

Borough Copy

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**COMPREHENSIVE MASTER PLAN
BOROUGH OF BLOOMINGDALE**

Prepared For :

**The Borough of Bloomingdale
Planning Board
101 Paterson-Hamburg Turnpike
Bloomingdale, New Jersey 07403**

Prepared By:

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DATE OF ADOPTION
JUNE 13, 1996

This Master Plan, prepared by Michael F. Kauker Associates for the Borough of Bloomingdale Planning Board, was duly adopted by the Borough of Bloomingdale Planning Board at a properly advertised Public Hearing held June 13, 1996.

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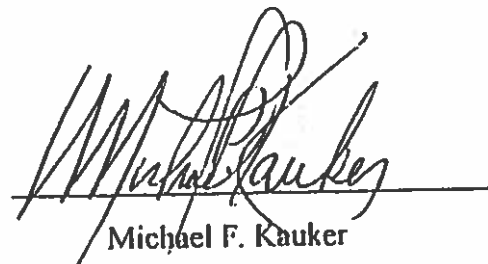
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This copy conforms to the original copy of this report which is stamped and signed by Michael F. Kauker, Professional Planner's License No. 993; in accordance with Title 45:14A, New Jersey Statutes regulating the practice of Professional Planning in the State of New Jersey.



Michael F. Kauker

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REGIONAL LOCATION

The Borough of Bloomingdale is located in the central portion of Passaic County bordering six other municipalities including Ringwood to the north, Wanaque to the east, Pompton Lakes to the southeast, Riverdale and Butler to the South and West Milford to the west.

The Borough is situated in the foothills of the New Jersey Highlands which are part of a mountainous ridge that extends from Vermont as far south as Virginia. These highlands are characterized by steep ridges, valleys and lakes which are distributed throughout the northerly and central portions of Passaic County. The Borough itself is located beyond the industrialized and heavily populated sections of the region. The topography within the Borough of Bloomingdale is quite rugged, with the majority of the undeveloped land characterized by steep slopes and inadequate accessibility. Practically all of the remaining readily developable land is currently urbanized.

Access to the Borough of Bloomingdale is provided by a number of County, State and regional highways. Paterson-Hamburg Turnpike is the major arterial roadway which runs within and through the Borough of Bloomingdale extending in an east-west direction through the southernmost portion of the community. Union Avenue and Macopin Road are local access roadways which provide access within the community. With the currently in progress addition of an additional exit ramp off of I-287 at the Wanaque/Bloomingdale juncture, regional access to the Borough of Bloomingdale will be greatly improved.

The state highway which serves the Borough of Bloomingdale include New Jersey State Highway Route 287 which provides north-south access through the region. Major regional highways serving the Borough of Bloomingdale include State Highway Route

23 in Butler to the south of the Borough; and Route 80 in Wayne, also to the south of the Borough.

POPULATION CHARACTERISTICS

Historic Trends

The Borough of Bloomingdale has grown from a predominantly rural community through the first half of the twentieth century to a suburban community with a population of 7,530 residents according to the 1990 Census Bureau. During this period of growth the Borough has experienced a broad range of continually changing demographic characteristics from a rural community of 288 residents per square mile containing a sizable summer population, to a suburban community of 856 residents per square mile located immediately outside of and physically and socioeconomically associated with an urban area or city. The characteristics of the population have also evolved from primarily summer residents to a more mature, stable and year round status with an increasingly aging population base which has changing needs.

The following table illustrates the Borough of Bloomingdale's historic population trends from 1930 to 1992. As it can be seen from Table 1 the Borough experienced its first significant increase in population following World War II. At this time, the population of the Borough of Bloomingdale increased from 2,606 to 3,251 residents - an increase of approximately 25 percent over a ten year time period. Between 1950 and 1960 the Borough experienced a substantially greater increase in its population base by 63 percent to 5,293 residents. This rate of growth continued in 1970 when the population reached 7,797 persons - an increase of approximately 47 percent. The decade of the seventies ended the extreme growth rate of the population of the Borough of Bloomingdale when the population increase from 1970 to 1980 was a mere 70 persons or one percent. The 1990 census calculated a decrease of approximately five percent or 337 residents.

The New Jersey State Department of Labor estimated the 1992 population of the Borough of Bloomingdale to have increased by 175 residents or 2.3 percent therefore returning the Borough to a modest rate of growth for the first half of the decade.

TABLE NO. 1
RATE OF POPULATION GROWTH 1930 - 1992
BLOOMINGDALE, NEW JERSEY

<u>Year</u>	<u>Total Population</u>	<u>Numerical Change</u>	<u>Percent Change</u>
1930	2,543	---	---
1940	2,606	63	2.5
1950	3,251	645	24.8
1960	5,293	2,042	62.8
1970	7,797	2,504	47.3
1980	7,867	70	0.9
1990	7,530	-337	-4.3
1992*	7,705	175	2.3

* New Jersey Department of Labor estimate.

Source: U.S. Census Bureau

Births and Deaths

A municipality is able to determine whether or not its population change is a result of a function of natural increase or decrease, or results from migration into or out of the community. The number of births is also an important tool in enabling the assessment of future needs for community facilities and services, particularly with regard to educational and recreational facilities. Table 2 on the following page illustrates the number of births and deaths in the Borough of Bloomingdale for the years 1970 through 1992. As can be seen by Table 2, the birth and death statistics indicate that during the seventies and eighties the Borough experienced a natural population growth of 541 persons during the 1970's and 520 persons during the 1980's. During both decades the number of births exceeded the number of deaths. Without any migration the Borough's population would have increased to 8,338 residents by 1980; 8,858 residents by 1990 and 9,072 residents by 1992.

According to the census data, the Borough of Bloomingdale's population increased by 70 persons between the years 1970 and 1980; decreased by 337 persons between 1980 and 1990 and increased by 175 persons between 1990 and 1992. This data indicates that over the past 22 years the population of the Borough of Bloomingdale has decreased by 92 persons. When this information is compiled with the birth and death statistics provided by the New Jersey State Department of Health Bureau of Health Statistics, it can be stated that the Borough's population, while having increased, has actually decreased due to the impacts of a substantial out-migration.

TABLE NO. 2
NUMBER OF BIRTHS AND DEATHS
BLOOMINGDALE, NEW JERSEY
1970 - 1992

<u>Year</u>	<u>Births</u>	<u>Deaths</u>	<u>Change</u>
1970	146	55	91
1971	135	48	87
1972	97	61	36
1973	111	67	44
1974	94	51	43
1975	102	61	41
1976	98	56	42
1977	106	51	55
1978	99	51	48
1979	105	51	54
1980	110	47	63
1981	104	56	48
1982	111	50	61
1983	97	47	50
1984	98	58	40
1985	121	60	61
1986	110	70	40
1987	95	51	44
1988	129	57	72
1989	92	43	49
1990	121	49	72
1991	112	46	66
1992	129	53	76

Source: State of New Jersey Department of Health
Bureau of Health Statistics

Racial Characteristics

The Borough of Bloomingdale's racial characteristic of its population is predominantly white. According to the 1990 census, approximately 99 percent or 7,401 of the Borough's 7,530 residents were white. Pacific Islanders, Blacks, American Indians and Eskimos comprised the remaining two percent of Bloomingdale's population. Table 3 illustrates the racial characteristics of the Borough of Bloomingdale.

TABLE NO. 3
RACIAL CHARACTERISTICS
BLOOMINGDALE, NEW JERSEY
1990

Race	Number	Percent
White	7,401	98.29%
Black	30	0.40%
American Indian, Eskimo, Aleut	5	0.07%
Pacific Islander	65	0.86%
Other	<u>29</u>	<u>0.39%</u>
Total	7,530	100.00%

Household Size

The Borough of Bloomingdale's average household size was at a high point during the 1960's and has been in a rate of decline ever since. The 1970 census data stated that the Borough of Bloomingdale had an average household size of 3.46 persons. During the 1970's the average household size decreased by 12% to 3.04 persons and continued to decrease an additional 9% to 2.74 persons per household during the 1980's.

The decline of average persons per household is not a unique situation to Bloomingdale alone. Many other municipalities throughout Passaic County have also experienced similar decreases in average persons per household. This can be contributed to the fact that the population of the Borough is remaining relatively stable and only showing an actual increase in the age of the residents of Bloomingdale. The below 19 age group has decreased continually over the past twenty years therefore, creating smaller family sizes and ultimately lower average household sizes as the census data will tell us.

Table 4 illustrates the average household size over the past thirty years for the Borough of Bloomingdale.

TABLE NO. 4
AVERAGE HOUSEHOLD SIZE
1960 - 1990
BLOOMINGDALE, NEW JERSEY

<u>Year</u>	<u>Total Population</u>	<u>Total Households</u>	<u>Persons Per Household</u>
1960	5,293	1,951	2.71
1970	7,797	2,255	3.46
1980	7,867	2,591	3.04
1990	7,530	2,747	2.74

Source: US Census Bureau

Age and Sex Characteristics

The population characteristics for the residents of Bloomingdale are illustrated on the following table. The data presented indicates that 51 percent of the Borough's population is female and 49 percent male. While the proportion of females to males is almost equal, the same proportion of females to males amongst the 65+ age group increases substantially. The 65+ age group is compiled of approximately 60 percent females and 40 percent males.

According to the 1990 census, the median age for the male residents of the Borough of Bloomingdale was 32.4 years and 34.4 years for female residents. The overall median age for the residents of the Borough of Bloomingdale was 33.4 years.

Census data has indicated a decrease in the number of young residents within the Borough of Bloomingdale. The number of residents below the age of fifteen has been in a decreasing trend since the 1970's. Residents below the age of fifteen comprised 33 percent of the population in 1970, 22 percent of the population in 1980, and only 18 percent of the population according to the 1990 census statistics. As previously stated, this information, coupled with that of the birth and death statistics implies that the Borough has been affected by a sizable out-migration of its population to other areas.

TABLE NO. 5
 AGE AND SEX CHARACTERISTICS
 BLOOMINGDALE, NEW JERSEY
 1990

<u>Age Group</u>	<u>Male</u>	<u>Female</u>	<u>Total</u>	<u>Percent of Total</u>
Under 5	258	262	520	6.91%
5 - 9	222	203	425	5.64%
10 - 14	240	218	458	6.08%
15 - 19	234	212	446	5.92%
20 - 24	311	302	613	8.14%
25 - 29	385	374	759	10.08%
30 - 34	383	387	770	10.23%
35 - 44	570	568	1,138	15.11%
45 - 54	478	495	973	12.92%
55 - 59	185	208	393	5.22%
60 - 64	161	164	325	4.32%
65+	288	422	710	9.43%
Total:	3,715	3,815	7,530	
Median Age:	32.4	34.3	33.4	

Source: US Census of Population

Table numbers 6 and 7 compare the 1980 and 1990 US Census Bureau population statistics for the Borough of Bloomingdale. A small degree of change can be seen within the different age groups, the most significant being the decrease in the 5 to 19 age group. This can be accredited to the fact that the population has remained relatively stable over the previous twenty years and is only experiencing a slow increase in the actual age of the Borough's residents. This is exhibited in the three percent increases in the 65+ age group. Contrasting the 1980 population characteristics with the 1990 population characteristics enables us to discern general age shifts and trends within the Borough of Bloomingdale.

TABLE NO. 6
 POPULATION AGE CHARACTERISTICS
 BLOOMINGDALE, NEW JERSEY
 1980 - 1990

<u>Age Group</u>	<u>1980 Number</u>	<u>1990 Number</u>	<u>1980 -1990 Change Number</u>
Under 5	516	520	4
5 - 19	2,040	1,329	-711
20 - 34	2,005	2,142	137
35 - 64	2,740	2,829	89
65+	<u>566</u>	<u>710</u>	<u>144</u>
Total:	7,867	7,530	-337

Source: 1980 US Census Bureau
 1990 US Census Bureau

TABLE NO. 7
 POPULATION AGE CHARACTERISTICS
 BLOOMINGDALE, NEW JERSEY
 1980 - 1990

<u>Age Group</u>	<u>1980</u>		<u>1990</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Under 5	516	6.56%	520	6.91%
5 -- 19	2,040	25.93%	1,329	17.65%
20 - 34	2,005	25.49%	2,142	28.45%
35 - 64	2,740	34.83%	2,829	37.57%
65+	<u>566</u>	<u>7.19%</u>	<u>710</u>	<u>7.43%</u>
Total:	7,867	100.00%	7,530	100.00%

Source: 1980 US Census Bureau
 1990 US Census Bureau

INCOME CHARACTERISTICS

Household Income

Table 8 provides information regarding household income by income category as reported by the 1990 census. The median household income for the Borough of Bloomingdale was reported to be \$49,306; approximately 31 percent higher than the median household income of Passaic County which was reported at \$37,596 dollars.

TABLE NO. 8
HOUSEHOLD INCOME
BLOOMINGDALE, NEW JERSEY
1990

<u>Income Category</u>	<u>Households</u>	
	<u>Total</u>	<u>Percent</u>
Less than \$5,000	55	2.02%
\$5,000 to \$9,999	104	3.82%
\$10,000 to \$14,999	127	4.67%
\$15,000 to \$24,999	243	8.93%
\$25,000 to \$34,999	360	13.24%
\$35,000 to \$49,999	496	18.24%
\$50,000 to \$74,999	784	28.82%
\$75,000 to \$99,999	364	13.38%
\$100,000 to \$149,000	135	4.96%
\$150,000 or more	<u>52</u>	<u>1.91%</u>
Total:	2,720	100.00%

Median Household Income: \$49,306

Source: 1990 US Census Bureau

HOUSING CHARACTERISTICS

Historic Background

The number of housing units within the Borough of Bloomingdale has nearly doubled since the time of the 1960 census when a total of 1,951 dwelling units were reported in the community. The 1960's experienced the greatest growth of dwelling units as was reported by the 1970 census: an increase of 361 dwelling units or 18.5%. During the 1970's and 1980's growth of dwelling units has remained at approximately 12 percent for each decade. Building Permit data available through 1994 allows us to estimate that there are approximately 2,966 dwelling units within the Borough. This data also illustrates that the previous growth period in the number of dwelling units is rapidly slowing down. The 1990 - 1994 building permit statistics state that the number of dwelling units have only increased 1.7 percent from that of the 1990 census data.

This data is presented in the following table.

TABLE NO. 9
DWELLING UNITS
BLOOMINGDALE, NEW JERSEY
1940 - 1994

<u>Number Year</u>	<u>Dwellings</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
1960	1,951	---	---
1970	2,255	361	18.5%
1980	2,591	279	12.4%
1990	2,916	325	12.5%
1994*	2,966	50	1.7%

* Estimate by Michael F. Kauker Associates based on building permit records.

Source: 1990 US Census Bureau

New Jersey Residential Building Permits, NJ Dept. of
Labor, 1990 - 1994

Housing Units By Structure

Single family housing units are, by far, the predominant type of housing in the Borough of Bloomingdale. The 1990 census reported that approximately 75 percent or 2,171 units of the Borough's housing were single family. As is shown on the following table however, this number has decreased by approximately eight percent since the 1980 census. This is most likely due to the increasing demand for more affordable types of rental and owner occupied housing such as apartments and condominiums. Table 10 illustrates that the categories of structures containing two through nine units and structures containing ten or more units have both substantially increased - 52 percent and 66 percent respectively - since the time of the 1980 census.

TABLE NO. 10
UNITS IN STRUCTURE
YEAR-ROUND HOUSING UNITS
BLOOMINGDALE, NEW JERSEY
1980 - 1990

<u>Units in Structure</u>	<u>1980</u>		<u>1990</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1 Unit	2,189	82.7%	2,171	74.5%
2 to 9 Units	308	11.6%	471	16.2%
10 or more Units	150	5.7%	249	8.5%
Other	<u>0</u>	<u>0.0%</u>	<u>25</u>	<u>0.8%</u>
Total	2,647	100.0%	2,916	100.0%

Source: 1990 US Census Bureau
New Jersey Residential Building Permits, NJ Dept. of Labor, 1990 - 1994

Age of Housing Units

According to 1990 census data, approximately 22 percent or 631 housing units in the Borough of Bloomingdale were built prior to 1939 and 49 percent or 1,425 housing units were constructed between 1950 and 1969. This leads us to conclude that approximately 81 percent of the Borough's housing stock is over forty years old. A summary of the age of structure indicated by the year built is presented in Table 11.

TABLE NO. 11
AGE OF HOUSING UNITS
BY YEAR STRUCTURE BUILT
BLOOMINGDALE, NEW JERSEY
1990

<u>Year Structure Built</u>	<u>No. Units</u>	<u>Percent</u>
1989 to March 1990	15	0.51%
1985 to 1988	216	7.41%
1980 to 1984	76	2.61%
1970 to 1979	258	8.85%
1960 to 1969	767	26.30%
1950 to 1959	658	22.57%
1940 to 1949	295	10.12%
1939 or earlier	<u>631</u>	<u>21.64%</u>
Total	2,916	100.00%

Source: 1990 US Census Bureau

Occupancy & Tenure of Housing Units

The census reported in 1990 that 94 percent of the Borough of Bloomingdale's housing stock is occupied. Of the 94 percent, 73 percent or 2,018 dwelling units are owner occupied and 27 percent or 729 dwelling units are renter occupied. The remaining six percent or 169 housing units are classified as vacant with 30 percent or 51 units classified as for seasonal use.

TABLE NO. 12
OCCUPANCY AND TENURE OF HOUSING UNITS
BLOOMINGDALE, NEW JERSEY
1990

<u>Occupancy & Tenure</u>	<u>No. Units</u>	<u>Percent</u>
Occupied Housing Units	2,747	94%
Owner Occupied	2,018	73%
Renter Occupied	729	27%
Vacant Housing Units	169	6%
Seasonal Use	51	30%
Total Units	2,916	100%

Source: 1990 US Census Bureau

Value of Housing Units

Housing values have changed dramatically since the 1980 census. The 1980 census quoted the median house value to be \$63,200. According to the 1990 census data, the median value for housing within the Borough of Bloomingdale was \$173,200. The median rent paid at the time of the 1990 census was calculated to be \$771 dollars for Borough renters.

The following two tables provide information from the 1990 census on housing values and rents within the Borough of Bloomingdale

TABLE NO. 13
SPECIFIED OWNER OCCUPIED HOUSING UNITS BY VALUE
BLOOMINGDALE, NEW JERSEY
1990

<u>Value</u>	<u>Number of Housing Units</u>	<u>Percent</u>
Less than \$50,000	10	0.55%
\$50,000 to \$99,999	45	2.48%
\$100,000 to \$149,999	330	18.16%
\$150,000 to \$199,999	992	54.60%
\$200,000 to \$299,999	390	21.46%
\$300,000 or more	<u>50</u>	<u>2.75%</u>
Total:	1,817	100.00%

Median Value: \$173,200

Source: 1990 US Census Bureau

TABLE NO. 14
 SPECIFIED RENTER OCCUPIED HOUSING UNITS BY VALUE
 BLOOMINGDALE, NEW JERSEY
 1990

<u>Gross Rent</u>	<u>Number of Units</u>	<u>Percent</u>
Less than \$200	6	0.82%
\$200 to \$299	0	0.00%
\$300 to \$499	44	6.04%
\$500 to \$749	287	39.37%
\$750 to \$999	286	39.23%
\$1,000 or more	99	13.58%
No cash rent	<u>7</u>	<u>0.96%</u>
Total:	729	100.00%
Median Rent:	\$771	

Source: 1990 US Census Bureau

TABLE NO. 15
 COMPARABLE RESIDENTIAL SALES
 SELECTED MUNICIPALITIES
 BY PRICE CATEGORY
 1994

Price Category	Bloomingdale	Wannque	Ringwood	Pompton Lakes	Riverdale	Butler
Less than \$50,000	0	0	1	0	0	0
\$50,000 - \$99,999	7	7	6	23	0	0
\$100,000 - \$149,999	46	64	50	58	10	26
\$150,000 - \$199,999	39	32	77	58	15	31
\$200,000 - \$299,999	5	6	40	12	2	7
\$300,000 - \$399,999	0	0	4	1	0	0
\$400,000 and over	0	0	0	0	0	0
Total Sales:	97	109	178	152	27	70
Approximation of Median Sales:	\$147,938	\$143,349	\$177,658	\$147,862	\$162,037	\$148,929

Source: NJ Department of the Treasury, Division of Taxation, Average
 Assessment / Sales Ratio By NJ Taxing District

Calculations by Michael F. Kauker Associates

Table No. 15 is a review of residential sales in Bloomingdale and the surrounding municipalities in 1994. The information given allows a calculated median sales price of \$147,938 for homes in the Borough of Bloomingdale.

Additional Housing Data

The Borough of Bloomingdale Housing Element portion of the Master Plan contains additional housing data and is appended to this document.

UPDATED MASTER PLAN HOUSING ELEMENT

The housing element presented in this report is in fulfillment of the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.) and of Section 10 of the Fair Housing Act (N.J.S.A. 52-27D-301 et. seq.). The numbered sections correspond to the subdivisions of N.J.A.C. 5:93-5, Preparing A Housing Element.

The substantive parts of the Housing Element are included in the following pages. Supporting appendices and maps reside in a separate housing file and constitute the full completed submission to COAH.

Introduction

Bloomingdale is located in Passaic County which is situated on the north end of a three county housing region consisting of Bergen, Hudson and Passaic counties established by the Council on Affordable Housing (COAH) - the agency responsible for the administration of the Fair Housing Act. The Borough of Bloomingdale is situated in the foothills of the New Jersey Highlands which are part of a mountainous ridge that extends from Vermont to as far south as Virginia. The Borough, itself is located beyond the industrialized and heavily populated sections of the region. The topography within the Borough of Bloomingdale is quite rugged, with the majority of the undeveloped land characterized by steep slopes and inadequate accessibility. Practically all of the remaining readily developable land is currently urbanized.

5:93 - 5.1 Housing Element

- (b) The municipality's housing element shall be designed to achieve the goal of providing affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing. The housing element shall include the municipality's strategy for addressing its present and prospective housing needs and shall contain the following:

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated.

The general housing characteristic of the Borough is that of the single family home. In 1990 the number of housing units in the Borough of Bloomingdale was 2,916; of which, 72% or 2,096 were single family residences. The remaining 28% or 745 units were found in multiple family structures. Most of the housing in the Borough in 1990 was owner occupied with 2,018 units or 73% owner occupied; 729 units or 27% renter occupied; and the remaining 6% or 169 units were classified as vacant at the time of the 1990 Census. The number of persons per owner occupied housing unit in 1990 was 2.98 as compared to 2.09 persons per renter occupied housing unit.

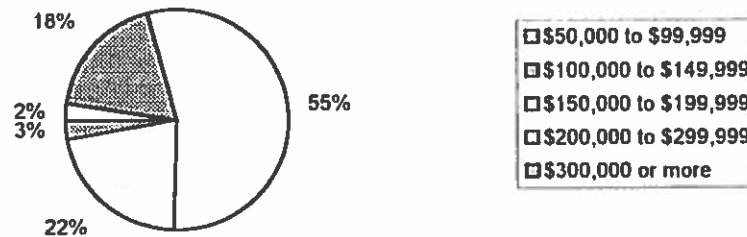
The median value of owner occupied housing units according to the 1990 Census was \$173,200 with most of the houses valued at between \$150,000 and \$199,999. Table 16 illustrates the breakdown of housing values for 1990.

TABLE 16
SPECIFIED OWNER OCCUPIED HOUSING UNITS BY VALUE

<u>Value</u>	<u>Number of Housing Units</u>	<u>Percent</u>
Less than \$50,000	10	0.55%
\$50,000 to \$99,999	45	2.48%
\$100,000 to \$149,999	330	18.16%
\$150,000 to \$199,999	992	54.60%
\$200,000 to \$299,999	390	21.46%
\$300,000 or more	<u>50</u>	<u>2.75%</u>
Total	1,817	100.00%
Median Value: \$173,200		

Source: 1990 U.S. Census Bureau

Value of Specified Owner Occupied Housing



Approximately 22% or 631 housing units were built prior to 1939 and 49% or 1,425 housing units were built between 1950 and 1969. Approximately 81% of the housing units of the Borough of Bloomingdale are over 40 years old. A summary of the age of structure indicated by year built is presented in Table 7.

TABLE 17
AGE OF HOUSING UNIT BY YEAR BUILT

<u>Age of Housing</u>	<u>No. Units</u>	<u>Percent</u>
Pre 1940	631	21.64%
1940 to 1949	295	10.12%
1950 to 1959	767	22.57%
1960 to 1969	767	26.30%
1970 to 1979	258	8.85%
1980 to 1984	76	2.61%
1985 to 1988	216	7.41%
1989 to March 1990	<u>15</u>	<u>0.51%</u>
Total:	2,916	100.0%

Source: 1990 U.S. Census Bureau

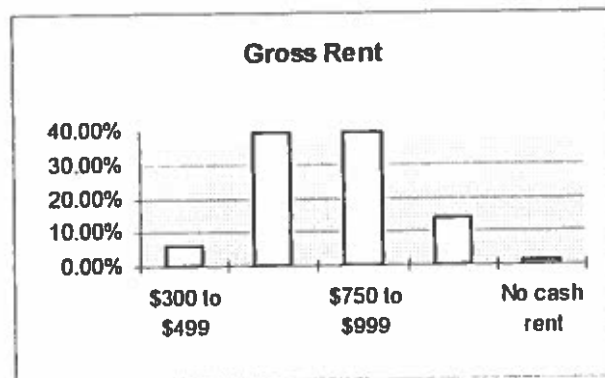
A total of 36 of these units have been identified by the Council on Affordable Housing as deficient whether due to lacking complete plumbing facilities for exclusive unit use, deficient heating, and/or overcrowding. These 36 units comprise the Borough's indigenous need.

According to the 1990 Census, in 1989 the median monthly owner costs were \$1,205 with a mortgage and \$401 not mortgaged. The median gross rent was \$771 per month. Gross rents per unit in the Borough of Bloomingdale are illustrated on Table 18.

TABLE 18
GROSS RENT PER UNIT

<u>Gross Rent</u>	<u>No. Units</u>	<u>Percent</u>
Less than \$200	6	0.82%
\$200 to \$299	0	0.00%
\$300 to \$499	44	6.04%
\$500 to \$749	287	39.37%
\$750 to \$999	286	39.23%
\$1,000 or more	99	13.58%
No cash rent	7	0.96%

Source: 1990 U.S. Census Bureau



2. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the six years subsequent to the adoption of the housing element, taking into account, but not limited to, construction permits issued, approvals of applications for development and probable residential development of lands.

The municipality's housing stock has entered a diminishing cycle where less and less new construction is occurring yearly. Between the years 1984 to 1988 approximately 144 housing units were added or approximately 29 units per year. The following years illustrate a steep decline in building activity where an average of 7.5 units were added per year. Table 19 illustrates the number of building permits issued between the years 1980 to 1994.

TABLE 19
BUILDING PERMITS 1980 - 1995
Bloomingdale, New Jersey

<u>Year</u>	<u>Single Family</u>	<u>2 to 4 Family</u>	<u>5 or More Family</u>
1980	11	--	--
1981	4	--	--
1982	4	--	--
1983	2	--	1 (24 units)
1984	13	--	--
1985	13	--	--
1986	37	--	1 (8 units)
1987	14	2	--
1988	17	--	--
1989	7	--	--
1990	5	--	--
1991	4	--	--
1992	13	--	--
1993	8	--	--
1994	6	1 (2 units)	1 (12 units)

Source: State of New Jersey Department of Labor.

Subdivision activity within the Borough has come to an absolute standstill. There has been no new subdivision activity within the Borough of Bloomingdale since the late 1980's. Table 20 illustrates the number of applications approved for subdivision development between the years 1980 and 1995.

TABLE 20
SUBDIVISION ACTIVITY: 1980 - 1995 *
Bloomingdale, New Jersey

<u>Year</u>	<u>No. of Applications</u>
1980	3
1981	3
1982	1
1983	6
1984	4
1985	9
1986	0
1987	0
1988	1
1989	0
1990	0
1991	0
1992	0
1993	0
1994	0
1995 *	0

* First two months only

Source: Office of the Borough Construction Official.

3. An analysis of the municipality's demographic characteristics, including, but not limited to, household size, income level and age.

The population of the Borough of Bloomingdale has remained relatively stable over the past twenty years. The 1990 population of 7,530 persons only shows a slight decrease (approximately 4 percent) from the 1980 population of 7,867 persons which was almost unchanged from the 1970 count of 7,797 persons. The racial characteristics of the population are predominantly white accounting for slightly over 98% of Bloomingdale's residents. The racial characteristics of residents of the Borough of Bloomingdale are identified in Table 21.

TABLE 21
RACIAL CHARACTERISTICS

<u>Race</u>	<u>1990</u>	
	<u>Number</u>	<u>Percent</u>
White	7,401	98.29%
Black	30	0.40%
American Indian, Eskimo, Aleut	5	0.07%
Pacific Islander	65	0.86%
Other	<u>29</u>	<u>0.39%</u>
Total	7,530	100.0%

Source: U.S. Census Bureau

The Borough's population shows a small degree of change in its age groups: the most significant difference between the 1980 and 1990 age of the population is an 8% decrease in the 5 to 19 year age group. This is probably due to the fact that the population has remained relatively stable over the previous twenty years and is only experiencing a slow increase in actual age; exhibited in the 3% increases in both the 20 to 34 year and the 35 to 64 year age groups, and a 2% increase in the 65+ age group. The age group characteristics based upon the 1980 and

1990 U.S. Census are shown in Tables 22 and 22A. Contrasting the 1980 population characteristics with the 1990 population characteristics enables us to discern general age shifts and trends within the Borough of Bloomingdale.

TABLE 22
POPULATION AGE CHARACTERISTICS
1980 - 1990

<u>Age Group</u>	<u>1980</u>		<u>1990</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Under 5	516	6.56%	520	6.91%
5 to 19	2,040	25.93%	1,329	17.65%
20 to 34	2,005	25.49%	2,142	28.45%
35 to 64	2,740	34.83%	2,829	37.57%
65+	<u>566</u>	<u>7.19%</u>	<u>710</u>	<u>7.43%</u>
Total:	7,867	100.00%	7,530	100.00%

Source: 1980 U.S. Census Bureau
 1990 U.S. Census Bureau

TABLE 22A
POPULATION CHARACTERISTICS
1980 - 1990

	<u>1980</u>		<u>1980 - 1990</u>
	<u>Number</u>	<u>Number</u>	<u>Change</u>
Under 5	516	520	4
5 - 19	2,040	1,329	- 711
20 - 34	2,005	2,142	137
35 - 64	2,740	2,829	89
65+	<u>566</u>	<u>710</u>	<u>144</u>
Total:	7,867	7,530	- 337

Source: 1980 U.S. Census Bureau
 1990 U.S. Census Bureau

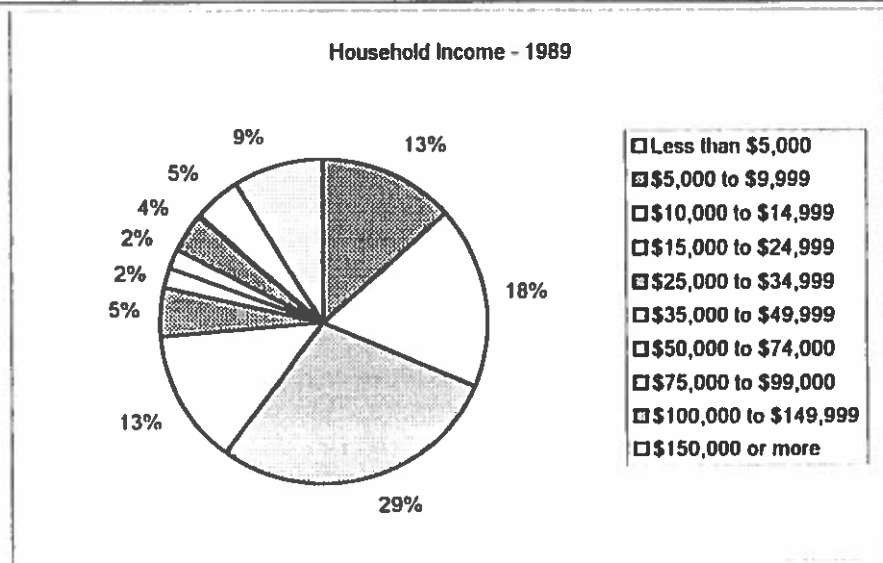
In 1990, the average population of the Borough's 2,720 households was 2.74 which is a 10% decrease when compared with the 3.04 persons per household in 1980

The 1989 median income per household in the Borough of Bloomingdale was \$49,306 which is more than double the 1979 household median income of \$22,042. The 1989 breakdown of income categories is shown in Table 23.

TABLE 23
HOUSEHOLD INCOMES - 1989
Bloomingdale, New Jersey

<u>Income</u>	<u>Households</u>	
	<u>Total</u>	<u>Percent</u>
Less than \$5,000	55	2.02%
\$5,000 to \$9,999	104	3.82%
\$10,000 to \$14,999	127	4.67%
\$15,000 to \$24,999	243	8.93%
\$25,000 to \$34,999	360	13.24%
\$35,000 to \$49,999	496	18.24%
\$50,000 to \$74,000	784	28.82%
\$75,000 to \$99,999	364	13.38%
\$100,000 to \$149,999	135	4.96%
\$150,000 or more	<u>52</u>	<u>1.91%</u>
Total:	2,720	100.00%

Source: 1990 U.S. Census Bureau



4. An analysis of the existing and probable future employment characteristics of the municipality.

Of a total Civilian labor force in the Borough of 4,626 persons, only 146 persons or approximately 4% were unemployed at the time of the 1990 Census. Approximately 74% of all persons employed have traditional white collar jobs, while a minority of the labor force, 26%, is employed in traditional blue collar occupations. Table 24 indicates the number of employed persons by profession for the Borough of Bloomingdale.

TABLE 24
EMPLOYED PERSONS BY PROFESSION - 1990

<u>Occupation</u>	<u>Number of Persons Employed</u>
Managerial/Professional	1,124
Technicians	204
Sales	565
Administrative	949
Service	424
Farming	51
Precision Production	559

Machine Operators	209
Transportation	274
Laborers	81

Source: 1990 U.S. Census Bureau

The New Jersey State Department of Labor provides information regarding the number of private sector employers within the Borough of Bloomingdale and the number of people employed by each. According to this data, there are 91 local businesses which employ 467 persons. Table 25 is a list of the major employers within the Borough of Bloomingdale (those who employ 10 or more persons).

TABLE 25
MAJOR EMPLOYERS
Bloomingdale, New Jersey

<u>Employer</u>	<u>Number of Employees</u>
Union House	30
Central Shippee Inc.	29
Wards Pharmacy Inc.	24
JLW Incorporated	24
First Fidelity Bank	19
Food World	17
Norman Sheet Metal Company Inc.	13
Quick Chek Food	12
Leonard Wood	12
Gervens Enterprises Inc.	10
JMR Painting & Construction Company	10

As you can see from Table 25, there are no large companies within the Borough of Bloomingdale, in fact, the largest major employer is that of a restaurant: The Union House. According to the Developable Land Analysis in Table 26, there are three available developable tracts zoned for business purposes: a 12.6 acre tract zoned M-1 Light Manufacturing

(Tract No. 41), a 12.1 acre tract also zoned M-1 Light Manufacturing (Tract No. 42) and a 9.5 acre tract zoned B-1 Retail and General Commercial (Tract No. 38). As noted in Table 26 - Developable Land in Growth Area, Tract Nos. 41 and 42 are located entirely within a floodplain. In addition to this, both sites will experience a partial taking by the State of New Jersey for Route 287. These two sites, however, are not suitable for development and therefore no future employment opportunities can be projected to occur in this area. Tract No. 38, while also located partially within a floodplain, contains 5.1 acres of developable land and has been designated as appropriate for business development by the Master Plan of the Borough of Bloomingdale. A property of this size would adequately support approximately 74,052 square feet of retail or general commercial space. Taking this into consideration, it can be projected that the Borough's employment force would grow by approximately 74 employees or an additional 16% increase to the existing labor force.

5. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing;

According to the Council on Affordable Housing formulations, the 1987 - 1993 Obligation and Certified Housing Plan can be briefly described as follows:

Net Fair Share	170	
	<u>- 53</u>	Rehab Program
	117	New Build
Credit for 8 units	<u>- 8</u>	As per interim Mt. Laurel Ordinance No. 31-88
	109	Net New Build Need

109 Documented Yield of Inclusionary
Zoning as per 1987 - 1993 Housing
Plan

The current 1993 - 1999 Low- and Moderate-Income Housing Obligations for the Borough of Bloomingdale are as follows:

I. Indigenous Obligation

(Rehabilitation) 36 units - 4 units for spontaneous rehabilitation

Net Indigenous 32 units

II. Inclusionary Obligation

(New Build) 51 units Inclusionary Obligation to be satisfied by rezoning as documented on this Plan

6. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

In order to fulfill the Borough's Fair Share Housing Plan for 1993 - 1999, it is proposed that Tract Nos. 22 and 23, as shown on Table 26 entitled Developable Land in Growth Area, be rezoned. These two tracts total a net developable area of 35.5 developable acres out of a gross area of 36.8 acres. The tracts, identified as Block 32, Lots 8, 9 and 10A (Tract No. 22) and Block 92, Lot 38 (Tract No. 23) are shown on the Borough of Bloomingdale tax maps. The two parcels of land are currently zoned R-20 permitting single family detached homes on one-half acre lots.

This 1993 - 1999 Housing Plan recommends that the Master Plan of the Borough of Bloomingdale, adopted by the Planning Board on November 15, 1990, be revised to incorporate these recommendations into the Land Use Plan Element of the Master Plan.

It is also recommended that these tracts be rezoned to be included in the Inclusionary Multi-Family District. Article II Sections 34-13 and 34-14 of the HOUSING, LOW- AND MODERATE-INCOME AND ZONING, Chapters 34 and 92 from the CODE of the Borough of BLOOMINGDALE.

The inclusionary (new build) portion of the Revised Housing Plan, at a permitted density of 8 units per developable acre, will provide for a realistic opportunity to enable new construction of 57 low- and moderate-income housing units out of a total project of 284 units. 227 of these units would be available at market price and the remaining 57 units would be available as low- and moderate-income housing units. This solution would result in an overzoning of six low- and moderate-income housing units in excess of the Net Inclusionary Obligation of 51 units for the Borough of Bloomingdale.

In addition to adding these two tracts to the Inclusionary Multi-Family District Zone in the Borough, an overlay zone incentive shall be built into the Zoning Ordinance to encourage the construction of rental housing. Developers who provide rental housing in the affordable housing zone will be allowed to implement an overlay zone of 10 units per acre with a 15% set-aside for rental units.

Adequate affordability controls will be built into the Borough's existing Inclusionary Multi-Family District Zone through an amendment to the Zoning Ordinance of the Borough of Bloomingdale. A draft copy of this amendment is appended to this document for review and comment (Appendix 1).

The two designated tracts for inclusionary development are highlighted on Table 26 and illustrated on the map on the following page entitled Vacant Tracts.

TABLE 26
DEVELOPABLE LAND IN GROWTH AREA
Bloomingdale, New Jersey

Tract No.*	Gross Area	Area (acres)		Slopes 15%+		Wetlands and Floodplains		Developable Area	
		Growth Area	Cons. Area	Growth Area	Cons. Area	Growth Area	Cons. Area	Growth Area	Cons. Area
20	7.2	2.2	5.0	2.2	5.0	--	--	--	--
21	8.9	8.9	--	--	--	--	--	8.9	--
22*	4.2	4.2	--	--	--	--	--	4.2	--
23*	32.6	32.6	--	1.3	--	--	--	31.3	--
27	4.4	4.4	--	--	--	--	--	4.4	--
29	230.0	54.9	175.4	7.9	48.6	4.1	52.8	See Note 1	--
30	103.6	101.2	2.4	21.7	1.8	18.2	--	61.3	0.6
31	6.0	6.0	--	--	--	0.5	--	5.5	--
32	3.4	3.4	--	--	--	--	--	3.4	--
33	13.2	13.2	--	--	--	--	--	13.2	--
34	5.6	5.6	--	--	--	--	--	5.6	--
35	34.7	34.7	--	13.4	--	0.8	--	20.5	--
36	69.8	69.8	--	18.2	--	0.5	--	51.1	--
37	7.7	7.7	--	--	--	5.4	--	See Note 2	--
38	9.5	9.5	--	--	--	4.4	--	See Note 2	--
39	175.0	175.0	--	105.7	--	10.8	--	58.5	--
40	272.2	272.2	--	166.1	--	9.6	--	See Note 3	--
41	12.6	12.6	--	--	--	12.6	--	See Note 3	--
42	12.1	12.1	--	--	--	12.1	--	--	--
44	6.6	6.6	--	5.6	--	--	--	1.0	--
	1076.2	889.8	186.4	Total Developable Land		--	--	397.3	1.6

* See Map of Vacant Tracts
Current Information as of September 1995.

Notes to Table 26

1. Tracts Nos. 37 and 38 are partially in a floodplain. Both are zoned in a B-1 General Business classification and designated as appropriate for business development on the Master Plan.
2. Tract No. 29 is owned in common by the Lake lasco Homeowners' Association.
3. Tract Nos. 40 and 41 have experienced partial takings by the State of New Jersey for additional exit ramp onto Route 287.

As you can see from the information highlighted on Table 26 and illustrated on the Vacant Tracts Map, the two parcels of land chosen to fulfill the Borough of Bloomingdale's Inclusionary Obligation are suitable for many reasons. These reasons are as follows:

1. They are the least environmentally sensitive tracts of developable land within the Borough.
2. The two tracts are appropriately located along a major collector road with existing sewer and water infrastructure systems in place.
3. The rezoning of tracts 22 and 23 would balance out the location of low- and moderate-income housing sites as zoned within the Borough: the new zone is located primarily in the central portion of the Borough, in close proximity to municipal services, as compared to the Mount Laurel Inclusionary sites selected and zoned in the south eastern section of the Borough pursuant to the 1987 Housing Plan.

Table 27 provides the required information on tracts selected for inclusionary development including the owner of each tract, acreage and block and lot numbers.

TABLE 27

REQUIRED DATA ON SELECTED SITES

<u>Tract No.</u>	<u>Owner</u>	<u>Acres</u>	<u>Block</u>	<u>Lot</u>
22	Woodward Ball	4.16	32	8,9,10A
23	Woodward Ball	32.6	92	38

Table 28 provides information on all vacant tracts within the Borough of Bloomingdale as to owner, block and lot numbers and acreage. This table also correlates with the Vacant Tracts Map which followed Table 26.

TABLE 28

VACANT LAND ANALYSIS

<u>Tract No.</u>	<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Acres</u>
20	5	39A	Delford Gardens	7.2
21	92	182	County of Passaic	8.9
	32	22		
22	32	8, 9, 10A	Woodward Ball	4.2
23	92	38	Woodward Ball	32.6
27	49	3	Jennie Plotts	4.4
29	49	2	Lake losco	230.0
30	49	111	Spring Brook Acres	103.6
31	49	113A	S. Decker	6.0
32	57	39	Isabelle Mitchell	3.4
33	57	43	R & R Diorio	13.2
34	57	43B	Bloomingdale Conv. Ctr.	5.6
35	59	6, 7	Higgins & Peragallo	34.7
36	60	5	Bicoastal Corp.	69.8
	59	8		
37	64	16	Wilkes & Roughgarden	7.7
	64	17		
38	60	15	P & R Gasperini	9.5
39	59	1C	William Meer	175.0
	60	9A, 16, 16A, 21A, 21B, 45, 46, 47, 48A, 60, 60A, 60B		
40	60	1-4, 61-64	Gallo Asphalt	272.2
41	62	1, 1A	Albert Shotmeyer	12.6
42	62	2	State of New Jersey DOT	12.1
44	5	46, 46L	Borough of Bloomingdale	6.6

Source: Borough of Bloomingdale
 Tax Assessor's Office as of September 1995

7. The location and capacities of existing and proposed water and sewer lines and facilities relevant to the designated sites.

Adequate sewer and water infrastructure is located along Glenwild Avenue which runs adjacent to the designated sites for inclusionary development. Copies of the Borough of Bloomingdale's Sewer System Map (Appendix 2) and Water System Map (Appendix 3) are appended to this document for documentation and review of the Borough's water and sewer capacities. The existing reserve capacity for the Borough of Bloomingdale is 1.05 million gallons per day. The Lakeland Sewage Authority has petitioned the Two Bridges Authority for an additional Reserve Capacity allocation of 0.833 million gallons per day. In the event that the additional capacity is obtained 0.250 million gallons per day will be allocated to the Borough of Bloomingdale for a Total Reserve Capacity of 1.30 million gallons per day.

8. Copies of the necessary applications for sewer service and water quality management plans submitted pursuant to Sections 201 and 208 of the Federal Clean Water Act, 33 U.S.C. §1251, et seq.;

Not Applicable.

9. A copy of the most recently adopted municipal Master Plan and, where required, the immediately preceding, adopted master plan;

One copy of the Borough of Bloomingdale's 1990 Master Plan is being submitted herewith.

10. For each designated site, a copy of the New Jersey Freshwater Wetlands maps, where available. When such maps are not available, municipalities shall provide appropriate copies of the National Wetlands Inventory maps provided by the U.S. Fish and Wildlife Service;

A copy of the National Wetlands Inventory map is appended to this document.

11. A copy of the appropriate United States Geological Survey Topographic Quadrangles for designated sites; and,

A copy of the USGS Topographic Quadrangle for the designated site is appended to this document.

12. Any other documentation pertaining to the review of the municipal housing element as may be required by the Council on Affordable Housing.

Rehabilitation:

The Borough of Bloomingdale outlined a rather extensive Rehabilitation Program in their Final Housing Element of 1987. This program has been successfully implemented and is currently proceeding according to schedule. The prior cycle indigenous need for the Borough was 61 rehabilitated units. The current indigenous need has been reduced to 32 units. According Community Grants and Planning, P.A., a housing consulting firm managing the Borough's rehabilitation program, 41 units are scheduled to be rehabilitated during the calendar year of September, 1995 through September, 1996. Twenty-five of these units will be

rehabilitated through the Home Improvement Program which just received a commitment of \$143,000.00 from the Federal Home Loan Bank of New York combined with Borough Bond moneys, for a total of approximately \$8,200.00 per unit. The remaining sixteen units to be rehabilitated will be through the Balanced Housing Program and are scheduled to commence mid-November, 1995. A copy of the policies and procedures of the Balanced Housing Program (Appendix 4) along with a letter from Marc Leckington of Community Grants and Planning, P.A. (Appendix 5) outlining the Borough of Bloomingdale's rehabilitation programs are appended to this document. Since the Borough has not completed any rehabilitation to this date, as is stated by the Borough Administrator in a letter to COAH dated August 16, 1995 and appended to this document (Appendix 6), no annual monitoring reports were filed. These 41 rehabilitation units discussed above will more than fulfill the Borough's Indigenous Obligation for the 1993 - 1999 Low and Moderate Income Housing Obligation and yield an additional nine rehabilitation credits toward the next cycle.

EMPLOYMENT CHARACTERISTICS

The following information and three tables will provide varied employment data for the Borough of Bloomingdale.

Table 30 illustrates covered employment trends for the Borough of Bloomingdale from 1973 through 1993. During this twenty year time period, local employment fluctuated significantly. At the start date of 1973, the number of jobs recorded was 747. In 1980 the Borough experienced the lowest number of private sector jobs when the number was 457; and 1987 the Borough's private sector jobs peaked at 836. The current data, available through 1993, lists the Borough of Bloomingdale's private sector jobs at 587 which is 32 jobs below the mean of 619 private sector jobs for the 21 year time period.

TABLE NO. 29
COVERED EMPLOYMENT
BLOOMINGDALE, NEW JERSEY
1973 - 1993

<u>Year</u>	<u>Number of Jobs</u>	<u>Year</u>	<u>Number of Jobs</u>
1973	747	1984	551
1974	641	1985	643
1975	581	1986	663
1976	646	1987	836
1977	626	1988	741
1978	586	1989	752
1979	558	1990	737
1980	457	1991	605
1981	494	1992	592
1982	463	1993	587
1983	498		

Source: State of New Jersey Department of Labor, Division of Labor
Market and Demographic Research ES202 Unit

The following two tables (Table Nos. 30 and 31) illustrate the employment characteristics of the residents of the Borough of Bloomingdale as compiled from the 1990 census data. Table 31 indicates that 41 percent of the Borough's residents are employed within two industries: 23 percent in the manufacturing industry and the remaining 18 percent are employed in the retail trade industry.

TABLE NO. 30
EMPLOYED PERSONS 16 AND OVER BY INDUSTRY
BLOOMINGDALE, NEW JERSEY
1990

<u>Industry</u>	<u>Number</u>	<u>Percent</u>
Agricultural, Forestry, Fishing and Mining	67	1.51%
Construction	351	7.91%
Manufacturing:		
Nondurable Goods	485	10.92%
Durable Goods	530	11.94%
Transportation	211	4.75%
Communications & Other Public Utilities	136	3.06%
Wholesale Trade	355	8.00%
Retail Trade	806	18.15%
Finance, Insurance & Real Estate	307	6.91%
Business and Repair Services	237	5.34%
Personal Services	75	1.69%
Entertainment and Recreation Services	9	0.20%
Professional and Related Services		
Health Services	235	5.29%
Education Services	304	6.85%
Other Professional & Related Services	187	4.21%
Public Administration	<u>145</u>	<u>3.27%</u>
Total:	4,440	100.00%

Source: 1990 US Census Bureau

Table 31 identifies Bloomingdale's residents over the age of 16 years by the occupation in which they are employed. Over 60 percent of the Borough's employed population are employed in four occupation categories - 21 percent in administrative support/clerical, 14 percent in professional specialty and 13 percent in both sales and precision production and craft repair.

TABLE NO. 31
 EMPLOYED PERSONS 16 AND OVER BY OCCUPATION
 BLOOMINGDALE, NEW JERSEY
 1990

<u>Occupation</u>	<u>Number</u>	<u>Percent</u>
Managerial and Professional Specialty:		
Executive, Administrative & Managerial	520	11.71%
Professional Specialty	604	13.60%
Technical, Sales, Administrative Support:		
Technicians and Related Support	204	4.59%
Sales	565	12.73%
Administrative Support (Clerical)	949	21.37%
Private Household	10	0.23%
Protective Service	99	2.23%
Service, Except Protective and Household	315	7.09%
Farming, Forestry, Fishing	51	1.15%
Precision Production, Craft Repair	559	12.59%
Operators, Fabricators, Laborers:		
Machine Operators, Assemblers, Inspectors	209	4.71%
Transportation, Material Moving	274	6.17%
Handlers, Equipment Cleaners, Helpers, Laborers	<u>81</u>	<u>1.83%</u>
Total:	4,440	100.00%

Source: 1990 US Census Bureau

TRAFFIC AND CIRCULATION

Introduction

We have included and updated as necessary the original Traffic and Circulation Section of the November 15, 1990, Master Plan prepared by Stewart/Burgis. The following Traffic and Circulation portion of this Master Plan reflects the basic study elements as contained in the 1990 Master Plan as updated through 1995.

Local Road System

The Borough of Bloomingdale is served by a road network which has been determined by a variety of elements including the municipality's physical characteristics (i.e., steep slopes, water bodies, etc.), its location within the northern New Jersey region, and its historic development pattern. These factors have served to establish a road network that includes three primary road which link the Borough to adjoining municipalities and the surrounding area. Additionally, there are numerous local service streets extending through the Borough. These local roads include conventional municipal suburban roadways which serve developments, as well as private roads serving the lake communities.

This section of this Master Plan presents the results of the analysis of the road network serving the Borough of Bloomingdale. The study was undertaken to provide an understanding of the borough's street system and its adequacy for present and future development. This section investigates such factors as right-of-way and paved widths, traffic volumes, accident locations and intersection designs.

Regional Highway System

With the recent completion of Interstate Route I-287, Bloomingdale's geographic location offers numerous direct access opportunities to the area's regional highway network. The Borough is served directly by Paterson-Hamburg Turnpike, Union Avenue

and Macopin Road. The Borough is also served by State Highway Route 23, which is located approximately 1.5 miles to the south of the Borough and which represents the area's primary north-south access, is situated approximately 6 miles to the south in Wayne.

Another important regional roadway, Interstate Highway Route 287, was completed in 1993. A segment of this arterial road extends through Bloomingdale, with interchanges constructed in Wanaque and Riverdale. The completion of this roadway in 1993 was intended to result in improved regional access to and from Bloomingdale and its surrounding communities.

Major Traffic Routes

There are approximately 35 miles of roadway within the Borough of Bloomingdale, consisting of 8 miles of County roads, 15 miles of municipal streets, and 12 miles of private roads. These roadways encompass a total of 481 acres, or 8.2 percent of the total land area in the community. For planning purposes, the roads are classified in four categories: major (or principal), collector, local, and private roads. Since the major streets are of primary concern, they are briefly identified below.

Paterson-Hamburg Turnpike is the principal arterial roadway in Bloomingdale, extending in an east-west direction through the southerly portion of the Borough. The roadway, serving both local and through traffic, is a two-lane County road that extends 1.9 miles through the community.

This road is characterized by a varying right-of-way and pavement width, a winding alignment, and poorly designed intersections. (These features are detailed in a subsequent section of this report.) Development along this artery includes a variety of uses. The Borough's central business district encompasses a portion of this roadway,

where building setbacks vary from zero feet to more than 35 feet. Residential uses and general business uses are also found along segments of this roadway.

Traffic counts taken by various sources indicates that in excess of 9,000 daily vehicular trips occur on this roadway, with peak hour volumes of 1,600 reported. This data, detailed in a subsequent section of this report, reveals the intensive use of this roadway as a regional circulation element.

The existing traffic volumes are aggravated by the narrow condition of portions of the roadway, its varying paved width which does not properly regulate the speed of traffic through the business district, and the parking configurations serving some abutting land uses which require vehicles to back-out into traffic. The street's existing paved width varies, measuring 40-42 feet in the vicinity of the business district and 24 feet near Macopin Road. The street's right-of-way width is 66 feet.

A significant number of vehicular accidents occur on this road due to the combination of excessive traffic volumes, inadequate and varied paved width in association with poor parking design, excessive uncontrolled access to and from abutting sites, and unsignalized intersections. A total of 167 vehicular accidents occurred on Paterson-Hamburg Turnpike in a twelve-month period in 1988-89, representing nearly two-thirds of all traffic accidents in the Borough. In comparison, the total number of accidents in 1995 was 116, significantly lower than the 1988 total of 167. As indicated in 1995 traffic accident reports, these accidents occurred at nearly every intersection along this roadway. Certain specific locations, particularly in the vicinity of Main Street, accounted for a disproportionate number of accidents. In 1988, the following five locations along this roadway accounted for 43 percent of all accidents on Paterson-Hamburg Turnpike. A comparison to 1995 accidents at these intersections is shown in column 2.