

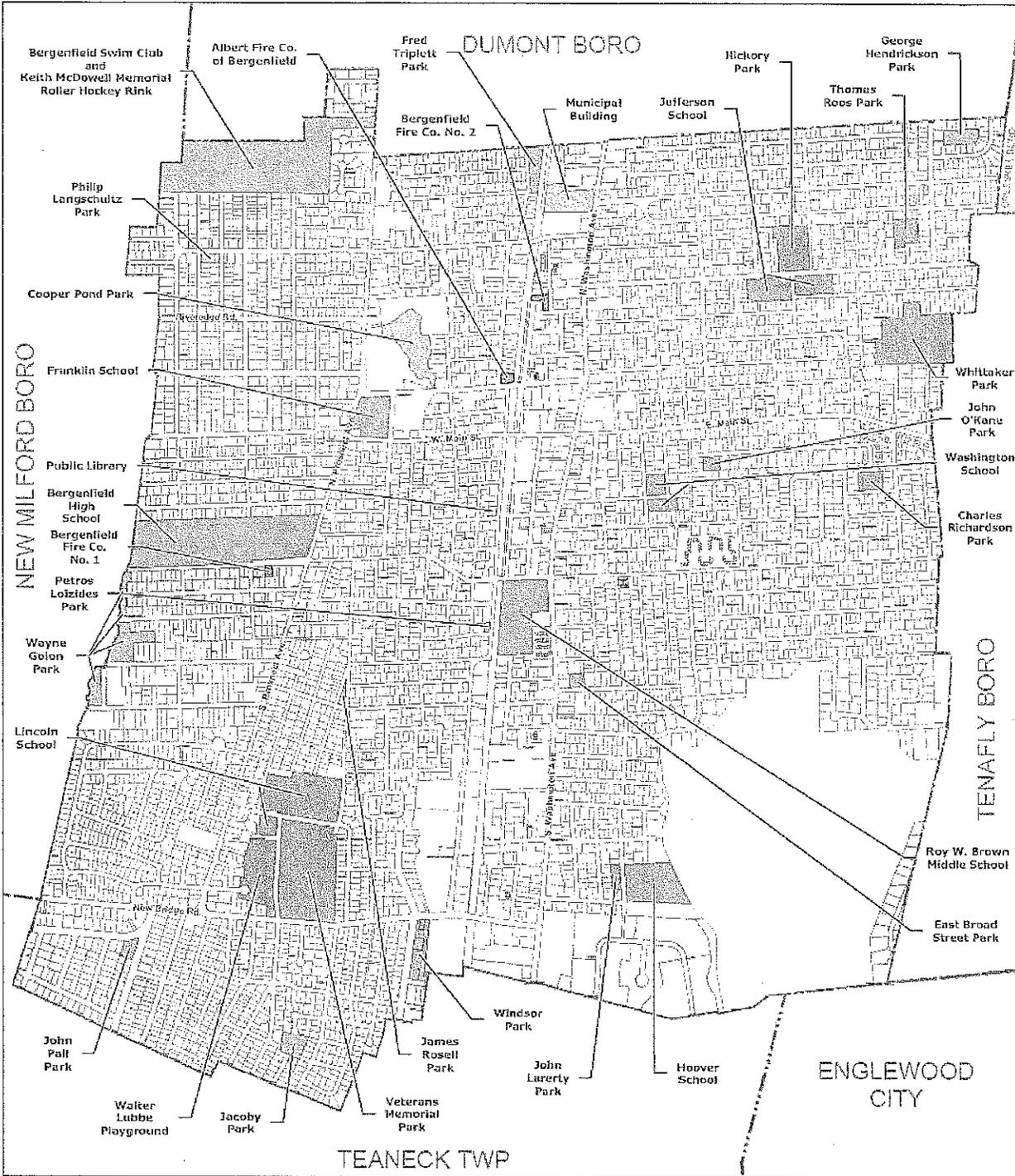
Prepared by: AN	Date: 02/05/2004	Revisions: AN	Date: 12/09/2004
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Job No.: 030292837      Title: 738K - S.C.D      File: C:\Data\proj\Bergenfield\Bergenfield\_030292837.mxd

Project's Coordinate System: NAD 83 - North American Datum 1983 - Zone 18N - NAD 83 - New Jersey FIPS 2830 Feet

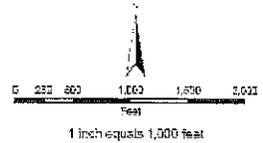






# Community Facilities

Bergenfield Borough  
Bergen County, New Jersey



The following data has been used. As the user of the data is responsible for the currency and accuracy of the information provided. For further information regarding this data please contact the source agency.

Data Type	Source	Relevant Time Period
Bergenfield Parks	Bergen County Planning Department	2002
Bergenfield Roads	Bergen County Planning Department	2002

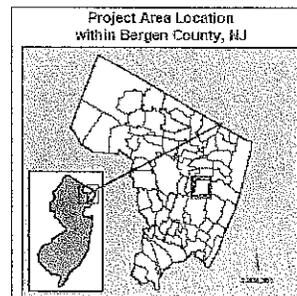
The following data has been created or modified by Schoor DePalma. Schoor DePalma makes no claim to the currency or accuracy of the original data. Data has been used for display purposes only. For further information regarding original data please contact the source agency.

Data Type	Source	Relevant Time Period
Municipal Boundaries	HLCBP - Actual Bergenfield Borough	1996

The Mapview application uses New Jersey Department of Environmental Protection Computer Map Data for Bergenfield Borough. All the facilities plotted have been verified by NJCEP and are not State-owned.

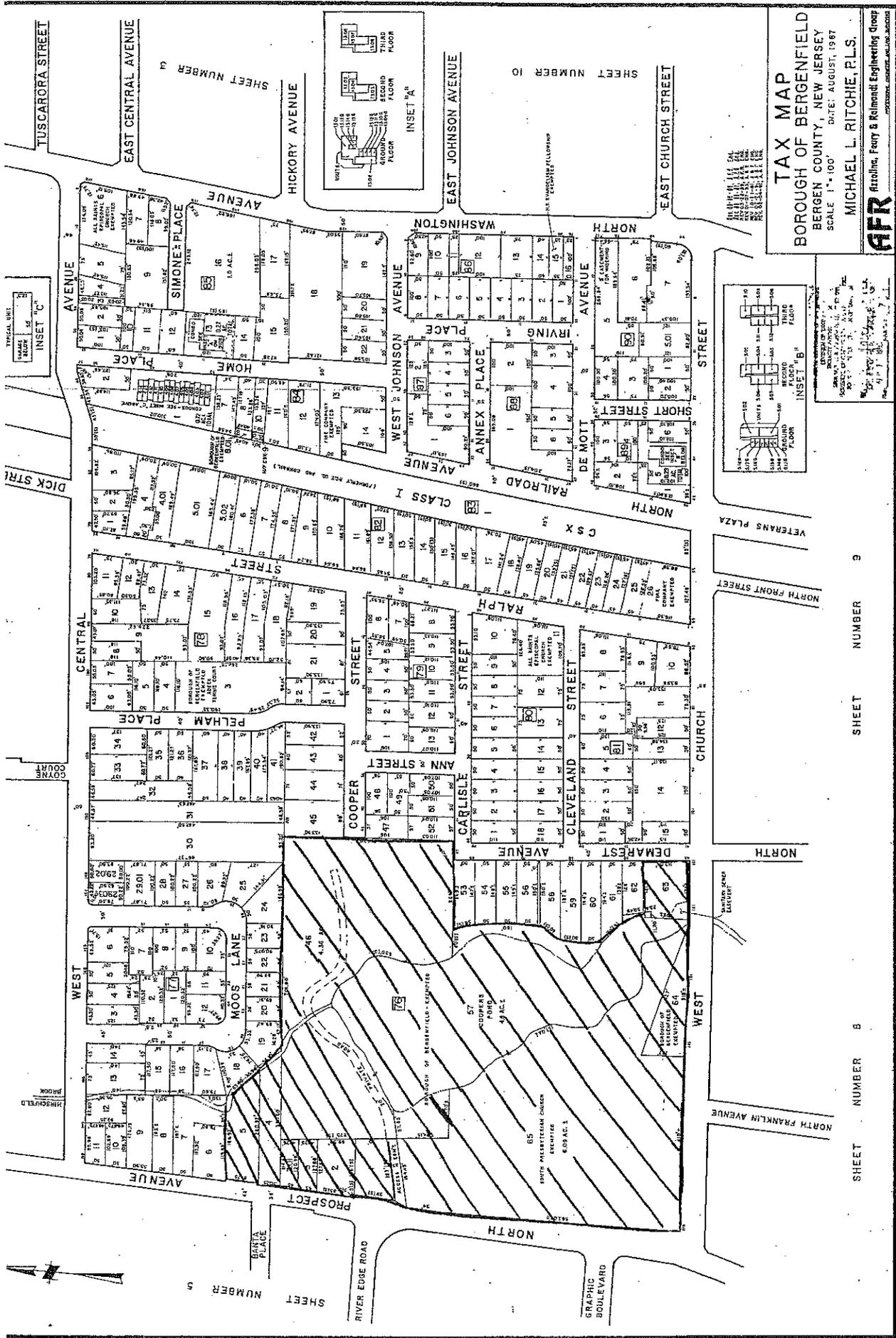
Project No.: AN	Date: 10/28/2004	Revision:	Date:
Job No.: 200009821	Task: 2.02	File:	1:\Projects\GIS\municipal\bergen\bergenfield_e11103889\project

Projected Coordinate System: North American Datum 1983 State Plane - New Jersey FIPS 2502 Feet



# APPENDIX





**TAX MAP**  
**BOROUGH OF BERGENFIELD**  
 BERGEN COUNTY, NEW JERSEY  
 SCALE 1" = 100' DATE: AUGUST, 1987  
**MICHAEL L. RITCHIE, P.L.S.**  
**AFR** Attrolling, Feary & Reimold Engineering Group  
REGISTERED PROFESSIONAL ENGINEER LICENSE NUMBER 34000

MAR 9 1988

TAX MAP  
BOROUGH OF BERGENFIELD  
BERGEN COUNTY, NEW JERSEY  
SCALE: 1" = 100'  
DATE: AUGUST, 1987  
MICHAEL L. RITCHIE, P.L.S.

fitzmaurice, Feary & Reimold Engineering Group  
INCORPORATED  
1000 WEST 17TH STREET  
NEWARK, N.J. 07102  
TEL: 973-524-1100



SHEET NUMBER 5

SHEET NUMBER 7

SHEET NUMBER 9

SHEET NUMBER 14

