

	<u>1988</u>	<u>1995</u>
Vicinity of Main Street & Reeve Avenue	28 accidents	23 accidents
at Main Street	14 accidents	11 accidents
at Union Avenue	12 accidents	14 accidents
at Fichter Street	9 accidents	5 accidents
at Wallace Avenue	<u>9 accidents</u>	<u>10 accidents</u>
	72	63

The comparison shows a 1988 total of 72 accidents to 63 accidents in 1995, a more modest reduction of 9 accidents. A review of the traffic accident reports for 1988 indicate that rear-end collisions represent a substantial proportion of the total number of reported accidents. This was also reflected in the 1995 reports. This may be attributed to both the geometric design and paved width of the roadway which does not satisfactorily serve to slow down traffic as it enters the business district. The excessive number of turning accidents at intersections also reflect this judgment, particularly where site distance is not a problem.

Union Avenue provides the major north-south route serving the eastern portion of the Borough and acts as an important collector road connecting the Paterson-Hamburg Turnpike with Ringwood Avenue in Wanaque. Union Avenue will also provide a connection between the Borough of Bloomingdale and Route 287 via the interchange proposed just north of the intersection of Union Avenue and Ringwood Avenue.

Union Avenue is a two-lane County road extending 1.7 miles in length in Bloomingdale. It is characterized by a 50 foot right-of-way width and a pavement width of 26 feet.

Development along this roadway is primarily devoted to residential use.

According to a 1988 traffic report prepared by Travers Associates, there were approximately 8,000 vehicular trips recorded daily on Union Avenue. There were peak hour flows of nearly 500 trips reported.

A total of 17 vehicular accidents occurred on Union Avenue, exclusive of those reported at Paterson-Hamburg Turnpike, in the twelve-month survey period in 1988-89. A total of 8 of these 17 accidents occurred in the vicinity of Van Dam Avenue. Comparison to 1995 data showed no significant change in accident patterns.

Glenwild Avenue also provides north-south access, serving the western portion of the Borough. The road begins at its intersection with Paterson-Hamburg Turnpike and travels north until it eventually connects with Macopin Road in West Milford.

Glenwild Avenue is a two-lane County road extending 3.1 miles in length. The road is characterized by a meandering alignment with a 50 foot right-of-way width and a pavement width of 22 feet.

The dominant land use along Glenwild Avenue is single-family detached residential development with some commercial and limited two-family development located intermittently along the roadway.

A total of 21 accidents occurred on this street in the study period. Thirteen of these occurred in the northernmost segment of this roadway. Generally, these accidents consisted of drivers losing control of their vehicles.

Macopin Road begins at its intersection with the westernmost segment of the Paterson-Hamburg Turnpike and travels in a northwesterly direction as it passes into West Milford where it then continues in a northerly fashion.

Macopin Road is a two-lane County road which extends through Bloomingdale approximately 1 mile in length. The road is characterized by a 33 foot right-of-way and 20 foot paved width.

The dominant land use on Macopin Road is single-family residential development which includes both detached single-family residences and townhouses. Macopin Road also serves the Salvation Army Camp and Camp Vacamas properties.

Interstate 287

Interstate Route 287 is part of the national interstate highway defense program started in the late 1950's. The highway is 87 miles in length and serves the New York metropolitan region including portions of Northeastern New Jersey. The remaining 21-mile segment of this highway as it passes through the New Jersey Counties of Morris, Passaic and Bergen, as well as Rockland County in New York, was completed in the latter part of 1993. The completed highway extends north from its present terminus at U.S. Route 202 in Montville, New Jersey, to the New York State Thruway in Suffern, New York.

Interstate Route 287 passes through Bloomingdale on elevated bridges crossing the Pequannock River in the southeastern corner of the Borough. Access to Interstate 287 is available to Bloomingdale residents from three nearby intersections, Route 23 north of the former Riverdale circle, two ramps on the Hamburg Turnpike in Riverdale, as well as from a full interchange proposed at Ringwood Avenue in Wanaque near the intersection of Union Avenue and Ringwood Avenue. The proposal to relocate the Ringwood Avenue intersection approximately one mile north and east of its planned location in order to serve a potential shopping mall proposed in Wanaque was denied by NJDOT in November 1990.

Right-of-Way and Pavement Width of Streets

The following list identifies the existing right-of-way and paved widths of roads in Bloomingdale. In many instances, the public roadways in the Borough maintain sufficient right-of-way width, although the paved width of some streets are less than standard.

**STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS
 BLOOMINGDALE, NEW JERSEY**

	<u>Classification</u>	<u>Right-of-Way (ft.)</u>	<u>Paved Width (ft.)</u>
Andrew Place	Local	50	35
Ann Street	Local	50	30
Babcock Lane	Local	N/A	N/A
Bailey Avenue	Local	25-33	32
Ballston Street	Local	50	20
Birch Road	Private	12-15	N/A
Birch Street	Local	50	28
Boque Drive	Local	40	24
Brandt Avenue	Local	N/A	N/A
Buena Vista Way	Local	33	15
Buena Vista Way E	Private	33	15
Buena Vista Way W	Private	33	15
Captolene Avenue	Local	33	20
Catherine Street	Local	50	20
Cedar Street	Local	50	30
Charles Street	Local	50	30
Chestnut Street	Local	50	28
Clark Street	Local	50	30
Club House Road	Private	10	N/A
Comstock Lane	Private	N/A	N/A
Cook Court	Local	33	N/A
Crane Avenue	Local	50	30
DeLazier Place	Local	33-50	25
Demarest Road	Private	10	N/A
Doty Road	Private	30	15
Dunlap Lane	Private	10	N/A
Elizabeth Street	Local	50	30
Ella Street	Local	30	22
Elm Street	Local	50	30
Fichter Street	Local	40	30
First Street	Local	50	20
Forest Drive	Local	50	30

	<u>Classification</u>	<u>Right-of-Way (ft.)</u>	<u>Paved Width (ft.)</u>
Fritz Lane	Private	10	10
George Street	Local	50	N/A
Glade Road	Local	50	N/A
Glen Road	Local	50	N/A
Glenwild Avenue	Collector	50	22-25
Graham Terrace	Private	10	N/A
Grove Street	Local	33	N/A
Hamilton Street	Local	50	33
Heather Lane	Local	50	30
Hemlock Street	Local	40	N/A
Hennion Place	Local	50	30
Hester Street	Local	40	20
High Street	Local	33	N/A
Highland Avenue	Local	40	15-25
Highland Road	Private	33	15
High Point Road	Private	10	N/A
Hillcrest Drive	Local	33	15
Hillside Drive	Local	50	20-30
Hilltop Terrace	Local	50	30
James Avenue	Local	50	25
Jeffrey Drive	Local	50	30
John Street	Local	50	30
Knolls Road	Local	50	30
Lakeside Avenue	Local	50	30
Leach Drive	Private	10	N/A
Leary Avenue	Local	50	30
Linden Lane	Local	50	30
Macopin Road	Collector	33-50	20-25
Main Street	Major	50	N/A
Maple Avenue	Local	50	28
Maple Lake Road	Private	N/A	N/A
Mary Street	Local	50	25
Matthews Drive	Private	N/A	N/A
Matthews Terrace	Local	50	30
McCue Road	Private	10	N/A
Memorial Court	Local	50	N/A
Mickens Lane	Private	10	N/A
Mid Road	Private	N/A	N/A
Morse Lake Road	Local	40-50	20
Mountain Ridge Road	Private	N/A	N/A
Natalie Court	Local	50	N/A
Oak Street	Local	40	20
Oakwood Terrace	Local	50	30

	<u>Classification</u>	<u>Right-of-Way (ft.)</u>	<u>Paved Width (ft.)</u>
Old Farm Road	Local	40	N/A
Old Ridge Road	Local	50	15-33
Orchard Street	Local	33	N/A
Overlook Road	Local	50	20
Park Avenue	Local	50	20-42
Paterson-Hamburg Turnpike	Major	66	N/A
Pearl Street	Local	33	28
Pine Tree Road	Private	10	N/A
Pleasant View Avenue	Local	50	30
Poplar Street	Local	50	30
Provost Lane	Private	10	N/A
Raffinan Road	Local	50	30
Rafkind Road	Local	40-50	20
Red Twig Trail	Local	33	25
Reeve Avenue	Local	33	15
Ridge Road	Private	33-50	15
Roy Avenue	Local	50	30
Ryerson Avenue	Local	50	25
Sally Court	Local	50	30
Sandra Lane	Local	50	15
Second Street	Local	40	20
Siscoe Place	Private	10	N/A
Sleepy Hollow Road	Private	10	N/A
Snake Den Road	Local	30	N/A
Sophia Street	Local	33-50	20-25
South Road	Private	10	N/A
Star Lake Road	Local	33-40	25
Sunrise Avenue	Local	33-40	15
Sunset Road	Private	33	15
Sycamore Road	Private	33	15
Third Street	Local	40	12
Tice Street	Local	50	30
Treetop Court	Local	N/A	N/A
Union Avenue	Collector	50	26-33
Vale Road	Local	50	30
Valley View Street	Local	33	23
Van Dam Avenue	Collector	40-50	20-25
Vine Place	Local	50	N/A
Vreeland Avenue	Collector	50	25
Wallace Avenue	Local	50	20
Walnut Street	Local	50	30
Walter Drive	Local	50	30

	<u>Classification</u>	<u>Right-of-Way (ft.)</u>	<u>Paved Width (ft.)</u>
Warren Street	Local	50	25
Weber Street	Local	40	20
West Shore Drive	Private	N/A	N/A
Whitehaven Place	Local	50	20
William Street	Local	50	30
Winfred Court	Local	50	30
Wood Place	Private	10	N/A
Woodlot Road	Local	50	N/A
Woodward Avenue	Local	50	25

N/A Not Available

Note: Not all private roads are listed

Source: Borough of Bloomingdale Tax Maps. 1982 Master Plan.

Traffic Volumes

The following table presents a compilation of traffic volume counts compiled by various sources. The traffic counts include five thoroughfares at more than a dozen locations in Bloomingdale. The counts identify peak-hour and 24-hour traffic volumes. They were taken at various times between 1978 and 1988.

There is limited available traffic data for Bloomingdale. However, the data which is available reveals substantial traffic volumes on all segments of Paterson-Hamburg Turnpike. Union Avenue and Glenwild Avenue, the only other streets for which peak hour volumes are available, have less than half the traffic volume recorded on Paterson-Hamburg Turnpike.

It is noteworthy that the recent Travers report, which was prepared as part of the Federal Hill Development Application, indicates that traffic volumes on the Turnpike are projected to increase by approximately 626 additional vehicle trips in the a.m. peak hour and 730 vehicle trips in the p.m. peak hour. The study also indicates that the combined traffic volumes associated with development in the area will reduce the level of service at the intersection of Union Avenue and the Paterson-Hamburg Turnpike below acceptable

standards. The report concludes that the following remedial actions are necessary to ensure a safe and acceptable level of service at this intersection:

- a. Installation of a three-phase semi-actuated signal at the intersection of Paterson-Hamburg Turnpike and Union Avenue;
- b. Prohibition of parking along Paterson-Hamburg Turnpike for 300 feet in each direction from Union Avenue and creating a two-lane approach at the intersection;
- c. Widening of Union Avenue by approximately four feet at its intersection with Paterson-Hamburg Turnpike.

These recommendations as made in the 1989 have, in fact, been implemented to date.

While the Travers report assumed an annual increase of traffic volumes on the Paterson-Hamburg Turnpike from 1988 volumes at 2 percent per year, it is significant to note that the final Environmental Impact Study prepared by the Department of Transportation projected that the completion of Interstate 287 will decrease traffic volumes on local roads by 10 to 15 percent.

**TRAFFIC VOLUMES
 BLOOMINGDALE, NEW JERSEY**

<u>Location:</u>	<u>Direction</u>	<u>Time</u>	<u>Number of Vehicles</u>	<u>Source/Year</u>
<u>Paterson-Hamburg Turnpike:</u>				
West of Elizabeth Street	Both ways	24 Hours	9,500	NJDOT/1978
West of Glenwild Avenue	Both ways	24 Hours	9,300	Garmen/1980
West of Glenwild Avenue	Both ways	7:15-8:15	605	Garmen/1980
West of Glenwild Avenue	Both ways	4:30-5:30	446	Garmen/1980
East of Glenwild Avenue	Both ways	7:15-8:15	943	Garmen/1980
East of Glenwild Avenue	Both ways	5:00-6:00	951	Garmen/1980
East of Main Street	Both ways	24 Hours	19,800	NJDOT/1978
East of Main Street	Both ways	7:15-8:15	1,479	Garmen/1980
East of Main Street	Both ways	4:45-5:45	1,655	Garmen/1980
At Union Avenue	Both ways	AM Peak	1,486	Travers/1988
At Union Avenue	Both ways	PM Peak	1,806	Travers/1988

Macopin Road:
North of Paterson
Hamburg Tpk.

Both ways 24 Hours 4,400 NJDOT/1984

Union Avenue:

Both ways 24 Hours 8,000 Travers/1988

Source: Borough of Bloomingdale 1982 Master Plan. Traffic reports prepared by Garmen Associates on behalf of McBride Enterprises, 1980, and Travers Associates report for Federal Hill Townhouses, 1988.

“TOPICS” Program

In 1972, the State Department of Transportation prepared a TOPICS study of four intersections in the Borough of Bloomingdale. The work TOPICS is an acronym for Traffic Operations Program to Increase Capacity and Safety. The Borough’s TOPICS study recommended the following design improvements for intersections:

1. Paterson-Hamburg Turnpike and Main Street:
 - a. Install a semi-traffic-actuated signal with pedestrian push buttons;
 - b. Prohibit parking on all approaches near the intersection;
 - c. Widen northbound traffic lanes;
 - d. Prohibit left turn movement from Main Street to Paterson-Hamburg Turnpike;
 - e. Install lane control signs.
2. Paterson-Hamburg Turnpike and Elizabeth Avenue:
 - a. Provide pavement markings to include a westbound left turn slot and pedestrian crosswalks;
 - b. Prohibit parking at the intersection.
3. Paterson-Hamburg Turnpike and Reeve Avenue:
 - a. Prohibit angled parking at the intersection;
 - b. Construct new curbing on Paterson-Hamburg Turnpike and extend Reeve Avenue southward to this curbing;

- c. Allow 15 minute parking only on the north side of Paterson-Hamburg Turnpike. Prohibit stopping or standing on Reeve Avenue near the intersection;
- d. Paint pavement markings at the intersection.

As of 1996, none of the above-noted recommendations to improve the design of Paterson-Hamburg Turnpike offered by the 1982 Master Plan or TOPICS program have been implemented, with the exception of some minor improvements and widening at the intersection of Paterson-Hamburg Turnpike and Glenwild Avenue (in front of Thrift Drugs) and sidewalk and curb improvements on Elizabeth Avenue.

COMMUNITY FACILITIES

Introduction

This section will assess and evaluate the existing community facilities within the Borough of Bloomingdale. It is important that these facilities are evaluated within the context of the Master Plan in order to comprehend the manner in which the existing facilities adequately serve the current population base within the Borough of Bloomingdale. In addition to this, an evaluation of the Borough's community facilities, compiled with the land use plan's projections for growth, will allow the Borough the opportunity to plan for the long term needs of its residents with regards to the projected need and the future expansion of community facilities in accordance with projected population growth.

The following table is an all-inclusive inventory of the community facilities within the Borough of Bloomingdale. All facilities are evaluated within the context of this Master Plan.

TABLE NO. 32
 INVENTORY OF COMMUNITY FACILITIES
 BLOOMINGDALE, NEW JERSEY
 1990

<u>COMMUNITY FACILITY</u>	<u>LOCATION</u>	<u>SITE SIZE (Acres)</u>
Borough Property		73.99
Municipal Complex	Paterson-Hamburg Turnpike	4.65
Public Works	Union Avenue	4.55
Fire Station/Dept. of Health	Ballston Avenue	0.26
Fire Station	Municipal Complex	--- ¹
Bogue Pond	Glenwild Avenue	5.70
Delazier Stadium	Ballston Avenue	3.79
Sloan Park	Island in Pequannock River	1.10
Vacant Properties	Scattered Sites	54.94
Other Public		1,695.41
Norvin Green State Park	Glenwild Avenue	1,435.06
NJ DEPE		248.25
NJ Dept. of Transportation	Off Old Farm Road	12.10
Quasi-Public		527.40
Salvation Army	Macopin Road	394.42
Camp Vacamas	Macopin Road	130.61
Baptist Church	Paterson-Hamburg Turnpike	0.46
Methodist Church	Paterson-Hamburg Turnpike	0.34
Tri-Boro Field	Star Lake Road	1.57
Board of Education		34.89
Walter T. Bergen	Glenwild Road	26.10
Martha B. Day	Rafkind Road	6.20
Samuel R. Donald	Captolene Avenue	2.59

¹ Acreage calculation has been incorporated with Municipal Complex figure.

Source: Borough of Bloomingdale Tax Maps

EDUCATIONAL FACILITIES

Description of Local Schools

There are three schools in existence in the Borough of Bloomingdale school district which operate a Kindergarten through eighth grade educational system. These three schools include two primary schools (K-5) and one middle school (6-8). High school students attend a regional high school located in the Borough of Butler, Morris County New Jersey (Butler High School).

Table numbers 34 through 39 on the following pages provide a brief overview of the three schools in the Borough of Bloomingdale School District along with Butler High School. Information is provided for each educational facility including the year each school was built, the grades served, school capacity, enrollment, and additional information regarding available interscholastic sports, upper school curriculum, extra-curricular programs, total site size and recreation space within that site.

Samuel R. Donald School: The Samuel R. Donald School is situated on a 2.59 acre parcel on Captolene Avenue. This facility is an elementary school which provides education for students in grades kindergarten through five.

This school, which was initially constructed in the year 1918, is the oldest school in the Bloomingdale School District. Post-construction additions have been made to the facility in 1928, 1938 and 1958. In 1971, a previously added annex was converted to Board of Education administrative office space. This space continues to serve the same purpose to this day.

The school is designed to accommodate a total of 274 pupils. Current enrollment is at 245 students, resulting in a pupil to capacity ratio of 89 percent.

At the present time, no outdoor recreational facilities are located at the site of the Samuel R. Donald School. The paved parking lot, one acre in size, currently serves a dual use as a playground.

Martha B. Day School: The Martha B. Day school was constructed in 1963 and is located on a 6.2 acre tract on Rafkind Road. This school also provides education to those students enrolled in grades kindergarten through five.

This facility has the capacity to hold 274 students. Currently there are 233 students enrolled, which means that the Martha B. Day School is operating at 85 percent of its total capacity.

More than half of the school's total site area of 6.20 acres is utilized as recreational space. 3.20 acres are developed for both active and passive recreational uses. The active recreational uses include a basketball court and a baseball diamond and field.

Walter T. Bergen School: The Walter T. Bergen School is categorized as a middle school serving grades six through eight. The facility, which was constructed in 1971, is situated on a 26 acre tract on Glenwild Avenue.

The school has a capacity for 374 students. Currently, enrollment is at 240 pupils, resulting in a student to capacity ratio of 64 percent.

The Walter T. Bergen School has the largest amount of recreation area of the three schools within the Bloomingdale School District. A total of none out of 26 acres of this facility are dedicated to recreational uses. The active recreational uses include baseball fields, tennis courts and basketball courts.

Butler High School: The Butler High School is located on Bartholdi Avenue in the Borough of Butler. According to the National School Reporting Services, Inc.; current enrollment is at 575 students with Bloomingdale accounting for 121 of those students. With a rated capacity of between 900 and 1200 students, the present pupil to school capacity ratio is 48 to 64 percent.

The following tables contain relevant information regarding the size and services provided by the schools within the Borough of Bloomingdale's school district.

TABLE NO. 33
SCHOOL DISTRICT SIZE
BLOOMINGDALE, NEW JERSEY
1995

Lowest Grade Level	K
Highest Grade Level ¹	8
Student Population	718
Teacher Population	48
Professional Staff ²	58
Student/Teacher Ratio	15
Median Years of Teaching Experience	13
# Elementary Schools	2
Average Elementary School Population	239
# Middle/Junior High Schools	1
Average Middle School Population	240
# High Schools	1
Average High School Population	575
Average Class Size ³	
Grade 1	22
Grade 8	24
High School English	22
High School Math	22
High School Science	18

¹ Districts with only elementary schools include information on the high school most students attend.

² Includes guidance counselors, psychologists, social workers, librarians, medical/dental staff and teachers.

³ Does not include special classes or targeted small group classes.

Source: National School Reporting Services, Inc.
Informational report prepared for Michael F. Kauker Associates
November, 1995

TABLE NO. 34
EARLIEST GRADE LEVEL AVAILABLE FOR STUDY
BLOOMINGDALE, NEW JERSEY
1995

Formal Study of a Foreign Language	6
Use of an Equipped Science Lab	6
Formal Computer Training	K
Use of Equipped Computer Lab	K
Gifted and talented Pull Out Program	
Fine Arts	2
Mathematics	2
Science	2
General	2
Formal Instrumental Instruction	
Band Instrument	4
Orchestra Instrument	4
Organized Band	4
Organized Orchestra	6
Voice Training	--
Dance Training	--
Organized Chorus	4
Drama Training	--
Public Speaking	--
Industrial Arts/Technology	6
Home Economics	6
Formally Coached Team Sports	
Boys	6
Girls	6
Coed	6

Source: National School Reporting Services, Inc.
Informational report prepared for Michael F. Kauker Associates
November, 1995

TABLE NO. 35
INTERSCHOLASTIC SPORTS
BLOOMINGDALE, NEW JERSEY
1995

Baseball	B
Softball	G
Football	B
Basketball	B,G
Wrestling	B
Track and Field	B,G
Tennis	--
Soccer	B,G
Field Hockey	G
Gymnastics	G
Swimming	--
Golf	B,G
Lacrosse	--
Bowling	C
Skiing	C
Hockey	--
Volleyball	--
Fencing	--

B	Boys
G	Girls
C	Coed

Source: National School Reporting Services, Inc.
Informational report prepared for Michael F. Kauker Associates
November, 1995

TABLE NO. 36
UPPER SCHOOL CURRICULUM
GRADES 9 THROUGH 12
BLOOMINGDALE, NEW JERSEY
1995

Language Courses Offered	
French	Y
Spanish	Y
Italian	
Latin	
German	Y
Russian	
Japanese	
Chinese	
Signing	
E.S.L.	Y
<hr/>	
# Advanced Placement Courses (College Credit)	
Math	1
Science	2
English	1
Foreign language	
Social Studies	1
<hr/>	
# Fine Arts Courses	
Formal Music Courses	1
Formal Art Courses	4
Formal Dance Courses	
Band/Ensembles	
Marching Band	1
Orchestra	
Chorus	2
Drama	1
Media Courses (TV, Radio)	

Source: National School Reporting Services, Inc.
Informational report prepared for Michael F. Kauker Associates
November, 1995

TABLE NO. 37
EXTRA-CURRICULAR PROGRAMS
GRADES 9 THROUGH 12
BLOOMINGDALE, NEW JERSEY
1995

School Publications:	
School Newspaper	Y
Literary magazine	Y
Yearbook	Y
<hr/>	
Academic Clubs:	
Student Government	Y
Foreign language	Y
Gifted and Talented Program	Y
Debating Team	Y
Public Speaking	Y
Science	Y
Computer	Y
Mathematics	Y
<hr/>	
Fine Arts Programs:	
Drama	Y
Audio-Visual	Y
Art	Y
Photography	Y
<hr/>	
Other Extra-Curricular Programs:	
Amnesty International	
Ecology Club	Y
Students Against Drunk Driving	Y
Students Against Drug Abuse	Y
Key Club (Community Service)	
R.O.T.C.	
Color Guard	Y
Cheerleaders	Y
Kick Line Club	
Ski Club	Y
Driver's Education	

Source: National School Reporting Services, Inc.
Informational report prepared for Michael F. Kauker Associates
November, 1995

TABLE NO. 38
STATISTICAL OVERVIEW
BLOOMINGDALE, NEW JERSEY
1995

High School Seniors	121
% Students Receiving H.S. Diploma	100
% Graduating Seniors Attending	
4 Year College	59
Junior College	28
Armed Forces	--
Work Force	--
National Merit Scholarship Finalists	--
National Merit Scholarship Semi-Finalists	--
Letters of Commendation	4
% Seniors Taking SAT's	NA
Average SAT Scores:	
Math	506
Verbal	471

Source: National School Reporting Services, Inc.
Informational report prepared for Michael F. Kauker Associates
November, 1995

RECREATION AND OPEN SPACE

The Borough of Bloomingdale administers a recreation program which is managed by a seven member Recreation Committee appointed by the Mayor. The Commission employs a director and a secretary, summer recreation director counselor, a field maintenance person, and various umpires and referees. The Commission is responsible for the overall organization and management of the Borough's Recreation Program. All Borough-owned recreational facilities are maintained by the Commission with the assistance of the Department of Public Works.

The following table briefly describes the existing recreational facilities located in the Borough of Bloomingdale.

TABLE NO. 39
 PARK AND RECREATIONAL FACILITIES
 BLOOMINGDALE, NEW JERSEY

<u>Recreational Site</u>	<u>Area (acres)</u>	<u>Primary Uses</u>
Municipal:		
Ballston Avenue Stadium (AKA Delazier Field)	3.79	Multi-purpose field for baseball, soft- ball, soccer and football. Basketball court with six hoops. Playground equipment.
Bogue Pond Playground	5.70	Passive recreational facility. Picnicking. pond used for ice skating. Playground.
Davey Crockett Natural Park: Clark Street Site Section of Oakwood Lake	6.18	Passive open space. Passive open space.
Sloan Park	1.10	Passive open space. Shuffle Board. Bocci.
Board of Education Facilities:		
Samuel R. Donald School	1.00	Playground. Two basketball setups.
Martha B. Day School	3.20	Baseball diamond, basketball court. Playground
Walter T. Bergen School	9.00	One baseball diamond. Two tennis courts. One basketball court.
Total Municipal & School:	31.54 Acres	
County Facilities:		
Glenwild Avenue Parcel (AKA Friendship Park)	8.9	Site recently acquired by Passaic County and is to be developed as passive use park land with walking trails and picnic facilities as primary uses.
State Facilities:		
Norvin Green State Forest	1,435.06	Passive recreation, hiking.
Other:		
Tri-Boro Field (Privately owned) (AKA Anderson Field)	1.57	Baseball field

Source: Research of Cindy Briggs
 Borough of Bloomingdale Recreation Commission
 Borough of Bloomingdale Tax Records
 Individual Site Surveys performed by Michael F. Kauker Associates

Recreation Needs Assessment

The existing Park and Recreational Facilities listed on Table No. 40 document a total of 25.36 acres of municipal and education related recreational facilities.

Current standards provided by the Urban Land Institute recommend a total of 8.5 acres per 1,000 population. Bloomingdale's current population as of 1992 was estimated to be 7,705 persons. Based upon the above-noted standard, a total of 55.45 acres of active municipal recreational facilities should be ultimately provided within the Borough. An additional 24 acres of municipally owned recreational land should be provided for in the Proposed Revised Master Plan.

BOROUGH OF BLOOMINGDALE MASTER PLAN

Goals & Objectives

The overall goal of the Master Plan is to preserve and enhance the Borough of Bloomingdale's existing quality of life.

The following objectives have been developed to achieve the goal of maintaining Bloomingdale's quality of life:

1. Protect and preserve existing residential areas.
2. Creation of stable neighborhood environments while maintaining a balanced mixture of land uses.
3. Increase tax revenue.
4. Utilization and redevelopment of vacant blighted sites.
5. Provide appropriate housing options for senior citizens.
6. Enhance the appearance of new and existing commercial areas.
7. Minimize traffic from new development.
8. Provide for lower and moderate income housing in a strategic manner complying with state and court mandated affordable housing legislation.
9. Acquire and retain passive open space as development occurs.
10. Preserve and protect natural features including lakes, streams, woods, wetlands, floodplains, open spaces and steep slopes.

PLANNING AREA INTRODUCTION/DEFINITION

As Bloomingdale is a substantially developed community, with the exception of a vast amount of State owned forests and parks and some undeveloped environmentally sensitive lands on the south eastern edges of the municipality, the following examination of the 1990 Master Plan will consist of a detailed documentation and analysis of existing land use patterns in selected Planning Areas.

The major objective of this approach is to provide a comprehensive perception of existing land use patterns within the Borough of Bloomingdale in order to reaffirm, question and revise, if necessary, the Master Plan Land Use designations as contained within the current 1990 Master Plan.

The Land Use Plan element developed herein will analyze and utilize the updated information and land use data compiled during the information gathering phase of the Master Plan reexamination process. Within the framework of the geographic areas of the Borough selected for detailed analysis and study, existing land uses have been identified in the field on a lot by lot basis. A detailed comprehensive lot and block base map, entitled Planning Area Analysis Map, has been developed to serve as the basis for meticulous study

The Land Use Plan will project future full or optimum development scenarios in each of the five selected Planning Areas. These projections will be quantified in terms of acreage, square feet of commercial, industrial or recreational development or number of persons generated from proposed residential development.


Five Planning Areas have been identified and delineated on the Planning Area Analysis Map. The outlying boundaries of these Planning Areas have been selected to coincide with separate identifiable sections of the Borough of Bloomingdale as they relate to land



MAP #1

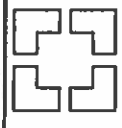
PLANNING AREAS

- I SPECIAL STUDY AREA
- II OPEN SPACE/CONSERVATION
- III NEIGHBORHOOD PRESERVATION
- IV CORRIDOR PROTECTION AND REDEVELOPMENT
- V ECONOMIC DEVELOPMENT

 0 500 1000 2000 FEET	SCALE: 1:24,000 DATE: 5/08/96	DRAWN BY: KPC
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**BOROUGH OF BLOOMINGDALE
MASTER PLAN
PLANNING AREAS MAP**

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use character, circulation characteristics, topography and other natural features such as Star Lake and current land use and zoning classifications. The five Planning Areas have been categorized as follows:

1. Planning Area I: Special Study Area
2. Planning Area II: Conservation/Limited Development
3. Planning Area III: Neighborhood Preservation
4. Planning Area IV: Corridor Protection and Redevelopment
5. Planning Area V: Economic Development

Land use patterns as well as existing land use conditions will be evaluated separately for each of the five Planning Areas. Vacant and potentially redevelopable tracts of land will be analyzed in order to formulate and identify future land use recommendations to be presented to the Bloomingdale Planning Board for their review, discussion and final determination.

The five Planning Areas selected form a cumulative total of 5,894.4 acres of land and water area comprising 100 percent of the Borough's total area of 5,894.4 acres or 9.21 square miles.

Table No. 40 summarizes the land area for each Planning Area.

TABLE NO. 40
SUMMARY OF PLANNING AREA CHARACTERISTICS
BLOOMINGDALE, NEW JERSEY
1995

Planning Area	Total Area in Acres	Percent
PA I	550.80	9.35%
PA II	3,305.76	56.08%
PA III	1,211.05	20.55%
PA IV	129.36	2.19%
PA V	697.43	11.83%
Total:	5,894.4	100.00%

PLANNING AREA I: SPECIAL STUDY AREA

Land Use and Locational Characteristics

Planning Area I is located in the southwestern portion of the Borough, north of the Pequannock River. It is bounded by the Township of West Milford on the west; the Borough of Butler to the south; Planning Area III - Neighborhood Preservation Area to the east; and the Kampfe Lake residential area to the north.

Planning Area I land uses are summarized in the following table.

TABLE NO. 41
PLANNING AREA I
SPECIAL STUDY AREA
LAND USE SUMMARY
BLOOMINGDALE, NEW JERSEY
1995

<u>Land Use</u>	<u>Acreage</u>	<u>Percent of Total</u>
Semi-Public/Public	476.2	86.46%
Residential	67.5	12.25%
Commercial	3.7	0.67%
Other Public	3.4	0.62%
Total:	550.8	100.00%

Source: Data Compiled by Michael F. Kauker Associates

Planning Area I consists primarily of semi-public and public lands located in the southwestern portion of the Borough. The semi-public lands are the property of the Salvation Army and are formally known as the Star Lake Camp. The public lands contained within Planning Area I are a portion of the Norvin Green State Forest, the majority of which is located in Planning Area II - Conservation/Limited Development Area. Star Lake Camp and the Norvin Green State Forest encompass over 86 percent of

Planning Area I. The remaining lands are classified as 12 percent residential and less than one percent each of both commercial and other public lands.

Zoning

The lands within Planning Area I are divided into four separate zone districts. The SC - Summer Camp and Conference Center district covering the Salvation Army - Star Lake Camp grounds, permits summer camp and conference center facilities and administration buildings for charitable or non-profit institutions. All development within the SC Zone is subject to Planning Board and site plan review in order to ensure adequate traffic circulation, off-street parking, disposition of buildings and open spaces, preservation of natural features and screening from adjacent residential areas. 86 percent of the lands within Planning Area I are zoned for Summer Camp and Conference Center use.

The R-130: One Family Residential permits single family residential development on three acre lots in the western portion of Planning Area I. The R-20: One Family Residential Zone is located in the southwestern portion of Planning Area I and permits single family residential development on one-half acre lots. Immediately east of this is the RG - Garden Apartment Zone wherein the principal permitted uses are garden-type apartments consisting of four or more dwelling units per structure with related parking and recreational facilities and open spaces or, as an alternative, single family detached dwellings in accordance with the regulations of the R-20: Zone. The maximum permitted density for the RG Zone is ten apartment units per acre. These three residential zones comprise approximately 12 percent of Planning Area I.

The remaining 1.29 percent of lands located within the southernmost portion of Planning Area I are designated as M-1: Light Industrial Zone according to the Borough's 1989 Zoning Map. The principal permitted uses in this area are light manufacturing, light industrial, retail and general commercial.

Current Master Plan Designation

The present zoning of Planning Area 1 is inconsistent with the 1990 Master Plan. The 1990 Master Plan recommended that a large portion of those lands zoned R-130: One Family Residential be rezoned to SC - Summer Camp and Conference Center to incorporate all lands inclusive of Star Lake Camp.

Land Use Plan and Future Development Options

Planning Area 1 - Special Study Area contains large parcels of underutilized lands which are tax exempt and subsidized by the Borough of Bloomingdale. The Salvation Army Camp occupies close to 500 acres, operates free of taxes and is closed to the general public and residents of the Borough. The Borough of Bloomingdale is therefore ultimately seen as a suburban community without any access to the amenities which they subsidize.

The current land use plan recommends further rezoning of lands to Summer Camp and Conference Center.

The objectives of the 1995 Master Plan Reexamination for Planning Area 1 are as follows:

1. Preserve and protect natural features including lakes, streams, woods, wetlands, floodplains, open spaces and steep slopes.
2. Increase tax revenue by creating commercial recreational facilities that will not only enhance the Borough's recreational opportunities but also supplement the municipal tax base.