

REPORT OF REEXAMINATION OF THE  
MASTER PLAN OF  
THE BOROUGH OF HAWTHORNE  
PASSAIC COUNTY, NEW JERSEY

Dated: July 19, 1994

## REPORT OF THE PLANNING BOARD

### 1. MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT AT THE TIME OF THE ADOPTION OF THE LAST REEXAMINATION REPORT.

The General Plan of the Borough of Hawthorne was adopted in 1968 and was followed by adoption of a Master Plan in October, 1978, and reexaminations on August 3, 1982 and August 16, 1988.

At the time of the last examination it was observed that land development had continued in the Borough so that from 1968 to 1978 vacant and undeveloped land went from 20% to 10%. This vacant land was further reduced by the construction of a Planned Unit Development containing 123 townhouse units and 86 single family homes and a medium density apartment complex on Royal Avenue containing 45 units.

The 1988 reexamination made note of the trend in converting one and two family residences into new B-1 neighborhood business uses, as well as the development of traditional neighborhood businesses.

The report made note that several "hard areas" were being developed and could be developed with proper supervision.

A number of problems were noted at the time of the report and changes to the zoning map and zoning ordinance were recommended. Traffic flow on Lafayette Avenue was also noted as a persistent problem, as well as pockets of development containing mixed industrial and residential use.

2. THE EXTENT TO WHICH PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN HAWTHORNE AT THE TIME OF THE LAST REEXAMINATION HAVE BEEN REDUCED OR HAVE INCREASED.

At the time of this report the Borough of Hawthorne is almost completely developed and very little vacant land suitable or available for development remains. The Housing Element of the Master Plan lists 65 parcels of vacant land remaining in the Borough. Of those 65 parcels, 33 are environmentally sensitive, 29 not suitable for inclusionary development and four reserved for recreation requirements.

The New Jersey Council on Affordable Housing (COAH) has indicated that the Borough has not complied with the requirements of the New Jersey Fair Housing Act in terms of providing low and moderate income housing. Due to the nature of the land remaining for development in the Borough, other alternatives must be considered to meet COAH's requirements.

There is currently pending in the Superior Court a Builder's Remedy action against the Borough seeking to allow for the development of low or moderate income housing on a tract in the north end of the Borough.

The mix of industrial and residential uses continues and has changed very little from the time of the last review and there continues to be pockets of mixed industrial and residential uses. Traffic along Lafayette Avenue as well as other main roads is also a continuing problem.

Additionally, there remains significant need to amend the Zoning Ordinance to provide needed relief to a number of landowners in residential zones. Changes to the ordinance are also still

needed with regard to parking and traffic flow.

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

As indicated above, several condominium or townhouse projects have been completed since the last reexamination. These projects were in progress at the time of the reexamination.

There have been very few additional R-1 and R-2 residential developments and no R-3, R-4 or R-5 developments. This is principally attributed to the lack of area suitable for development as well as changes in economic conditions throughout the region.

The development of O-1 (Office, Professional and Institutional) and B-1 (Neighborhood Commercial) continues principally through the conversion of single family homes to legal, accounting , medical and dental offices; small gift shops, restaurants and laundries; and like uses. These conversions attempt to follow and blend into the neighborhood scheme.

The I-1 Industrial and B-2 Central Business District remain with very little change. Industrial expansion has been limited to the expansion of existing facilities due to the lack of available land. Very often, such expansion will not fit in with the surrounding area. As a result, changes in use have been made. As an example, a recently abandoned machine shop was converted to warehousing, blending in with adjacent housing.

The current industrial development on Wagaraw Road has been terminated. The development of a low level type industrial activity, such as light manufacturing, should be pursued.

The Borough has seen the rebuilding of bridges over the New Jersey Transit Railroad and the Passaic River and the intersections at these areas have been improved. Additional traffic control measures to ensure safety and traffic movement are needed.

The Borough also has not had a major grocery chain store in a number of years. Such a store is needed.

Overall, 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 utilized to correct or minimize problems that exist.

#### 4. SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN AND DEVELOPMENT REGULATIONS.

1. The Planning Board adopted resolutions incorporating a Recycling Element and Stormwater Management Element of the Master Plan dated March 17, 1992, and November 24, 1992, respectively. Those elements are incorporated herein by reference.

2. Amendments to the zoning ordinance should be enacted with regard to parking regulations for retail stores, including parking lay-out requirements, back-up and turn-around requirements and off-street parking requirements.

3. Amendments to the zoning ordinance should also be enacted to provide relief for areas consisting of undersized lots so as to eliminate the requirement for variances for improvements or changes to dwellings. This may be accomplished by a revision to the bulk requirements of the Zoning Ordinance to assist the many homeowners who own lots created in many cases prior to the adoption of the Zoning Ordinance.

4. The Zoning Ordinance should also be amended to include a definition for wood decks.

5. The parking situation at the New Jersey Transit train station and in the Central Business District should be examined. Traffic control signals are needed at the intersection of Goffle Road and Diamond Bridge Avenue and at Goffle Road, Braen Avenue and Rock Road. Left turn signals should be provided at Goffle Road to Goffle Hill Road and Goffle Road to Lafayette Avenue. Longer intervals should be considered for the lights at Lincoln Avenue, north and south to Wagaraw Road. The left turn from Diamond Bridge Avenue east to Lincoln Avenue north and the left turn from Lincoln Avenue north to Diamond Bridge Avenue west should also be lengthened.

Traffic control signals have already been approved by the Council at Lafayette Avenue and Wagaraw Road, Lafayette Avenue and Rea Avenue, Goffle Road at Jefferson School and Diamond Bridge Avenue and Washington Avenue.

6. All site plan or subdivision applications should be carefully reviewed so that the intended development will meet the requirements of the Master Plan and Zoning Ordinance and not hinder water supply, sewerage, fire protection, emergency services and traffic flow.

7. Consideration should be given to the enactment of a slope ordinance and possibly a soil conservation or soil movement ordinance.