

REPORT OF REEXAMINATION OF THE MASTER PLAN

OF

THE BOROUGH OF HAWTHORNE

PASSAIC COUNTY, NEW JERSEY

PREPARED BY THE PLANNING BOARD OF THE  
BOROUGH OF HAWTHORNE, N.J.

AUGUST 16, 1988

## REPORT OF THE PLANNING BOARD

### A. THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN HAWTHORNE AT THE TIME OF THE LAST REVISION OR REEXAMINATION.

The Master Plan adopted by the Borough of Hawthorne was accomplished in 1968 and this was followed by a REEXAMINATION in October, 1978 and the latest REEXAMINATION of August 3, 1982.

The prior Plans stated that in 1968 the Borough was substantially developed with less than 20% of the land area vacant and undeveloped. By 1978, it was reported that only an additional 10% had been developed and cited that this development had followed previous development patterns so that there was a balance between commercial, industrial and residential uses. At that time multi-family residential development slightly increased in proportion to the overall housing so that the "residential" character of the Borough had not changed during that period. ( 1968-1978 ).

Industrial uses were, in many cases, combined with residential uses. This continues down to the present. Also the problems of traffic flow along the Borough's main roads/streets continues with the most notable being Lafayette Avenue.

The last reexamination in 1982 made mention of the fact that what were one and two family homes, along Lafayette Avenue primarily, were converted into office and commercial uses as well and that the conversions attempted to follow and blend into the neighborhood scheme.

### B. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO SUCH DATE.

In general, conversions of one and two family residences into B-1 Neighborhood Business uses has continued. Typical of these would be conversions into legal offices, accounting firms, small gift shops, medical buildings and the like.

In other cases residences have been demolished and in their place modern buildings were erected to accomodate stores of a retail nature with apartments above them. This same type of development took place in other areas with similar type buildings being erected for the same type use. Some of these businesses of a retail nature provide services that were not available beforehand.

Along Lafayette Avenue a building is being erected to be used as a Branch Office of a Banking Institution and in one case an empty gasoline service station is being completely rebuilt and is a credit to the neighborhood. The area also has small neighborhood resturants and pizza establishments. A former large chain grocery store no longer occupied its building and this was converted into a Rite-Aid Drug store and a Quick Mart. These again blend into the character of the neighborhood.

This indicates a new trend, ie: demolishing the old to fit new concepts, yet at the same time, residences are still being converted as mentioned above.

As concerns Residential Uses, the Borough saw the construction of a complex in the mountain area west of Goffle Road. This Planned Unit Development has 123 Townhouses and 86 single family dwellings. A second Planned Unit Development is under study at the present time. Under proper supervision development in these so called "Hard Areas" can be accomplished without substantially conflicting with the character of the Borough.

On Royal Avenue an R-3 Apartment-Medium density complex will be under construction having 45 one-bedroom units and 5 two bedroom units for a total of 50 units.

On May Street a developer purchased Franklin School from the Board of Education and converted it so as to provide 25 dwelling units.

The sum total of this implies that the population of the Borough will increase.

This reexamination and report would be remiss if it did not indicate that there still are pockets of combined residential and industrial uses.

C. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN.

There has been a change in the character and nature of Hawthorne in both its structural appearance and its public facilities. One can only wait to see if owners of condominiums blend with the overall nature of Hawthorne since they are small communities within themselves.

Hawthorne is and always will be a community made up of its residents and this communal involvement is what makes it what it is-a friendly community.

Most of the assumptions, policies and objectives exist as they did at the time the Master Plan was adopted. Zoning changes and other controls should be used to correct or minimize problems that may exist.

D. SPECIFIC CHANGES RECOMMENDED FOR THE PLAN AND REGULATIONS.

Consideration should be given to changing Zone Designations to conform to the actual uses, such as:

a)-At present the area between Goffle Road and North 8th Street from Mohawk Avenue to Prescott Avenue is zoned I-1 Industrial. While commercial development along Goffle Road is as expected, the remainder of the area has retained its existing R-2 Residential use. Therefore a proposed change to R-2 Residential for this area except for the strip along Goffle Road is recommended.

b)-Some amendments to the Zoning Ordinance such as controls on height of shrubbery on corner intersections; parking regulations for retail stores ; specific parking lay-out requirements so as to permit back-up or turn-around room and definition of wood decks.

c)-Traffic flow generated by the commercial development along Lafayette Avenue is such that perhaps it is time for a major traffic study of all major roads to be conducted as a beginning step with a view to completing a Circulation Plan.

d)-At present there are many areas zoned R-1 Residential which contain undersized lots and upon which dwellings are erected. Some type relief, by Ordinance, is recommended as to the Bulk requirements of the Ordinance so that they may be improved without need for multiple variances.

Generally the Master Plan, as adopted, still sets forth goals for future development. Caution will have to be given in the study of any Site Plan or Subdivision so that the intended project will not hamper or hinder the Borough, ie: water supply, fire protection, emergency services and traffic flow.

DATED: August 16, 1988

RESPECTFULLY SUBMITTED

HAWTHORNE PLANNING BOARD

By   
Thomas J. Maher  
Acting Chairman

  
Robert P. Alliegro  
Secretary