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PERIODIC REEXAMINATION OF THE MASTER PLAN AND LAND USE PLAN BOROUGH OF HAWTHORNE PASSAIC COUNTY, NEW JERSEY

PREPARED FOR:

BOROUGH OF HAWTHORNE PLANNING BOARD

BA #2091.04

ADOPTED AUGUST 16, 2011

PERIODIC REEXAMINATION OF THE MASTER PLAN

**BOROUGH OF HAWTHORNE
PASSAIC COUNTY, NEW JERSEY**

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THE ORIGINAL DOCUMENT WAS APPROPRIATELY SIGNED AND SEALED ON AUGUST 16, 2011 IN ACCORDANCE WITH CHAPTER 41 OF TITLE 13 OF THE STATE BOARD OF PROFESSIONAL PLANNERS.

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SECTION 1: INTRODUCTION

1.1 Overview

The 2011 Borough of Hawthorne Master Plan Reexamination Report and Land Use Plan Update is part of a continuing comprehensive planning effort that has been undertaken by the Borough over the past several decades. In 1968, the Borough adopted its first comprehensive master plan. Since that time, the Borough Planning Board adopted Periodic Reexamination Reports on August 3, 1982, August 16, 1988, July 19, 1994, and, most recently, on December 19, 2000.

In order to ensure that the Borough's planning policies and practices remain current, the Reexamination Report confirms that the Borough's Master Plan and Zoning Ordinance are consistent with the applicable provisions of the New Jersey Municipal Land Use Law (MLUL), which mandates that all local zoning regulations be substantially consistent with a regularly revised and updated land use plan element. This Master Plan Reexamination Report and Land Use Plan Update is to be used by the Planning Board, Zoning Board of Adjustment and the governing body in making land use planning and policy decisions to enhance and protect the character of the Borough.

The Reexamination Report is divided into three sections as follows:

1. A general overview of the master plan efforts undertaken by the community pursuant to the statutory requirements of the MLUL.
2. Background data for the statutory reexamination report, including demographic information on the community.
3. The Master Plan Land Use Element, which includes goals and objectives, the land plan, and associated implementation mechanisms.

1.2 Legal Requirements for Master Plan

The MLUL establishes the legal requirement and criteria for the preparation of a master plan and reexamination report. The Planning Board, which is responsible for the preparation of these documents, is required to prepare a review of the master plan at least once every 10 years.

The required contents of a master plan and reexamination reports are identified in the MLUL. A master plan must include the following elements:

1. Statement of goals, objectives and policies upon which the proposals for the physical, economic and social development of the municipality are based.



2. Land use element that takes into account physical features, identifies the existing and proposed locations, extent and intensity of development for residential and non-residential purposes, and states the relationship of the plan to any proposed zone plan and zoning ordinance.
3. Preparation of a housing plan and recycling plan by the municipality.

In addition, the MLUL identifies a number of other plan elements that may be incorporated into a comprehensive master plan document, including but not limited to, circulation, recreation, community facilities, and historic preservation. The master plan provides the legal basis to regulate development in the municipality, which is accomplished through the adoption of development ordinances designed to implement the master plan recommendations.

1.3 Legal Requirements for Master Plan Reexamination Report

The following section details the statutory master plan periodic reexamination report provisions, as prescribed in Section 40:55D-89 of the MLUL. This section of the statute mandates that the report must identify, at a minimum, the following:

1. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report;
2. The extent to which such problems and objectives have been reduced or have increased subsequent to such date;
3. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County and municipal policies and objectives;
4. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared; and,
5. The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.



1.4 Other Master Plan Elements Adopted by the Borough

Since 2000, the Borough has adopted the following master plan elements:

1. Housing Element and Fair Share Plan was adopted by the Planning Board on July 20, 2004.
2. In 2005, the Borough endorsed a preliminary draft of municipal stormwater management plan. This was followed by the adoption of Ordinance 1873-06 Stormwater Management on March 21, 2006.
3. Housing Element and Fair Share Plan was adopted by the Planning Board on June 16, 2009. This plan element reexamined the Borough's ability to meet its COAH-determined rehabilitation share of 34 units, 1987-1999 cumulative prior-round obligation of 58 low and moderate income units, and its Third Round growth share obligation for the period of 2004-2018 of 230 units.



SECTION 2: REEXAMINATION REPORT

2.1 Major Problems and Objectives relating to land development in the municipality at the time of the adoption of the last master plan

The MLUL requires that a reexamination report must identify the major land use problems and planning objectives that were enumerated in the most recently adopted master plan or reexamination report. The following principal problems and objectives were identified in the 2000 Reexamination Report:

Summary of Major Problems or Concerns Identified in the 2000 Master Plan Reexamination Report

1. Lack of Vacant Land: The 2000 Reexamination Report noted that Hawthorne is a fully developed community with very little vacant land suitable or available for development. It was also pointed out that the lack of vacant undeveloped land is a long term issue, having been first referenced in the 1968 Master Plan.
2. Affordable Housing Plan: The 2000 Reexamination Report highlighted the need to address the Borough's affordable housing obligation determined by the Council on Affordable Housing (COAH). Also addressed was the builder's remedy lawsuit against the Borough that resulted in the development of multi-family housing at a parcel located in the north end of the Borough.
3. Circulation Concerns: Traffic and circulation along the major thoroughfares in the Borough was cited as a concern, with specific reference made to traffic congestion along Lafayette Avenue.
4. Mix of Industrial and Residential Uses: Concerns were raised regarding incompatible land use arrangements of industrial and residential uses in close proximity to each other in various portions of the Borough.
5. Amend Zoning Ordinance: The 2000 Reexamination Report recommended amending the Zoning Ordinance to provide needed relief to a number of residential zone properties to enable expansion and improvement of detached residential dwellings. There were also recommended amendments to the Zoning Ordinance regarding parking and traffic flow.



Major Goals and Objectives Set Forth in the 1968 Master Plan

The following goals and objectives were adopted as part of the 1968 Master Plan and generally reaffirmed in subsequent Reexamination Reports:

Population and Housing Resources

1. To encourage the development of a variety of housing types at increased densities because of the decreasing supply of developable vacant land.
2. To provide various types of apartments in order that the elder residents, as well as other age groups, will be given a broader choice of housing.
3. To preserve the existing high quality of the one and two-family homes.

Economic base and Industrial development

4. To provide adequate industrial districts to meet current and future needs.
5. Industrial sites should have:
 - a. Adequate area with expansion capabilities.
 - b. Proper off-street parking and loading facilities.
 - c. Proper separation from residential districts.
 - d. Good access to main transportation routes.
 - e. Adequate public utility services.

Commercial Activity

6. To serve as the commercial and professional office center for the entire Borough.
7. To provide neighborhood commercial areas in proximity to residential districts. These centers should provide goods and services which are purchased on a day-to-day basis.
8. To provide well maintained and adequate off-street parking and loading facilities.



Traffic and Transportation

9. To handle through traffic in a manner that will least adversely affect local traffic movements.
10. To relate the functional use of streets to their traffic handling capacity.
11. To make appropriate proposals for alleviating any hazardous traffic conditions.
12. To encourage the use of public transportation systems.

Community Facilities and Services

13. To provide adequate office and work space for all municipal departments.
14. To provide for the centralization of municipal functions.
15. To eliminate the current overcrowded school conditions.
16. To relate school expansion and/or new construction to the availability of recreation areas.
17. To provide school facilities so as not to exceed a maximum of 30 pupils per classroom.
18. To provide 10 acres of recreation space per 1,000 persons.
19. To provide neighborhood recreation areas in central locations.
20. To provide adequate public sewer and water for all sections of the Borough.



2.2. Extent to Which Problems and Objectives Have Been Reduced or Have Increased Subsequent to the Last Master Plan

Major Issues Identified in the 2000 Master Plan

1. Lack of Vacant Land: Since the 1968 Master Plan mentioned the issue, the lack of vacant land has been and continues to be an issue for the Borough. The Borough adopted a Housing Plan and Fair Share Element indicating there is less than an acre of developable vacant land remaining in the Borough. Hawthorne is a fully developed community with the only possible future development occurring in the form of redevelopment. This imposes a new set of planning issues for the Borough to address as part of its master planning efforts.
2. Affordable Housing Plan: The Borough adopted its most recent Housing Element and Fair Share Plan on March 5, 2009. Per COAH'S revised Third Round Rules and regulations adopted on June 2, 2008, COAH indicated that Hawthorne's housing need numbers included a rehabilitation share of 34 units, Prior Round obligation of 58 units, and a Third Round growth share obligation of 230 units.

In October 2010, the Appellate Court ruled that COAH's Third Round methodology was unconstitutional. COAH was directed to prepare new housing need numbers utilizing their former fair share methodology that the Court had previously accepted since it determined Prior Round (1987-1999) obligations. In late June 2010, the Governor signed an Executive Order abolishing COAH and placing all affordable housing issues under the Department of Community Affairs. The impact of this action and the fate of affordable housing methodology by the State Supreme Court leave many unanswered questions regarding affordable housing obligations for Hawthorne and other municipalities.

The Borough's 2009 Housing Element addressed its affordable housing obligation as follows:

- a. Rehabilitation Share: On September 29, 2005, the Borough received a Judgment of Repose that required Hawthorne to address a 14 unit rehabilitation obligation. The Judgment of Repose was based on a contemporaneous windshield survey and detailed rehabilitation program instituted by the Borough and accepted by the Court Master and the Judge involved in the Judgment of Repose. The Housing Plan indicates the Borough will meet its 14 unit rehabilitation share obligation via the housing rehabilitation program previously established to assist qualifying households. Said program is already in place and continues to be operational.



- b. Prior Round Obligation (1987-1999): The 2005 Judgment of Repose established the Borough's Prior Round obligation as 57 units. Per COAH, the Borough has been given a new Prior Round need of 58 units. Hawthorne has a certified Second Round plan, in which it addresses its affordable housing obligation as follows:

Plan Component	Number of Affordable Units	Status
RCA (Lafayette Realty)	23	Complete
Inclusionary Development: Van Dyk Assisted Living (age restricted)	10 (8 units + 2 bonus)	Complete
Inclusionary Development: Westervelt Ave Alt Living	24 (12 new const + 12 bonus)	Complete
Inclusionary Development: 55 Westervelt Ave	6	Approved
Total	63 (including 6 excess credits)	

- c. Growth Share Obligation (2004-2018): COAH has determined that Hawthorne has a Third Round growth share obligation of 230 units. Given the lack of developable land, the Borough Housing Plan requests an adjustment to reduce this obligation to 12 units. The Housing Plan addresses the obligation using six surplus credits from the Prior Round, three credits from the Van Dyke Assisted Living facility and 25 credits from special needs housing.

The most recently adopted Housing Element and Fair Share Plan indicates that the Borough meets its affordable housing obligation in full. A petition for substantive certification was submitted to COAH on May 5, 2009. The Borough has not received a response as of this date.

- Circulation Concerns: Traffic and circulation issues remain a concern along the entire length of Lafayette Ave. Improvements have been made at the Goffle Road and Lafayette Avenue intersection where left-turn lanes have been installed. Left turns are still problematic from several intersections, including Lincoln Ave to Wagaraw Road, and Goffle Road to Goffle Hill Road.
- Mix of Industrial and Residential Uses: The 2000 Reexamination Report highlighted the problem of incompatible land use arrangements associated with the proximity of industrial uses near residences in established residential neighborhoods. However, this issue has dissipated over the years as many of the existing industrial uses redeveloped as either multifamily developments or lighter manufacturing uses.



5. Amend Zoning Ordinance: Through its annual reports, the Zoning Board of Adjustment has highlighted several bulk variances requested by residential lot owners, including side yard, front yard and rear yard setbacks. The Board recommends adoption of a proportional rule for bulk dimensions that would be applicable to different residential areas. The reports also recommended a review of the definition of "deck," and a review of the zoning regulations governing off-street parking and signage.

Major Goals and Objectives Set Forth in the 1968 Master Plan

In addition, to the major planning issues, it is necessary to identify the manner in which the Borough's goals and objectives have been addressed since the adoption of the last Master Plan in 1968.

Population and Housing Resources

1. To encourage the development of a variety of housing types at increased densities because of the decreasing supply of developable vacant land.

Comment: This no longer remains an ongoing objective of the Borough. Since 1968 the Borough has experienced the development of a variety of housing types, and within that context has also addressed its affordable housing obligations. Consequently, the Borough takes the position it does not have to actively encourage increased densities to balance housing needs due to a limited availability of vacant developable land.

2. To provide various types of apartments in order that the elder residents, as well as other age groups, will be given a broader choice of housing.

Comment: In 1998, the Borough created and adopted a new R-7 Assisted Living Zone for elder residents, which has substantively addressed this objective.

3. To preserve the existing high quality of the one and two-family homes.

Comment: This remains a continuing objective. The Borough has implemented a rehabilitation program, which to date has facilitated the upgrading of more than 150 dwelling units in Hawthorne. This program has been part of an effort to preserve the character and quality of housing in the Borough.



Economic base and Industrial development

4. To provide adequate industrial districts to meet current and future needs.

Comment: In recent years, the Borough has witnessed several industrial sites convert to residential use. This is a function of the changing trends that the region has experienced over the past 40 years. In conjunction with this reality, the Borough should reexamine its previous emphasis on encouraging industrial development.

5. Industrial sites should have adequate area with expansion capabilities, proper off-street parking and loading facilities, proper separation from residential districts, good access to main transportation routes, and adequate public utility services.

Comment: Although the remaining industrial uses have changed from heavy manufacturing to light industrial and warehousing, the functions and flow of industrial use still remains a concern. The principles noted above remain an appropriate form of regulatory design.

Commercial Activity

6. To serve as the commercial and professional office center for the entire Borough.

Comment: The Borough's 2000 Reexamination Report noted a trend that has led to the conversion of one- and two-family residences to commercial and professional office uses. Many of these conversions occurred through use variance approval. The Master Plan should address this issue to ensure that any future conversions occur within the context of a comprehensive planning approach that enhances the Borough's commercial core.

7. To provide neighborhood commercial areas in proximity to residential districts. These centers should provide goods and services which are purchased on a day-to-day basis.

Comment: This remains an ongoing objective. The Borough is comprised of several residential neighborhoods, and creating neighborhood commercial areas in proximity to these residential neighborhoods is appropriate, provided such development complements the area.



8. To provide well maintained and adequate off-street parking and loading facilities.

Comment: The Zoning Board of Adjustment annual report calls for a review of the off-street parking regulations in the Borough's Zoning Ordinance. Further, the 2000 Master Plan Reexamination Report recommends amendments to the Zoning Ordinance addressing off-street parking regulations for retail stores and relief for areas consisting of undersized lots. This has not been completed as of this date.

Traffic and Transportation

9. To handle through traffic in a manner that will least adversely affect local traffic movements.

Comment: The 2000 Reexamination Report indicated that traffic studies have been conducted for Rea Avenue and Goffle Avenue. However, traffic lights at the Goffle Road, Rock Road and Braen Avenue Intersections have not been added as recommended. This remains an issue that needs to be addressed.

10. To relate the functional use of streets to their traffic handling capacity.

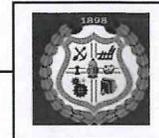
Comment: The issue of the road network carrying capacity is an on-going concern. It is recommended that a circulation element be prepared to define each street type and their traffic handling capacity.

11. To make appropriate proposals for alleviating any hazardous traffic conditions.

Comment: No traffic signals have been provided at the intersection of Rock Road, Goffle Road and Braen Avenue. Since any improvements require input from three municipalities and two counties, we encourage commencing discussion on signals at this location.

12. To encourage the use of public transportation systems.

Comment: This issue has not been affirmatively addressed to date. The Borough is considering a train station on Wagaraw Road to facilitate public transit.



Community Facilities and Services

The remaining goals of the 1968 Master Plan relate to community facilities, such as municipal departments, schools, parks, and sewer and water infrastructure. A Community Facilities Element has not been prepared by the Borough. We recommend the Borough update its Master Plan to address community facilities in a comprehensive fashion. None of the issues raised in the 1968 Master Plan have not been substantively addressed to this date.

2.3. Extent to Which There Has Been Significant Changes in the Assumptions, Policies and Objectives Forming the Basis for the Master Plan or Development Regulations as Last Revised, With Particular Regard to Specific Planning Issues and Government Policy

As part of the overall reexamination analysis, the MLUL requires an assessment of the changes that have taken place in the community since the adoption of the last master plan. There are a number of substantive changes at the state and local level that were not contemplated at the time of the preparation and adoption of the 2000 Reexamination Report which require the Borough's attention.

Changes at the Local Level

1. Population Growth. From 1970 through 2000, the Borough's population was in decline, but this pattern changed as the last two Census data sets indicate population growth. The 2010 Census provides basic population numbers, showing modest growth in the Borough over the last 10 years.

**Table 1: Rate of Population Growth, 1970-2010
Hawthorne, New Jersey**

Year	Population	Population Change	Percent Change
1970	19,173	-	
1980	18,200	-973	-5.3%
1990	17,084	-1,116	-6.1%
2000	18,218	1,134	6.6%
2010	18,791	573	3.1%

Source: Passaic County Data Book; U.S. Census 2000, 2010



2. Population Density. As shown on Table 2, the Borough's current population density is 5,293 persons per square mile, a significant reduction from its peak of 5,639 persons per square mile in 1970.

**Table 2: Population Density per Square Mile, 1950-2008*
Hawthorne, New Jersey**

Hawthorne Borough: 3.4 square miles		
Year	Population Density per Square mile	% Change
1970	5,639.1	--
1980	5,352.9	-5.1%
1990	5,024.7	-6.1%
2000	5,358.2	6.6%
2010	5,526.7	3.1%

Source: Passaic County Data Book; U.S. Census 2000, 2010

3. Age Characteristics. In 2000, the median age of Borough residents was 38.2 years of age, which is older than the Passaic County resident median age of 34.8 years. Age information is not yet available from the 2010 Census data.

**Table 3: Age Characteristics, 1990 & 2000
Hawthorne, New Jersey**

Year	1990		2000	
	Number	Percent	Number	Percent
Under 5	1,062	6.4	1,155	6.4
5-14	1,673	9.7	2,187	12.3
15-24	2,031	11.8	1,816	9.9
25-34	3,286	19.4	2,881	15.8
35-44	2,478	14.5	3,218	17.6
45-54	1,808	10.5	2,459	13.4
55-64	1,763	10.3	1,685	9.2
65-74	1,659	9.7	1,413	7.7
75+	1,324	7.7	1,404	7.7
Total	17,084	100	18,218	100

Source: 1990 & 2000 U.S. Census



4. Housing Characteristics. This section provides information on the characteristics of Hawthorne's housing stock, including unit types, number of units in structure, occupancy status, housing values and the average household size.

As shown in Table 4, 51 percent of the residential structures in Hawthorne are single family detached units. Two-family units comprise the second highest number of residential units, which constitutes 35 percent of all dwelling units. The Census data on mobile homes, which increased from zero to 24 units, is not consistent with local data.

**Table 4: Units in Structure, 1990 & 2000
Hawthorne, New Jersey**

Units in Structure	1990		2000	
	Number	Percent	Number	Percent
Single Family, detached	3,690	53.3	3,780	50.9
Single Family, attached	138	1.9	229	3.1
2	2,354	33.9	2,561	34.5
3 or 4	180	2.6	269	3.6
5 to 9	117	1.7	100	1.4
10 to 19	70	1.0	117	1.6
20 to 49	261	3.8	234	3.2
50 or more	126	1.8	105	1.4
Mobile Home	0	0	24	0.3
Total	6,936	100	7,419	100

Source: U.S. Census, 1990 & 2000

**Table 5: Housing Tenure and Occupancy, 1990 & 2000
Hawthorne, New Jersey**

Characteristics	1990		2000	
	Number	Percent	Number	Percent
Owner-occupied	4,486	63.5	4,736	63.8
Renter Occupied	2,345	33.3	2,524	34.0
Vacant Units	224	3.2	159	2.2
Total	7,055	100	7,419	100

Source: U.S. Census 1990 & 2000



**Table 6: Specified Renter-Occupied Housing Units by Rent, 1990 & 2000
Hawthorne, New Jersey**

Rent	1990		2000	
	Number	Percent	Number	Percent
Less than \$250	20	0.9	7	0.3
\$250 to \$499	210	8.9	67	2.7
\$500 to \$749	976	41.6	334	13.2
\$750 to \$999	854	36.4	1,094	43.3
\$1,000 or more	227	9.7	898	35.6
No cash rent	58	2.5	124	4.9
Total	2,345	100	2,524	100
Median Gross Rent	\$737		\$949	

Source: U.S. Census 1990 & 2000

**Table 7: Specified Owner-Occupied Housing Units by Value, 1990 & 2000
Hawthorne, New Jersey**

Value Range	1990	Value Range	2000
Less than \$75,000	17	Less than \$100,000	6
\$75,000 to \$99,999	40		
\$100,000 to \$124,999	90	\$100,000 to \$149,000	299
\$125,000 to \$149,999	232		
\$150,000 to \$174,999	725	\$150,000 to \$199,999	1,487
\$175,000 to \$199,999	838		
\$200,000 to \$249,999	707	\$200,000 to \$299,999	1,182
\$250,000 to \$299,999	289		
\$300,000 to \$399,999	258	\$300,000 to \$399,999	349
\$400,000 to \$499,999	67	\$400,000 to \$499,999	149
\$500,000 or more	18	\$500,000 to \$749,999	33
		\$750,000 to \$999,999	7
		\$1,000,000 or more	0
TOTAL	3,281	TOTAL	3,512
1990 Median Value	\$191,000	2000 Median Value	\$198,600

Source: U.S. Census 1990 & 2000

**Table 8: Average Household Size, 1980-2000
Hawthorne, New Jersey**

Year	Borough Population	Total Households	Average Household Size
1990	17,084	7,055	2.42
2000	18,218	7,419	2.46

Source: 1992 Passaic County Data Book, 2000 U.S. Census



**Table 9: Annual Household Income, 1989 & 1999
Hawthorne, New Jersey**

Income Category	1989		1999	
	Number	Percent	Number	Percent
Less than \$10,000	532	7.9	292	4.1
\$10,000 to \$14,999	406	6.0	288	3.9
\$15,000 to \$24,999	821	12.2	625	8.6
\$25,000 to \$34,999	743	10.9	730	10.0
\$35,000 to \$49,999	1,594	23.6	1,254	17.3
\$50,000 to \$74,999	1,605	23.7	1,680	23.2
\$75,000 to \$99,999	649	9.6	1,116	15.4
\$100,000 to \$149,999	311	4.6	862	11.9
\$150,000 or more	99	1.5	401	5.6
Total	6,760	100	7,248	100
Median Income	43,109		\$ 55,340	
Passaic County Median	\$37,596		\$49,210	

Source: 1990 & 2000 Census; 1992 Passaic County Data Book

5. Historical Trends in Non-Residential Development. Table 10 highlights trends in non-residential development in Hawthorne from 1998 through 2008.

**Table 10: Historical Trends in Non-Residential Development, 1998-2008
Hawthorne, New Jersey**

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Certificates of Occupancy Issued (sf)											
Office	18,888	98,214	1,400	5,953	30,955	0	193,700	0	0	27,242	0
Assembly (A3)	0	0	18,768	0	22,703	0	0	0	0	0	0
Institutional	0	0	0	0	0	0	0	0	0	0	0
Education	0	1,917	7,128	0	19,226	0	0	0	0	0	0
Storage	0	0	0	0	0	0	0	0	0	0	0
Mercantile	0	0	0	0	0	0	0	0	0	0	0
Demolition Permits Issued (#)											
Office	2	3	6	2	2	1	2	1	1	0	2
Assembly (A3)	0	0	0	0	1	0	0	0	0	0	0
Mercantile	0	0	0	0	0	0	0	0	0	0	0
Institutional	0	0	0	0	0	0	0	0	0	0	0
Education	0	0	1	0	0	0	0	0	0	0	0
Storage	0	0	0	0	0	0	0	0	0	0	0

Source: NJ DCA, The NJ Construction Reporter: <http://www.state.nj.us/dca/codes/cr/conrep.shtml>



6. Historical Trends in Residential Development. As noted on Table 11, the Borough has experienced modest residential development growth from 1998 through 2008. Most of the COs issued are attributable to the Borough's affordable housing development.

**Table 11: Historical Trends in Residential Development, 1998-2008
Hawthorne, New Jersey**

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
COs Issued	10	5	4	5	8	3	14	1	16	33	17
Demo Permits Issued	1	3	0	1	2	4	4	3	2	1	2
Net Growth	9	2	4	4	6	-1	10	-2	14	32	15

Source: NJ DCA, The NJ Construction Reporter: <http://www.state.nj.us/dca/codes/cr/conrep.shtml>

7. Employment Status. Table 12 details the employment status of residents over 16 years of age. As of 2000, approximately 68 percent of Borough residents were in the labor force.

**Table 12: Employment Status, Population Age 16 & Over, 2000
Hawthorne, New Jersey**

Employment Status	Number	Percent
In labor force	9,925	67.7
Civilian labor force	9,925	67.7
Employed	9,636	65.7
Unemployed	289	2.0
Armed Forces	0	0
Not in labor force	4,727	32.3
Total Population 16 and Over	14,652	100

Source: U.S. Census; 2000

8. Employment Characteristics. Tables 13 and 14 outline the employment characteristics of Hawthorne residents.

**Table 13: Employed Residents 16 & Over By Occupation, 1990 & 2000
Hawthorne, New Jersey**

Occupation	1990		2000	
	#	%	#	%
Management, professional, & related	2,975	32.6	3,462	35.9
Service	613	6.7	1,387	14.4
Sales and office	3,216	35.2	3,090	32.0
Farming, fishing, and forestry	49	0.5	13	0.1
Construction, extraction, & maintenance	1,199	13.3	826	8.6
Production, transportation, & material mvg	1,072	11.7	858	9.0
Total	9,124	100	9,636	100

Source: U.S. Census; 1990 & 2000



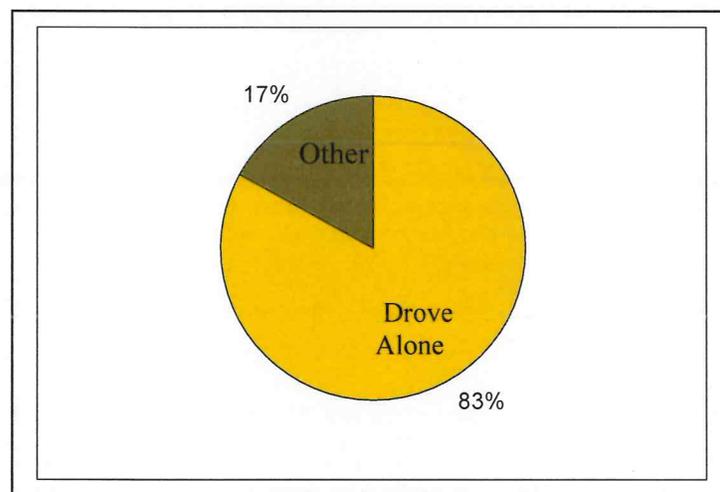
**Table 14: Employed Residents 16 & Over By Industry, 1990 & 2000
Hawthorne, New Jersey**

Industry	1990		2000	
	#	%	#	%
Agriculture, Forestry, Fisheries & Mining	105	1.6	11	0.1
Construction	723	7.9	676	7.0
Manufacturing	1,730	18.9	1,128	11.7
Transportation and warehousing	390	4.3	348	3.6
Communication & Other Public Utilities	264	2.9	120	1.2
Wholesale Trade	604	6.6	494	5.1
Retail Trade	1,366	14.8	1,184	12.3
Information	690	7.6	365	3.8
Finance, Insurance, & Real Estate	821	9.0	746	7.8
Education, health and social services	1,248	13.7	1,987	20.6
Arts, Entertainment & Recreational Svcs	118	1.3	622	6.5
Professional & Related Services	683	7.4	1,094	11.4
Public Administration	190	2.0	378	3.9
Other Services	192	2.0	483	5.0
Total	9,124	100	9,636	100

Source: U.S. Census; 1990 & 2000

9. Means of Transportation to Work. The 2000 Census data indicates that 83 percent of the Borough workers commuted alone. The remaining 17 percent used public transportation, worked from home, travelled by carpool or used other means of transit.

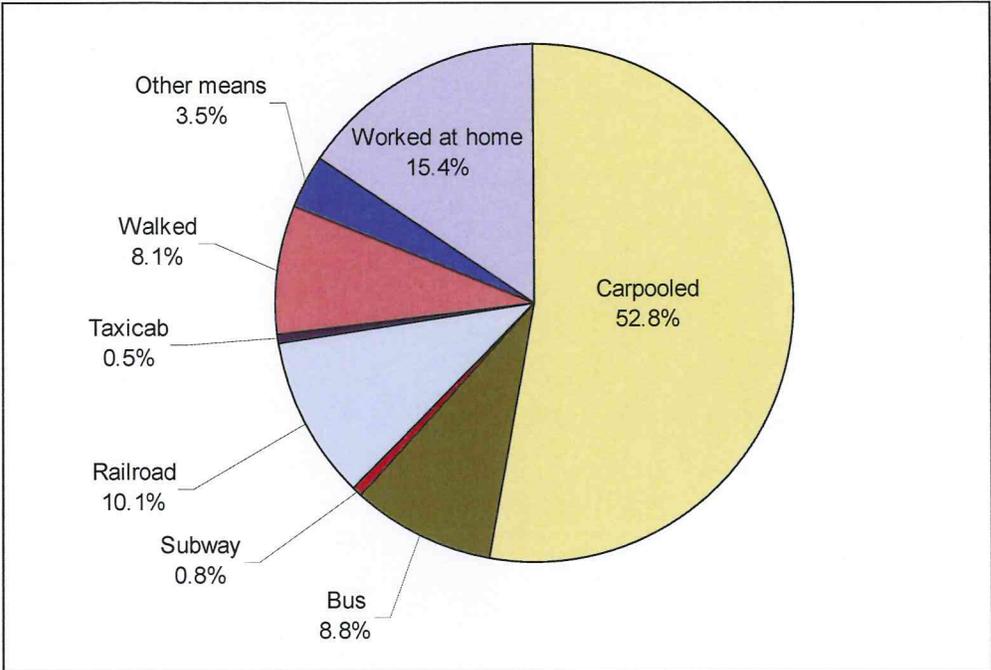
**Chart 1: Means of Transportation to Work, Workers 16 & Over, 2000
Hawthorne, New Jersey**



Source: U.S. Census, 2000



Chart 2: Means of Transportation to Work Using Modes of Transportation, Excluding Those Driving Alone, Workers 16 & Over, 2000 Hawthorne, New Jersey

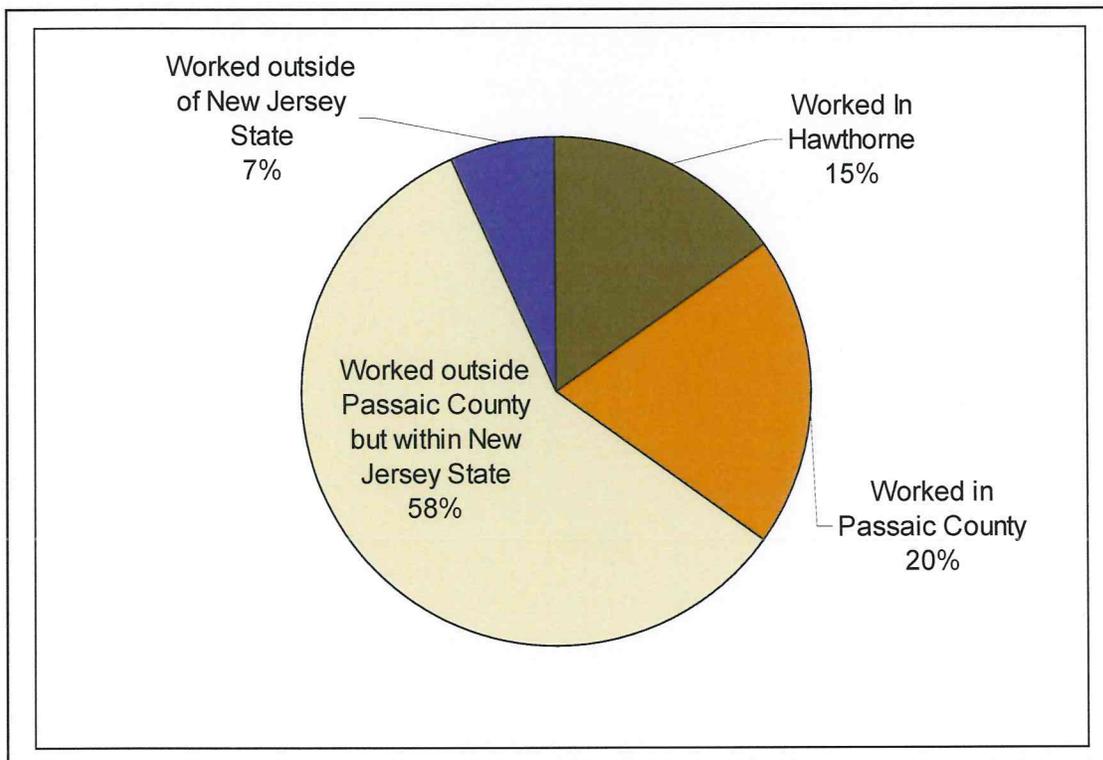


Source: U.S.Census, 2000



10. Place of Work. Approximately 58 percent of Hawthorne residents work outside of Passaic County but within the State. About 15 percent work within the Borough of Hawthorne, while 20 percent work in another Passaic County municipality. Only seven percent of the Hawthorne work force travels outside of New Jersey for employment.

**Chart 3: Place of Work, Workers 16 & Over, 2000
Hawthorne, New Jersey**



Source: U.S. Census, 2000

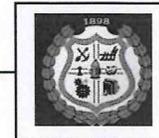


Changes at the State Level

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

Per review of the SDRP Planning Areas map, the entire Borough is located in the Metropolitan Planning Area (PA-1), which encompasses large urban centers and established suburban areas. The SDRP characterizes PA-1 as having mature settlement patterns with considerable investment in existing infrastructure that are at or approaching their life expectancy. The SDRP states that public and private investment in PA-1 should be the "principal priority" of state, regional and local planning agencies, with the intent being to direct development and redevelopment into these portions of the State. Within this framework, the recommended policy objectives for PA-1 are summarized as follows:

- Land Use: Guide new development and redevelopment in PA-1 in a manner which ensures an efficient use of remaining vacant parcels and existing infrastructure.
- Housing: Preserve the existing housing stock through a program of maintenance and rehabilitation. Provide a variety of housing choices through new development and redevelopment.
- Economic Development: Promote economic development by encouraging redevelopment, infill development, public-private partnerships, and infrastructure improvements.
- Transportation: Encourage the use of public transit and alternative modes of transportation.
- Natural Resource Conservation: Reclaim environmentally damaged sites and mitigate impacts on remaining environmental and natural resources, including wildlife habitats. Special emphasis should be on air quality, preservation of historic sites, the provision of open space and recreation.



- Recreation: Maintain existing parks and open space as well as expand system through redevelopment and additional land dedications.
- Historic Preservation: Integrate and reconcile historic preservation with new development and redevelopment efforts.
- Public Facilities and Open Space: Complete, repair or replace existing infrastructure systems to enable future development and redevelopment.
- Intergovernmental Coordination: Provide for regionalization and intergovernmental coordination of land use and development policies.

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

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

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

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



Council on Affordable Housing (COAH). In 1975 the New Jersey Supreme Court decided So. Burlington Cty. NAACP v. Borough of Mount Laurel, which concluded that every developing municipality in New Jersey has an affirmative obligation to provide for its fair share of affordable housing. In a subsequent decision in 1983, the Court acknowledged that the vast majority of municipalities in the State had ignored their constitutional obligation, and called for the State Legislature to enact legislation that would save municipalities from the burden of having the courts determine their affordable housing needs. The result was the establishment of the New Jersey Council on Affordable Housing (COAH), the state agency responsible for overseeing the manner in which the state's municipalities address their low- and moderate-income housing needs.

COAH had originally adopted in 1987 and again in 1994 a 'fair share' methodology to determine housing-need numbers for all municipalities in the state, and the adopted combined Prior Round housing-need numbers for Hawthorne indicated a 318-unit affordable housing new construction obligation. This First and Second Round 'combined' number was reduced to 71 units, inclusive of 57 new construction units and 14 rehabilitation units. A vacant land adjustment was granted as part of a Judgment of Repose received September 29, 2005.

In December 2004, COAH adopted new substantive (N.J.A.C. 5:94) and procedural (N.J.A.C. 5:95) rules to address the Third Round period. At the same time, COAH readjusted all Prior Round housing-need new construction numbers and rehabilitation numbers. On October 20, 2008, COAH issued, yet again, adjustments to its Prior Round new construction and rehabilitation numbers, with the Prior Round obligation set at 58 new construction units and the rehabilitation share at 34 units for Hawthorne. However, since the Borough received a vacant land adjustment as part of its Judgment of Repose for its Prior Round obligation, the Borough's Prior Round new construction and rehabilitation obligations were established by the Court at 57 new construction units and 14 rehabilitation units, irrespective of COAH's newly published numbers which did not reflect to Judgment of Repose.

Additionally, the Third Round rules implement a new 'growth share' approach to affordable housing, representing a significant departure from COAH's Prior Round rules in that the new rules attempt to link the production of affordable housing with actual development and projected growth. The three components to the Third Round methodology include the rehabilitation share, any remaining Prior Round obligation for the period 1987-1999, and the "Growth Share" obligation. Growth share is determined by projections of residential and non-residential growth projections for the period covering January 1, 2004 to January 1, 2018. Under this version of the substantive rules, for every four market rate residential units projected to be constructed, the municipality shall be obligated to provide one unit affordable to households of low- or moderate-income. In addition, each municipality is obligated to provide one affordable unit for every 16 newly created jobs.



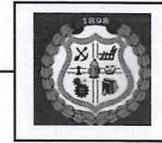
Based on estimates of need released by COAH on October 20, 2008, Hawthorne has a Third Round affordable housing obligation consisting of a 34 unit rehabilitation obligation and a 230 unit Growth Share component that is a function of projected residential and non-residential growth. COAH estimates that between 2004 and 2018 the Borough will add an additional 586 dwellings, which translates to 117 units of affordable housing, and 1,808 jobs, which translates into 113 units of affordable housing. Given the Borough's familiarity with its developed character and thus its conclusion that COAH substantially overestimates Hawthorne's residential and non-residential growth potential, the Borough hereby takes exception to COAH's projections of growth, and herein offers a more realistic analysis of the Borough's development potential.

Using development data to measure residential and non-residential growth as set forth the Third Round regulations, it is projected that Hawthorne has a Third Round growth share new construction obligation of 12 units. This is based on growth that has occurred since 2004 and the limited remaining vacant land available for development within the Borough.

Borough's 2009 Housing Element addressed these numbers as follows:

1. Rehabilitation Share: On September 29, 2005, the Borough received a Judgment of Repose designating a 14 unit rehabilitation obligation. Per COAH, the Borough has been designated a rehabilitation need of 34 units. The Judgment of Repose was based on contemporaneous windshield survey and detailed rehabilitation program instituted by the Borough and accepted by the Court Master and the Judge involved in the Judgment of Repose. The Housing Plan indicates that the Borough is to meet its 14 unit rehabilitation share through its housing rehabilitation program.
2. Prior Round Obligation (1987-1999): The 2005 Judgment of Repose established the Borough's Prior Round obligation as 57 units, as opposed to COAH's Prior Round obligation of 58 units. The Borough of Hawthorne has a certified Second Round plan, in which it addresses the obligation as follows:

Plan Component	Number of Affordable Units	Status
RCA (Lafayette Realty)	23	Complete
Inclusionary Development: Van Dyk Assisted Living (age restricted)	10 (8 units + 2 bonus)	Complete
Inclusionary Development: Westervelt Ave Alt Living	24 (12 new const + 12 bonus)	Complete
Inclusionary Development: 55 Westervelt Ave	6	Approved
Total	63 (incl 6 excess credits)	



3. Growth Share Obligation (2004-2018): As shown above, the Borough requested an adjustment to its Growth Share obligation since it has projected a Third Round Growth Share obligation of 12 units. The plan is to meet this obligation with three credits from the Van Dyke Assisted Living facility and 25 credits from special needs housing.

The Borough petitioned for substantive certification on May 5, 2009 and awaiting response from COAH.

In October 2010, the Appellate Court voided the Growth Share approach to determine housing need. In late June 2010, the Governor signed an Executive Order abolishing COAH and placing all affordable housing issues under the Department of Community Affairs. The impact of this action and the fate of affordable housing methodology by the State Supreme Court leave many unanswered questions regarding affordable housing obligations for Hawthorne and other municipalities. As of this date, no new laws or regulations related to affordable housing have been adopted.

Residential Site Improvement Standards (RSIS). RSIS establishes statewide technical standards for streets and parking, water supply, sanitary sewers and stormwater management relating to residential development. The standards are the minimum requirements for site improvements that must be adhered to by all applicants for residential subdivision and site plans before planning boards and zoning boards of adjustment. They also represent the maximum that such boards can require of an applicant. These adopted standards supersede any local standards established for these systems.

Since RSIS into effect in 1997, there have been several amendments to the standards. The changes that most significantly affect planning issues and current developments in the Borough are as follows:

1. New regulations for access streets to multi-family development have been added. The RSIS standards now include regulations for cul-de-sacs and multi-family cul-de-sacs, which differentiate between higher density developments and single-family neighborhoods.
2. The RSIS standards have been recently revised because of the changes to the stormwater regulations as required by the New Jersey Department of Environmental Protection (NJDEP). These standards require greater infiltration of stormwater, where feasible, and stormwater quality treatment through bioremediation techniques. These issues are addressed in the Municipal Stormwater Management Plan.



3. The RSIS standards have been revised to acknowledge the impacts of two-family dwellings. Trip generation and parking requirements for two-family dwellings have been added to the RSIS.

The Borough should continue to implement RSIS standards as required by statute. It should also be noted that these standards govern residential development only. Borough requirements governing non-residential development are not affected by RSIS.

2.4. Specific Changes Recommended for the Master Plan or Development Regulations, if any, Including Underlying Objectives, Policies and Standards, or Whether a New Plan or Regulation Should Be Prepared

Based on recent development applications, the following zoning ordinance amendments and changes are recommended:

1. Amendments to Zoning Ordinance: A review of the zoning regulations governing off-street parking, signage and the definition of “decks” is appropriate, and recommending decks should not be included in the impervious coverage calculation while patios should be counted. In addition a review of the bulk regulations in relation to their site size should also be considered. The Borough should review its conditional use requirements permitting retail uses in the I-1 Industrial Zoning District, specifically creating greater flexibility in the size of retail uses.
2. Adoption of Additional Master Plan Elements: To understand the existing capacity of various community facilities such as schools and open space and recreation plans and the traffic carrying capacity of major thoroughfares, Master Plan elements for community facilities, open space and recreation, and circulation should be considered.
3. Additional Recommendations: See the Land Use Plan section of this document for details concerning master plan recommendations and implementing ordinances.

2.5. Recommendations Concerning the Incorporation of Redevelopment Plans into the Land Use Plan Element and Recommended Changes in the Local Development Regulations Necessary to Effectuate the Redevelopment Plans of the Municipality.

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



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

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

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

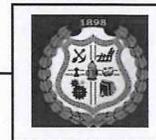
- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions;
- b. The discontinuance of the use of buildings previously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



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

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

In 2003, 55 Westervelt Avenue was designated as area in need of redevelopment. Further. In March 2005, a recommendation for designation of properties in Wagaraw Road/Goffle Road vicinity as area in need of redevelopment was undertaken. The area consisted of 33 properties along Wagaraw Road located between the Erie Lackawanna Railroad line to the east and the Wagaraw Road and Goffle Road intersection to the west. The area included a few properties along Goffle Road. The properties were mostly industrial, although a few lots were vacant.



Section 3.0: LAND USE PLAN ELEMENT

3.1. GOALS, OBJECTIVES AND POLICY STATEMENTS

The MLUL requires that all municipal master plans set forth a statement of objectives, principles, assumptions, policies and standards upon which the master plan recommendations are based. This section of the Hawthorne Land Use Plan Update sets forth the Borough's goals, objectives and supportive policy statements.

3.1.1. General Objectives

The Master Plan is predicated on the following general objectives:

1. To encourage municipal action to guide the appropriate use or development of all lands in the State, in a manner which will promote the public health, safety, morals and general welfare.
2. To secure from fire, flood, panic and other natural and man-made disasters.
3. To provide adequate light, air and open space.
4. To ensure that development in Hawthorne does not conflict with the development and general welfare of neighboring municipalities, Passaic County, and the State as a whole.
5. To promote establishment of appropriate population densities and concentrations that will contribute to well being of persons, neighborhoods, communities and regions and preservation of the environment.
6. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.
7. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens.
8. To encourage the location and design of transportation routes that will promote the free flow of traffic while discouraging the location of such facilities and routes which will result in congestion and blight.



9. To promote a desirable visual environment through creative development techniques and good civic design and arrangements.
10. To promote conservation of historic sites and districts, open space, energy resources and valuable natural resources, and to prevent urban sprawl and degradation of the environment through improper use of land.
11. To encourage planned unit developments that incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development of the particular site.
12. To encourage senior citizen community housing construction.
13. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more effective use of land.
14. To promote utilization of renewable energy sources.
15. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.

3.1.2. Goals and Policies

The Master Plan's residential and non-residential goals and planning policies are as follows:

Goal 1: To maintain and enhance the existing areas of stability in the community; to encourage a land use pattern which establishes areas which have their own uniform development characteristics. A principal goal of this plan is to preserve and protect the residential character and existing density of the community, and reinforce the Borough's established commercial and industrial areas.

Policy: The Borough recognizes that one of its most significant attributes is its residential neighborhoods and central business district. The Master Plan land use recommendations are designed to protect and reinforce the established commercial core, the Borough's residential neighborhood development patterns, and permit attached residential development only in those areas specified in the plan and preclude them from other areas, prohibit incompatible land use arrangements and reinforce the intensities of use recommended in this plan.



Goal 2: To provide a variety of housing types, densities and balanced housing supply, in appropriate locations, to serve the Borough.

Policy: The Borough contains a broad and varied housing stock consisting of detached dwellings, townhouses and multi-family units. This plan is designed to acknowledge the variety of housing types in the community, and only accommodate any more change where it is recommended in this plan.

Goal 3: To preserve and maintain the existing high quality of one- and two-family homes.

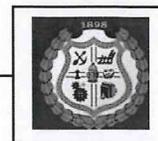
Policy: The Borough recognizes that its rehabilitation plan has served to improve housing conditions for over 150 households in the Borough, and the Borough policy is to continue this program as a means to preserve and maintain the quality of housing in the community.

Goal 4: To encourage and provide buffer zones to separate incompatible land uses.

Policy: The Borough recognizes the need to reinforce the delineation of boundaries separating residential and non-residential uses. Appropriate buffer/screening devices are to be encouraged to separate incompatible land uses in order to minimize adverse impacts on residential and other properties. This should be accomplished primarily within the framework of appropriate open space buffer widths containing suitable planting elements (incorporating such elements as multiple rows of plant material, planting clusters, etc. as a means to provide suitable buffer protection), with supplemental aesthetically pleasing fencing when appropriate.

Goal 5: To ensure that any prospective development is responsive to the Borough's environmental features, and can be accommodated while preserving these physical characteristics.

Policy: The Borough seeks to limit development to that which is sensitive to Hawthorne's particular physical characteristics, and preserve the Borough's sensitive environmental features. In particular, the Borough seeks to limit development to that which preserves steep slopes, wetlands, and flood plains, and retains existing vegetation.



Goal 6: To preserve and enhance the Borough's commercial areas by defining their functional role in the community.

Policy: The Borough encourages the continued development/redevelopment of Hawthorne's business districts for retail and service commercial uses serving the daily needs of the area's resident population. Several former industrial land uses along Goffle Road and Wagaraw Road are being converted into commercial uses. Consequently, it is the Borough's policy to encourage redevelopment of these areas and promote appropriate levels of commercial development.

The Borough's commercial areas should be enhanced through appropriate facade improvements, off-street parking design standards, signage, and other streetscape elements. The Borough should actively seek State and County funds earmarked for commercial revitalization. In the Borough's Central Business District, the adoption of design regulations to promote its "Main Street" appeal should be considered. Among the design regulations include building, parking, landscaping and signage elements, as well as pedestrian-oriented designs. Such improvements reinforce the Central Business District as a gathering place for residents and the conduct of commerce.

Goal 7: Enhance the provision of parking serving the business areas.

Policy: The Borough should undertake an analysis of the Central Business District to determine parking needs.

Goal 8: To promote the redevelopment and adaptive re-use of former industrial buildings and sites.

Policy: The Borough has experienced a number of former industrial sites redevelop over the past two decades with new non-industrial uses. The Borough encourages the continued redevelopment and/or adaptive re-use of obsolete or vacant industrial buildings and sites. Shopping center and single retail uses are permitted conditional uses in the I-1 Industrial District, encouraging a range of retail and commercial uses consistent with the conditional use guidelines for the I-1 Industrial District.

The Borough policy is to actively utilize State legislation such as the Local Housing and Redevelopment Law to enable a comprehensive approach to redevelopment while providing the economic incentives to facilitate growth and development within Hawthorne.



Goal 9: To address traffic and pedestrian circulation issues on a local and regional scale.

Policy: The Borough recognizes that the existing circulation system incorporates some deficiencies that serve to impede traffic flow. These include the fact that four major roadways traverse Hawthorne bringing high volumes of traffic to local roadways such as Lafayette Avenue, Goffle Road and Wagaraw Road. The intent of this plan is to improve the flow and safety of traffic within the Borough for vehicles, bicyclists, and pedestrians. However, the Borough also notes that substantive road widening that would create additional travel lanes along entire lengths of roadway would have a negative impact on the community's developed character.

A safe and well planned pedestrian system facilitates movement between areas of the community. Requirements for pedestrian crosswalks, sidewalks and landscape improvements should be implemented as part of the development application process.

Goal 10: To promote the use of mass transit for Borough residents and commuters.

Policy: Hawthorne is on the New Jersey Transit Main-Bergen County Line, which provides service between Port Jervis, New York and Hoboken Terminal, with connections at Secaucus Junction to other New Jersey Transit lines. The New York Susquehanna and Western Line (NYS&W) is planned for passenger service with three stops in Hawthorne. This line, which runs through the center of the Borough parallel to Grand Avenue, is planned to connect with the Main-Bergen County Line via the Hawthorne Intermodal Transportation Hub. Both lines offer excellent commuter opportunities for residents of the Borough with excellent access to major northern New Jersey employment centers and New York City.

In addition, bus service is provided by the New Jersey Transit #722 Route which stops at the intersection of Diamond Bridge and Lafayette Avenues and continues to Paramus.

The Borough seeks to encourage the use of mass transit by promoting transit oriented developments along stations for commuters and residents and to encourage the use of mass transit by promoting the provision of modern bus shelters along commuter bus lines. This can also enhance the streetscape along these routes.



Goal 11: To adopt a stormwater management plan consistent with the regulations of the New Jersey Department of Environmental Protection and the New Jersey Municipal Land Use Law, in order to adequately address stormwater runoff impacts from development.

Policy: Regulations set forth by the New Jersey Department of Environmental Protection require that municipalities include a municipal Stormwater management plan as part of its master plan and official map. The Borough of Hawthorne has adopted a Stormwater Management Plan and ordinances necessary in order to implement such a plan.

Goal 12: To support the overall philosophy of the State Development and Redevelopment Plan (SDRP) as a means of providing growth management on a state-wide basis while retaining the principles of home-rule.

Policy: The Borough maintains that the general intent of the SDRP, to manage growth within the framework of an assessment of needs and infrastructure capabilities, and the SDRP's specific planning area designation for Hawthorne, represents a reasonable approach to growth management.



3.2. LAND USE PLAN

The Borough of Hawthorne Land Use Plan identifies the location, intensity of land development for various types of residential, commercial, industrial, recreational, public, semi-public, and other land uses. These land use categories and location are depicted on the Land Use Plan Map included in this document.

The Land Use Plan serves as a guide for future Borough development in accordance with the provisions of the MLUL, in a manner which protects the public health, safety and general welfare. The Land Use Plan is designed to support recommended revisions and the underlying findings of the Borough's Zoning Ordinance.

There are 13 land use categories included in the Plan. Although they are not substantially different from the Borough's prior Master Plan designations, some modifications are suggested. The land use categories are described as follows:

Residential Land Uses

1. Low Density Single Family Residential

The low density residential land use category recommends detached single family housing at a maximum density of 2.32 dwelling units per acre. Located in the northwestern section of the Borough, these areas are located in the R-1 Residential Zone. Although single-family residential uses are the primary intended use of this category, public uses and home occupations are also permitted uses.

2. Moderate Density Single Family Residential

The moderate density residential land use category recommends development of detached single family housing at a maximum density of nine dwelling units to the acre, consistent with the existing development pattern. Parcels designated for moderate density single-family residential uses are located in three areas of the Borough: 1) in the northern portion of the Borough, north of State Route 208; 2) on the western side of Goffle Road, south of Route 208, and, 3) near the Central Business District, north of Diamond Bridge Avenue. This area is created specifically for single family detached housing at a higher density than the low density residential, with a proposed minimum lot area of 5,000 square feet. This area is in the R-1 Residential Zone, but does not conform to the R-1 zone regulation standards, leading to our recommendation to create a new zoning district.



3. **Two-Family Residential**

The two-family residential land use category coincides with the R-2 Residential Zones. This land use category recommends two-family dwellings with a minimum lot area of 6,500 square feet. Detached single family dwellings are recommended with a minimum lot area of 6,000 square feet.

4. **Medium Density Multi-Family Residential**

This land use category includes areas in the Borough designated for attached multifamily specifically garden apartments, specifically the R-4 Residential Zone. There are only two areas within the Borough where this land use category is noted. One is located east of Goffle Road, north of Route 208 on Rock Road and the other is located west of Goffle Road, north of Route 208 on Lafayette Avenue. Multi-family residential use is recommended at a maximum density of 14 dwelling units per acre.

5. **High Density Multi-Family Residential**

The high density multi-family residential land use category recommends the highest density of residential land use in the Borough, inclusive of the R-3 Zone which permits multi-family attached housing. These parcels are mostly located along the center of the town near the commercial areas. The purpose of this land use category is to provide a variety of housing opportunities and encourage mixed use development close to commercial areas. The recommended maximum density is 24 dwelling units per acre.

6. **Planned Unit Development**

Located in the southern portion of the Borough, west of Goffle Road, this land use category encourages a planned unit development in conformance with the R-5 Zone requirements. The R-5 Zone permits residential units, either single family detached, semi attached, or clustered dwelling units at a maximum density of 2.5 dwelling units per acre. Townhouses are permitted at a maximum density of 10 dwelling units per acre. Common open space equal to 25 percent of the total tract area, excluding roadways, right of ways and easements, is required as part of a planned unit development.



Non-Residential Land Uses

The non-residential land use categories identify the areas where a variety of non-residential development is recommended. There are six non-residential land use categories: Neighborhood Commercial, Central Business District, Limited Business, Professional Office, Research and Restricted Offices and Industrial. Each of these land use classification is outlined as follows:

1. Neighborhood Commercial

The neighborhood commercial land use category consists of small retail and service commercial establishments and professional office uses serving the local neighborhoods, consistent with the B-1 Neighborhood Commercial Zone in the Borough. These commercial areas are characterized by small lot developments with modest sized buildings that are readily accessible to surrounding neighborhoods. To encourage more mixed use development, residential uses are encouraged above the ground floor commercial uses.

2. Central Business

The Central Business land use category is centered on Diamond Bridge Avenue between Lafayette Avenue and Grand Avenue and extends approximately one block in each direction. This land use category creates a central core in the Borough to establish and promote a visual identity, stimulate economic redevelopment and create a more visually unified streetscape to encourage pedestrian friendly development. This category coincides with the B-2 Central Business Zone, which permits uses similar to the B-1 Neighborhood Commercial Zone including mixed use development. It is recommended that the existing use and bulk standards of the zone be amended to provide incentives that encourage the creation of a vibrant mixed use core.

3. Limited Business

The Limited Business land use category is intended to encourage adaptive reuse of industrial sites and to promote commercial activities to stimulate economic growth in this area. This category is located in two areas in the Borough. One is located north of Route 208, approximately one block on both sides of Goffle Road; the other area is located in the southwestern portion of the Borough along Goffle Road and Wagaraw Road. Among the wide variety of uses encouraged include, but is not limited to, broad based retail, personal service establishments, restaurants, banks and offices.

The objective of the plan is to encourage site design which enhances the character of regional shopping corridors, including design criteria which provides for integrated parking, circulation, access, etc.



This land use category encourages both single occupancy and multi-use buildings. In order to reduce the visual impact of large building masses and their associated parking, it is recommended that the Borough require such buildings to have variegated facades, sloped roofs, and their parking lots incorporate substantive landscape amenity and perimeter plant material.

4. **Professional Office**

The Professional Office land use category encourages a variety of professional and business offices within the Borough. It is located in the central core of the Borough, along Lafayette Avenue, around the neighborhood commercial and central business zone in order to stimulate the economic growth. This category coincides with the O-1 Professional Institutional zone. Although encouraging office uses is the primary purpose of this category the current development pattern/uses do not coincide with this zone. To be consistent with the current development pattern and that of the surrounding areas it is recommended that a mixed use development be encouraged. It is recommended that the existing use and bulk standards of the zone be amended to provide incentives that encourage the creation of a vibrant mixed use core. Further, to encourage the mixed use development pattern current uses or structures conforming to O-1 zone should be continued as permitted use and may not be deemed non-conforming.

5. **Research and Restricted Office**

The research and restricted office category, which coincides with the O-2 Research and Restricted Office Zone, includes the Borough's existing larger office campuses that incorporate into their design expansive green space, limited ingress/egress points, and campus-like atmosphere. The category applies to one site located on Route 208 in the northern portion of the Borough.

6. **Industrial**

This land use category is located in two main areas of the Borough, one in the northeastern portion of the Borough along the Susquehanna Railroad and the other is located in the southern portion of the Borough along Wagaraw Road. This land use category promotes research and development, manufacturing, processing, fabricating, warehousing and storage uses. It is recommended that light industrial uses be also permitted in this zone so as to adapt to the ever changing type of industrial development.



Although industrial use is the main intention of the category, shopping center and single retail users are also permitted conditional uses based on site and location conditions. Such facilities are intended to provide floor area flexibility, with anchor stores of shopping centers ranging from 30,000 square feet to 100,000 square feet. This floor area range provides opportunity for a variety of retail anchor stores to address local and regional retail needs. Smaller retail floor areas are encouraged at shopping centers to permit retail or personal service establishments, restaurants intended to service patrons within their respective building units, offices and banks.

Recreation Land Uses

Recreation/Conservation Zone

The Recreation/Conservation land use category applies to those areas devoted to open space conservation and recreational uses. The purpose of this category is to identify existing public areas for conservation and recreation and limit any activities that might adversely affect the environment.

3.3. Recommended Amendments to Zoning Map

In order to implement the Land Use Plan and other recommendations outlined in this Reexamination Report, a new zoning map should be adopted. The recommended zoning map is included at the end of this document. The following summary outlines the amendments that are indicated on the new map.

1. A new R-1.5 Residential One-Family Zone is recommended for parcels in the R-1 Zone that do not meet the minimum lot area requirements of the existing R-1 Residential One Family Zone.
2. Block 287 Lots 3 and 38 should be changed from the existing R-1 Zone to R-4 Zone.
3. Block 281.02 Lots 6, 6.01, 7, 7.01, 8, 9, 10, 10.01, 11, 11.01, 12, 13, 13.01, 14, 14.01, 15, 15.01, 16, 17, 18, 18.01, 18.02, 18.03, 19.04 & 19.05 should be changed from their respective existing zones to proposed R-1.5 Zone.
4. Existing I-1 and I-2 zoned properties along Route 208 should be changed to the proposed LB Limited Business Zone.



5. Block 1 Lots 1-4, Block 2 Lots 1, 1.01, 2-7, 7.01, 8, 10-23 and Block 8 Lots 2-5, 5.01, 6, 6.01, 7.01, 7.02, 7.03, 8.03 and 8.04 should be changed from the existing I-1 Zone to the R-2 Zone.
6. Block 47 Lot 14 should be changed from its existing I-1 Zone to the R-3 Zone.
7. Block 34 Lot 1, 1.01, 2, 3, 4, 5, 10, 11, 12, 13, 14, 14.01 and 15 should be changed from their respective existing zones to the R-2 Zone.
8. Block 16 Lots 1-6, Block 15 Lots 4-13, Block 1-10.01 and Lots 38, 39 should be changed from their respective existing zone to the R-2 Zone.
9. Properties along Goffle Road and Wagaraw Road should be changed to the proposed LB Limited Business Zone.
10. Block 7 Lots 1-19 should be changed from the existing R-2 Zone to the R-3 Zone.
11. Properties along Lafayette Ave in existing O-1 zone should be changed from the B-1 zone.

3.4. Recommended Zoning Ordinance Amendments

1. Area and Bulk Regulations: As noted in the Master Plan Reexamination Report, a review of the area and bulk standards for all residential districts in conjunction with the existing development patterns should be done to ensure that the regulations are promoting new construction that is in keeping with the scale and character of the Borough's neighborhoods. Further, as recommended in the Land Use Plan, a detailed review and modification to the existing regulations or the creation of new regulations may be necessary in order to protect existing neighborhoods from over development and new development that is not complementary to the existing development pattern. This is especially true in case of overly large residential dwellings, including duplexes noted in the R-2 zone. Given the continued development of residential neighborhoods with structures that are not consistent with the surrounding development pattern, it is recommended that the Borough review area and bulk regulations, specifically the floor area ratio regulation to make necessary adjustments. The institution of a volume ratio regulation instead of the floor area regulation may be appropriate. This planning analysis should be completed on a zone by zone basis.



2. Definition of Decks: The Zoning Ordinance does not include the definition of decks, which should be added to the definitions section of the Zoning Ordinance. Regarding impervious coverage calculation, we recommend the surface area of decks is not counted. Unlike patios, decks are raised and usually built over unpaved areas. Since most decks are made of wood, any water would fall between the boards and be absorbed in the unpaved surface below.
3. Off-Street Parking Regulations: The existing off-street parking regulations do not adequately address many current land uses in a realistic manner. A thorough study of the parking regulations and update is recommended.
4. Signage Regulations: The Borough should review its signage regulations and amend them to be consistent with current standards.
5. I-1 Industrial District Shopping Center Regulations: The Borough should permit anchor stores to have a floor area ranging from 30,000 square feet to 100,000 square feet. The percentage minimum and maximum ranges for retail, restaurant and office or bank uses should be removed. Each of these changes would provide the Borough and potential developers an opportunity to have maximum flexibility for development and addressing the goal of reclaiming former industrial facilities in the Borough on and along Wagaraw Road.
6. Age-Restricted Residential Development. The Borough should amend its Zoning Ordinance to permit age-restricted residential development on parcels adjacent to the railroad right-of-way between Diamond Bridge Avenue and Warburton Avenue in the downtown area. This location would benefit residents in this age bracket, providing retail and service uses in close proximity, while downtown merchants and services gain more nearby residents as a potential customer base.

3.5. Relationships to other plans

3.5.1. New Jersey State Development and Redevelopment Plan

The State Development and Redevelopment Plan (SDRP), adopted on March 1, 2001, serves as a blueprint for future development and redevelopment on a statewide basis. The Plan's main objective is to guide future development and redevelopment to ensure the most efficient use of existing infrastructure systems, and to maintain the capacities of infrastructure, environment, natural resources, fiscal and economic and other systems. Generally, the Plan attempts to curb development in rural areas and in those parts of the State where development has only recently begun, encourage new development along transportation corridors, in older cities and in suburbs that have the



necessary infrastructure to accommodate it, and concentrate development in rural areas around selected centers. While the Plan does not take power away from planning and zoning at the municipal level, the State will use the plan as a guide for decisions regarding funding for infrastructure improvements.

Hawthorne falls within the Metropolitan Planning Area (PA-1) category. Municipalities in the Metropolitan Planning Area have the following characteristics: they are predominantly developed with little available vacant land; have an aging infrastructure; they recognize that re-development will be the predominant form of growth and they understand that certain municipal services and systems need to be regionalized. The Plan recommends that there be both public and private investment/reinvestment in the Metropolitan Planning Area and that growth and redevelopment be promoted in these communities. The Plan encourages both development and redevelopment in order to take advantage of the benefits of areas within the Metropolitan Planning Area which have an existing development pattern, extensive public transportation system, and access to regional markets.

All New Jersey governments and agencies thereof, are encouraged to review their plans with the goal to bring them into consistency with the strategies, objectives and policies of the State Plan. The following is a summary of the major land use policy objectives for Metropolitan Planning Areas, which are as follows:

1. Land Use: Guide new development and redevelopment as to ensure efficient and beneficial utilization of scarce land while capitalizing on inherent public facility and service efficiencies created by the concentrated development patterns.
2. Housing: Preserve the existing housing stock through maintenance and rehabilitation and provide a variety of housing choices through development and redevelopment.
3. Economic Development: Promote economic development efforts such as infill and land assembly, public/private partnerships and infrastructure improvements.

3.5.2. Passaic County Master Plan

Passaic County adopted a Master Plan in 1988, inclusive of a Land Use Plan and Housing Element. The Land Use Plan element addressed the following areas: Balanced Development, Concentrate Development and Conserve Critical Lands, Housing, Business and Industry and Facilities and Services. The Plan also included the land use plan map which complies with the Borough of Hawthorne land use plan map. A review of the County development goals and policies reveals the Plan is generally consistent with the Borough's policies.



3.5.3 Master Plans of Adjacent Municipalities

The MLUL requires that a master plan review the master plans of its surrounding communities as well as any pertinent County and State Plans. Section 40:55d-28(d) of the New Jersey Municipal Land Use Law requires that: "The master plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality as developed in the master plan to (1) the master plan of contiguous municipalities, (2) the master plan of the county in which the municipality is located and (3) any comprehensive guide plan pursuant to section 15 of P.L. 1961,c.46 (c 13:1B-15.52) State Land Use Plan."

Borough of North Haledon

North Haledon, a predominantly residential community, is located along the western border of the Borough. Per the 2004 North Haledon Land Use Plan, the areas along the Hawthorne border are designated for single-family residential development, with a portion for high density multi-family residential uses. This is consistent with Hawthorne land use plan designations. The 2004 North Haledon Master Plan seeks encourages preservation of the existing single-family residential character.

Borough of Prospect Park

Prospect Park is located along the southwestern border of Hawthorne. The adjoining area in Prospect Park is designated as Recreational and Residential land use per its 2009 Land Use Plan, consistent with Hawthorne's residential land use designation.

City of Paterson

Separated from Hawthorne by the Passaic River, the Paterson parcels along the river are primarily designated for industrial use, which coincides with the Borough of Hawthorne designation. Similar to Hawthorne, Paterson is also considering redevelopment and adaptive reuse of former industrial sites as mixed use commercial development, which would be compatible to surrounding areas.



Borough of Fair Lawn

Fair Lawn is adjacent to the southeastern boundary of Hawthorne. This area in Fair Lawn is designated as commercial per its 1992 Land Use Plan and is in the B-2 Zone, which permits commercial development. This is consistent with the neighborhood commercial designation for this section of Hawthorne.

Borough of Glen Rock

Glen Rock lies along the eastern border of the Borough of Hawthorne. While most of the area in Glen Rock along the Hawthorne border is designated for residential land use, a portion of the properties are designated for commercial use, which coincides with the Borough of Hawthorne land use designation.

Village of Ridgewood

Ridgewood lies along the northeastern border of Hawthorne. This area of Ridgewood is mostly designated as single family residential with a portion designated as business and parks. In Hawthorne, the area adjoining the Ridgewood border is mostly designated as single-family residential, with a portion designated as two-family residential. Although this is not directly compatible with Ridgewood land use designation, the existing pattern of development in Ridgewood and the street pattern in Hawthorne minimize any significant differences in these land use areas.

Township of Wyckoff

Hawthorne shares its northwestern boundary with the Township of Wyckoff. Most of the area adjoining this border is designated for residential use, but a small portion east of Route 208 is designated as semi public buildings, which coincides with the existing development in Hawthorne. The Wyckoff 2004 Master Plan Reexamination Report includes as a goal to retain the existing residential character of the community while providing for additional housing within existing neighborhoods. This goal is consistent with the Borough of Hawthorne planning goals.

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Project Title
**Master Plan
 Re-examination Report
 & Land Use Plan**
 BOROUGH OF HAWTHORNE
 PASSAIC COUNTY,
 NEW JERSEY

**Proposed Zoning
 Changes**

- B-1
- R-2
- R-3
- LB
- R-4
- R-1.5

Change Area No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

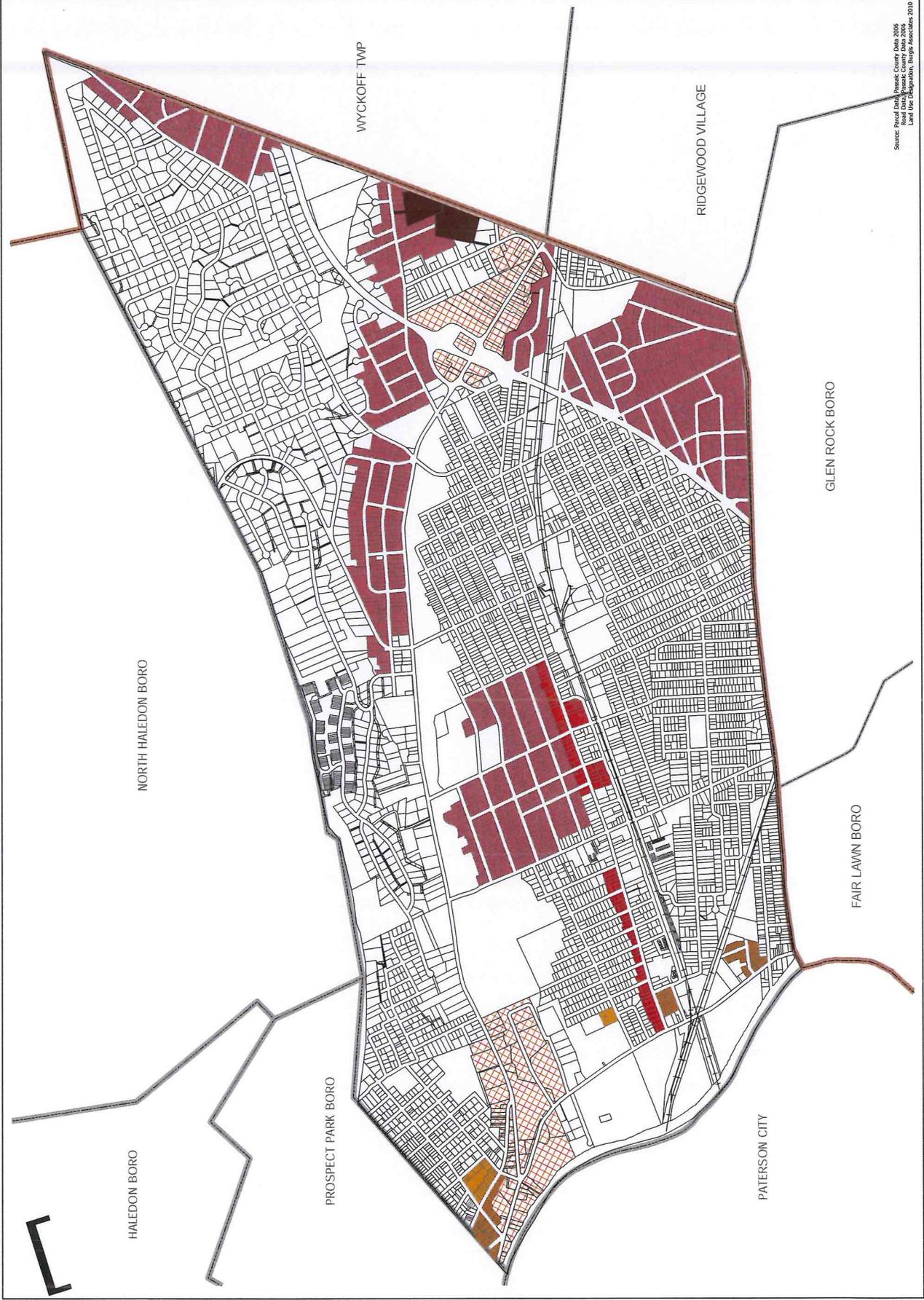
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**Proposed Zoning
 Changes Map**

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Project No. 2001.04
 Sheet No. 4 of 4
 Date 07/27/01
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 File Name 0201.04.01

Project No. 2001.04
 Sheet No. 4 of 4
 Date 07/27/01
 Checked MA
 Drawn MA
 File Name 0201.04.01

Source: Parcel Data, Passaic County Data 2006
 Road Data, Passaic County Data 2006
 Land Use Designation, Burge Associates, 2010



NORTH HALEDON BORO
 WYCKOFF TWP
 RIDGEWOOD VILLAGE
 FAIR LAWN BORO
 PATERSON CITY
 GLEN ROCK BORO

Existing Zone

	R-1
	R-2
	R-3
	R-4
	R-5
	B-1
	B-2
	I-1
	I-2
	O-1
	O-2

Passaic County Boundary

Date	Description	Drawn	Checked	By

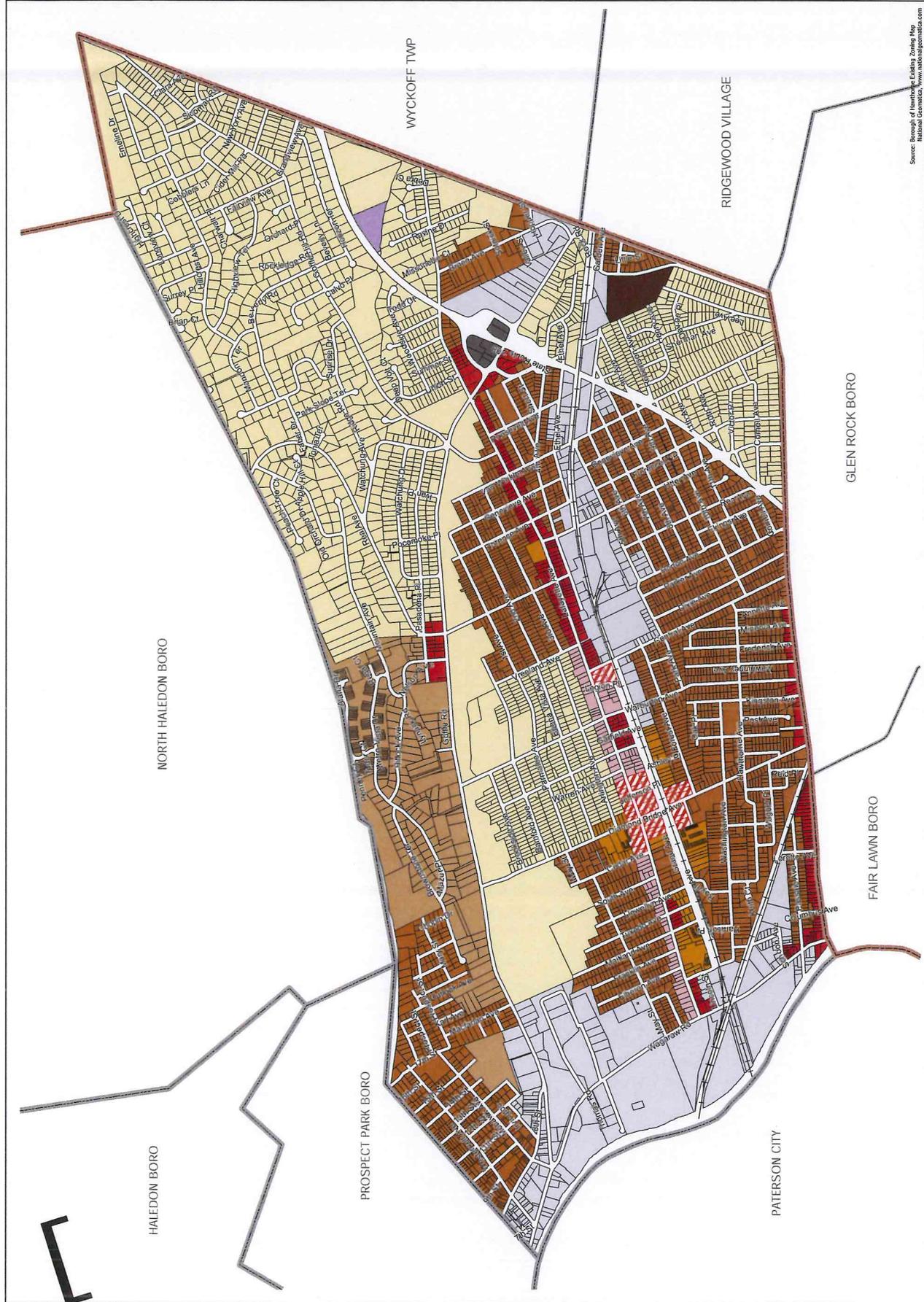
Existing Zone Map

Graphic Scale
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JOSEPH H. BURGIS AICP
 PROFESSIONAL PLANNER
 NEW JERSEY P.L.C. NO. 3405

Project No.	2009.04
Sheet No.	2 of 4
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File Name	2009.04ZM

Drawn By: _____
 Date: _____



Source: Borough of Hawthorne Existing Zoning Map
 National Geomatics, www.nationalgeomatics.com

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Project Title
Master Plan
Re-examination Report
& Land Use Plan
 BOROUGH OF HAWTHORNE
 PASSAIC COUNTY, NEW JERSEY

Existing Land Use Designations

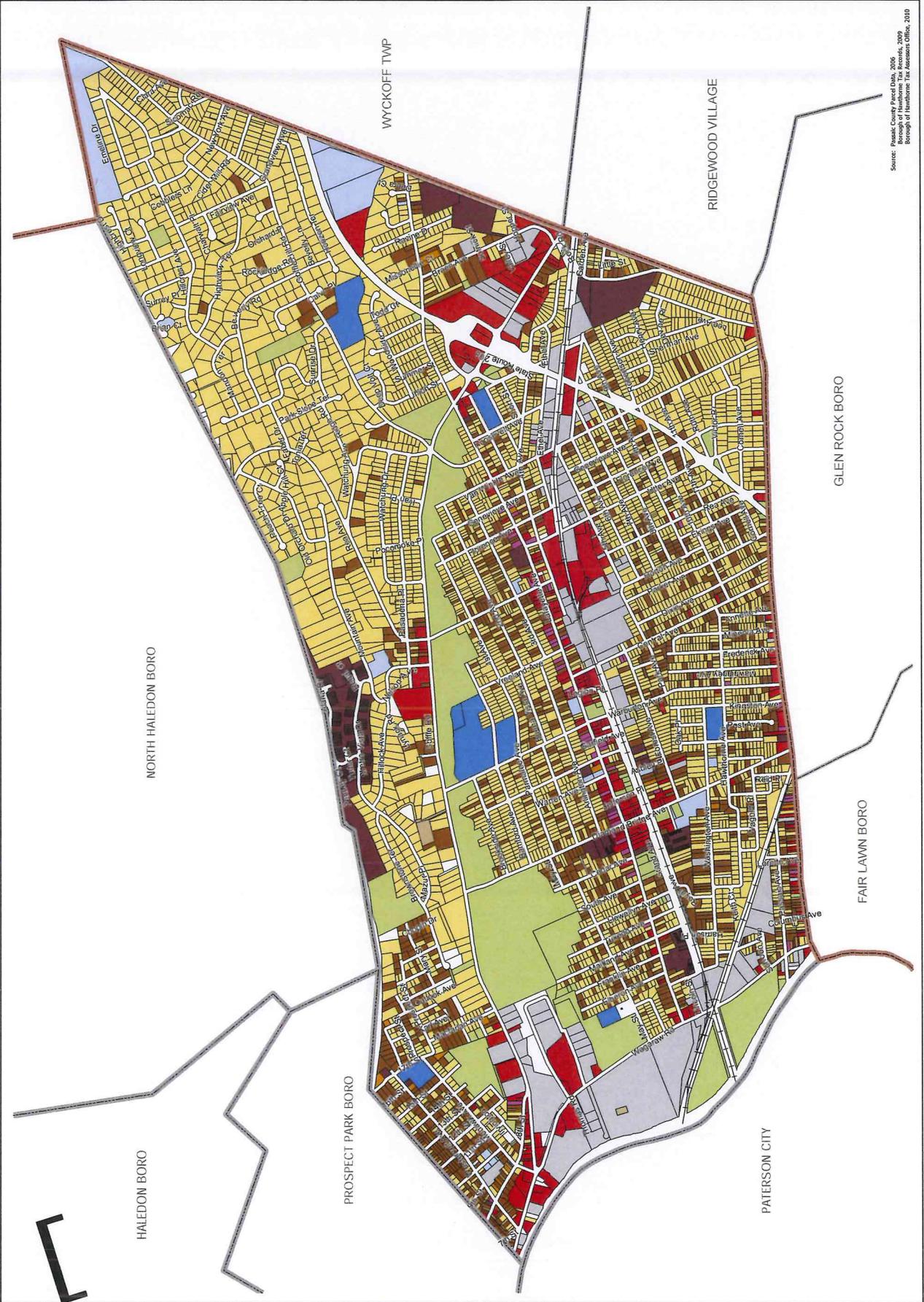
- Vacant
- Single Family Residential
- Two family Residential
- Three Family Residential
- Multi-family Residential
- Commercial
- Industrial
- Charitable
- Public Property
- Mixed Use
- School
- Cemetery
- Passaic County Boundary

Box #	Description	Color	Code

Existing Land Use Map
 Map Title

Graphic Scale
 1,000 500 0 Feet

JOSEPH H. BURGIS AICP PROFESSIONAL PLANNER NEW JERSEY, LIC. NO. 3435	
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Sheet No.	1 of 4
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Source: Passaic County Parcel Data, 2016
 Borough of Hawthorne, New Jersey
 Department of Planning and Economic Development
 Planning and Economic Development Office, 2010