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**Identification of Alternatives to be Evaluated**

- This Master Plan will recommend the acquisition of a portion of the lands in Planning Area 1 - Special Study Area, by the Borough of Bloomingdale for municipal and/or commercial recreational facilities such as golf courses, public camping and hiking facilities and so on.

**Preferred Recommended Alternative**

The preferred alternative recommended by this Master Plan is the designation and subsequent rezoning of the eastern 120 acres of the Star Lake/Salvation Army Camp for planned recreational development. The Salvation Army lands currently encompass approximately 280 acres within Planning Area 1: Special Study Area. The rezoning of the eastern 120 acres of this property would leave the existing camp facilities and operations intact which are located on the western side of the property; while, at the same time, providing the opportunity for recreational development which would be accessible to all residents of the Borough of Bloomingdale and surrounding municipalities.

While there are many options for inclusion within a Planned Recreation Development Zone (PR<sub>c</sub>D) such as playing fields, tennis courts, swimming facilities and golf courses. In order to show one such option, this Master Plan has prepared an 18 hole golf course layout on the subject property site. This golf course is surrounded by adequate buffers, does not interfere with the current operations of the Salvation Army Camp, provides additional recreation options open to the public and would also be a valuable tax ratable for the Borough of Bloomingdale. A Planned Recreation Development Concept Map of this potential golf course is shown following page 82.

Secondly, this Master Plan suggests that public acquisition rights to Cold Spring Lake for Borough residents be acquired. Presently, there are no recreation facilities available to Borough residents which contain water access. Cold Spring Lake is currently under private operation by the Salvation Army. A joint partnership allowing public access to

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this lake for community gatherings as well as Salvation Army functions would benefit all parties involved.

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**PLANNING AREA II: CONSERVATION - LIMITED DEVELOPMENT AREA**

**Land Use and Locational Characteristics**

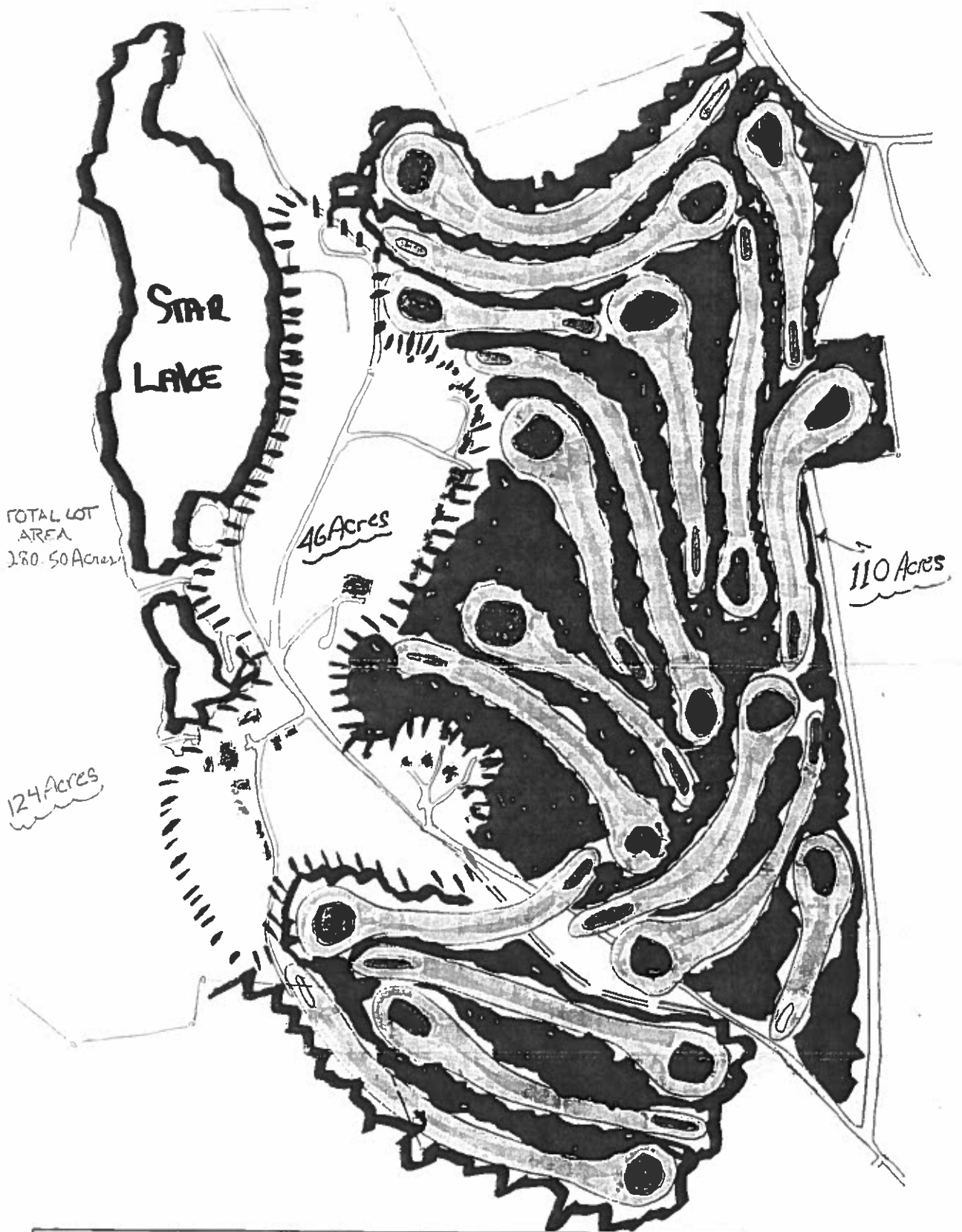
Planning Area II is located in the northern half of the Borough of Bloomingdale and occupies approximately 56 percent of the Borough's total area. This portion of the Borough of Bloomingdale is 67 percent publicly owned with the remaining 33 percent of its area is in the form of residential lake communities surrounding Kampfe Lake, Glenwild Lake and Lake Iosco and a small commercial area. Between the three aforementioned lakes there exists developable lands which are not publicly owned. Due to the environmental constraints on these developable lands, it is not possible to comply with the current zoning regulations which require minimum lot sizes of three acres.

The following table is a break down of land uses currently in existence in Planning Area II.

TABLE NO. 42  
PLANNING AREA II  
CONSERVATION/LIMITED DEVELOPMENT AREA  
LAND USE SUMMARY  
BLOOMINGDALE, NEW JERSEY  
1995

<u>Land Use</u>	<u>Acreage</u>	<u>Percent of Total</u>
Public	2,203.37	66.65%
Vacant	632.75	19.14%
Residential	458.39	13.87%
Commercial	11.25	0.34%
Total:	3,305.76	100.00%

Source: Information Compiled By Michael F. Kauker Associates



	<p>MICHAEL E. KAUKER ASSOCIATES          1308 Rt. 23 - P.O. BOX 82          BUTLER, N.J. 07405          (201) 838-6000</p>	<p><b>BOROUGH OF BLOOMINGDALE MASTER PLAN          PLANNED RECREATION          DEVELOPMENT CONCEPT PLAN</b></p>	<p>0 100 200 400          FEET          1" = 200'</p>	<p>5/08/98          MFK</p>
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**Zoning**

The 3,305.76 acres of land contained within Planning Area II are divided into five different zoning districts. The P - Public Zone covering the Norvin Green State Forest Lands - over 66 percent of PA-II - applies to lands owned and used for public purposes by municipal, county and state governments and agencies. All development within publicly zoned lands are subject to site plan review by the Planning Board.

The remaining four zoning districts are residential in character and are outlined as follows:

1. The R-130: One Family Residential Zone permits single family residential development on three acre lots in various portions of Planning Area II.
2. The R-40: One Family Residential Zone permits single family residential development on one acre lots in the southwestern portion of Planning Area II on lands surrounding Kampfe Lake; lands to the northwest of Glenwild Lake and on the southeastern border of the Borough, east of Lake Iosco and west of the Borough of Wanaque.
3. The R-20: One Family Residential Zone permits single family residential development on one-half acre lots. This zone pertains to those lands immediately surrounding Lake Iosco.
4. The R-10: permits single family residential development on one-quarter acre (10,000 square feet) lots. This zone pertains to those lands immediately surrounding Glenwild Lake.

**Current Master Plan Designation**

The present zoning of Planning Area II is inconsistent with the 1990 Master Plan. The 1990 Master Plan recommended the rezoning of a portion of those lands zoned R-130 (one family/three acre lot) to higher densities.

### **Land Use Plan and Future Development Options**

Planning Area II contains approximately 20 percent or 633 acres of vacant land. Thirteen percent of Planning Area II is developed as residential lake communities with homes surrounding Kampfe Lake, Glenwild Lake and Lake Iosco in the southern portion of Planning Area II. Additional residential development has occurred in the northernmost portion of the Borough on its boundary with the Boroughs of Ringwood and Wanaque. A small portion of Planning Area II, located in the central section of the area, is currently used for commercial purposes.

The current land use plan recommends the rezoning of outlying lands surrounding Lake Kampfe to higher density residential development.

The objectives of the 1990 Master Plan Reexamination for Planning Area II are as follows:

1. Encourage residential development that is consistent with the scale and density of the existing lake communities located in the Conservation - Limited Development Area.
2. Ensure that residential development in this area is responsive toward the physical features and environmental constraints of the Borough of Bloomingdale's landscape.
3. Provide for lower and moderate income housing in a strategic manner complying with state and court mandated affordable housing legislation.

### **Identification of Alternatives to be Evaluated**

- The 1995 Master Plan Reexamination will propose cluster development scenarios in the southern portion of Planning Area II in the outlying regions of the existing lake communities. Clustered lot sizes will be based upon the 3-acre minimum lot size and could be reduced to a minimum of 1 acre. Cluster development is an intelligent alternative method to traditional

residential subdivision development in that it applies the same concepts of circulation and a variety of housing types, while at the same time, preserving the environmentally sensitive features and open space of the project site. No increase in development capacity will occur within any cluster scenario: the total development capacity of each cluster development site will be in accordance with the Borough of Bloomingdale Zoning Ordinance - a 10 acre site in the R-130 Zone, wherein three acre lots are the minimum lot size, will have 3.3 residences on smaller lots with the remainder of the property designated as common open space.

**Preferred Recommended Alternative**

Planning Area II: Open Space/Limited Development Area is predominantly occupied by the State of New Jersey owned park lands within the Norvin Green State Forest. Residential development at the northernmost tip of the Borough, adjacent to the Borough of Ringwood, and also surrounding Lake Kampfe, Glenwild Lake and Lake losco as well as development along Glenwild Avenue are the only locations within this Planning Area not designated for public use.

Since the publication of the last Master Plan, the State of New Jersey has acquired additional lands within this Planning Area. It is suggested that the Borough of Bloomingdale Zoning Ordinance and Official Zoning Map be updated to include the state acquired lands under the P - Public Use and Reservoir Zone rather than the current R-130 - One Family, Three Acre Zone.

The second recommendation preferred by this Master Plan is the Master Plan redesignation of developed and undeveloped lands in the extreme northern part of the Borough adjacent to the Borough of Ringwood boundary from Residential/Rural Density to Residential/Environmentally Sensitive to be consistent with the current Zoning

Ordinance zone designation of R-130. This area is accessed solely from the Borough of Ringwood.

The redesignation is justified due to the physical topographical constraints of the outlying location of these lands and the lack of infrastructure.

Finally, due to the area's extreme isolation from the Borough of Bloomingdale, the Planning Board recommends that the neighborhood ultimately be connected to the Borough of Ringwood via Snake Den Road.



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**PLANNING AREA III: NEIGHBORHOOD PRESERVATION AREA**

**Land Use and Locational Characteristics**

Planning Area III is located in the south central portion of the Borough of Bloomingdale. It is bounded by Glenwild Lake to the north, Star Lake Camp to the west, the Central Business District along Hamburg Turnpike to the south, and by Planning Area V: Economic Development Area to the east.

The existing land uses within Planning Area III are illustrated on the following table:

TABLE NO. 43  
PLANNING AREA III  
NEIGHBORHOOD PRESERVATION AREA  
LAND USE SUMMARY  
BLOOMINGDALE, NEW JERSEY  
1995

<u>Land Use</u>	<u>Acreage</u>	<u>Percent of Total</u>
Residential	904.13	74.66%
Vacant	174.36	14.40%
Commercial	39.37	3.25%
Board of Education	36.56	3.02%
Semi-Public	33.75	2.79%
Public Park	12.65	1.04%
Other Public	7.42	0.61%
Office	2.81	0.23%
Total	1211.05	100.00%

Source: Data compiled by Michael F. Kauker Associates

Planning Area III possesses a mixed land use pattern characterized by a centrally located residential pattern surrounded by several peripheral public, commercial and office uses as well as a substantial amount of vacant land. This area consists mainly of

residential lands located in the south central portion of the Borough. The primarily residential portion of Planning Area III can be divided into two tiers. Tier one is inclusive of what is commonly known as the "flats" by Borough residents. This area is characterized by flat lands with 40 to 50 year old residential homes built on small lots off of a grid street pattern extending to Paterson-Hamburg Turnpike. Tier two is characterized by a more difficult topography of steeper slopes and curvilinear roads extending to higher elevations away from the Turnpike. The residential structures located in tier two are more contemporary or nouveau in style and situated on larger lots. The majority of these residences are approximately 10 to 15 years of age. Residential uses account for over 74 percent of the lands contained within Planning Area III.

The second largest land use in this Planning Area is that vacant land which accounts for slightly more than 14 percent of the area. Commercial, Board of Education and Semi-Public Uses comprise nine percent of Planning Area III, one percent of the land is dedicated to public parks and less than one percent each are classified as office and other public uses

### **Zoning**

The lands within Planning Area III are classified within seven individual zoning districts. Over 74 percent of the lands are zoned residential accounting for five of the different zoning districts. The residential zones are outlined as follows:

1. R-20: One Family Residential Zone permits single family detached housing on one-half acre lots;
2. R-10: One Family Residential Zone permits single family detached housing on one-quarter (10,000 square feet) acre lots;
3. R-40-TH: One Family Residential and Townhouse Zone permits single family detached housing on one acre lots or, as an alternative, on all sites with a minimum size of 10 acres, townhouse developments consisting of

structures with four to six dwelling units attached side by side with related parking and recreation facilities and open spaces, at a density of not over three units per acre;

4. R-G: Garden Apartment Zone wherein the principal permitted uses are garden-type apartments consisting of four or more apartments in each structure with related parking and recreation facilities and open spaces or, as an alternative, single family detached dwellings on one-half acre lots; and
5. R-M: In-Town Apartment and Senior Citizen Housing Zone whose principal permitted uses are garden-type apartments consisting of four or more dwelling units in each structure with related parking and recreation facilities and open spaces or, as an alternative, single family detached dwellings on one-quarter acre lots (10,000 square feet).

The B-1: General Business Zone is located on the eastern periphery of Planning Area III and only accounts for 3.25 percent of the land within PA-III. Permitted uses in this zone are general business, retail and service uses.

The P: Public Use and Reservoir Zone applies to lands owned and used for public purposes by municipal, county and state governments and agencies. Development regulations for schools are established within the individual residential zones. All other development is subject to site plan review by the Planning Board.

#### **Current Master Plan Designation**

Generally, the zoning and existing land use is consistent with the 1990 Master Plan. However, several individualized sites remain non-conforming with the zoning ordinance and inconsistent with the 1990 Master Plan.

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### **Land Use Plan and Future Development Options**

Options for Planning Area III are limited due the existing development pattern of the area, the fact that this is a fully developed residential portion of the Borough containing primarily single family homes on one-quarter to one-half acre lots.

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

1. To encourage, aid and assist in the continued maintenance and rehabilitation of the Borough's deteriorated housing stock.
2. Protect and preserve existing residential areas.
3. Acquire and retain passive open space as development occurs.

### **Identification of Alternatives to be Evaluated**

- The Borough of Bloomingdale is currently actively participating in two housing programs: the Balanced Housing Program and a Home Improvement Program. Both programs are concentrated within tier one of Planning Area III - Neighborhood Preservation Area. A total of 41 housing units are projected to be rehabilitated by September of 1996. Twenty-five of the Borough's deteriorated housing units will be rehabilitated through the Home Improvement Program and the remaining sixteen deteriorated units will be rehabilitated through the Balanced Housing Program. Community Grants and Planning, a private housing consulting firm, is administering both programs for the Borough of Bloomingdale. Borough officials are encouraged to continue promotion and funding of the aforementioned programs in order to maintain and rehabilitate the existing housing stock. Not only does the Borough benefit from the overall appearance enhancement factor, but it also aids the Borough in addressing their fair share housing responsibility to the Council on Affordable Housing (see Housing Element portion of the Master Plan Reexamination).

- As previously mentioned, Planning Area III is primarily developed as residential. In order to protect and preserve existing residential areas, it is strongly suggested that the Borough of Bloomingdale acquire and retain passive open space as development occurs. The Borough has recently acquired Oakwood Lake and some surrounding land. Oakwood Lake is located in the Tier I residential portion of Planning Area III and is surrounded by homes on one-quarter to one-half acre lots. The Borough now owns the majority of land along the eastern side of the lake. It is suggested that these lands be transformed into a passive open space area for Borough residents. A walking path could be installed around the circumference of the lake along with benches and play equipment on those properties adjacent to the eastern shore line.
- There exists approximately 174 acres of vacant land within Planning Area III. As future development is proposed, the Borough must make certain that passive open space is developed hand in hand with either residential, commercial or office developments in order to ensure an environmentally balanced development scenario for existing and future residents of the Borough of Bloomingdale.
- Analyze methods for the improvement of pedestrian flow within PA-III.
- Research options regarding the installation of a bicycle path within PA-III.

**Preferred Recommended Alternative**

The recommended alternatives preferred for Planning Area III: Neighborhood Preservation Area are as follows.

Firstly, the Borough is encouraged to continue its participation in the above mentioned housing programs in order to continually improve the appearance of its existing housing stock.

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Secondly, the acquisition of open space such as the lands surrounding Oakwood Lake is highly recommended in order to improve the quality of life for Borough residents while, at the same time, ensuring an environmentally balanced development scenario for existing and future residents of the Borough of Bloomingdale.

The Borough of Bloomingdale recently received substantive certification for its Housing Plan Element of the Master Plan from the Council on Affordable Housing (COAH). In order to provide for its fair share of low and moderate income housing, the Borough of Bloomingdale proposed to rezone lands within Planning Area III from R-20: Single Family, 1/2 Acre to AHD: Affordable Housing District whereby multi-family residential housing developments at eight units per acre are permitted. It is recommended that the Borough of Bloomingdale's Zoning Ordinance and Official Zoning Map be updated to include this recent change.

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**PLANNING AREA IV: CORRIDOR PROTECTION & REDEVELOPMENT**

**Land Use and Locational Characteristics**

Planning Area IV is located along the south central boundary of the Borough, north of the Pequannock River. It is bounded by the Borough of Butler to the southwest, the Borough of Riverdale to the southeast, and Planning Areas I and V respectively to the west and east. More specifically, Planning Area IV encompasses the portion of Paterson-Hamburg Turnpike extending from Van Dam Avenue to Main Street.

The existing land uses within Planning Area I are illustrated in the following table.

TABLE NO. 44  
PLANNING AREA IV  
CORRIDOR PROTECTION & REDEVELOPMENT AREA  
LAND USE SUMMARY  
BLOOMINGDALE, NEW JERSEY  
1995

<u>Land Use</u>	<u>Number</u>	<u>Percent of Total</u>
Commercial	70	54.26%
Residential	32	24.80%
Professional	10	7.75%
Vacant	9	6.98%
Public	4	3.10%
N/A	3	2.32%
Park	1	0.78%
Total:	129	100.00%

Source: Information obtained and calculated from field survey performed by Michael F. Kauker Associates.

This area functions as the Borough of Bloomingdale's primary commercial district. It currently provides a variety of retail and limited service uses which attempt to meet the daily shopping and related requirements of the Borough's residents. Multi-family and

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rental housing are also a predominant use within the Corridor Protection and Redevelopment

### **Zoning**

Currently there are five zoning districts located within Planning Area IV: two residential, two commercial/industry and the public district.

The two residential districts are the R-10-0 and the R-M-O Residential and Office Zones. The R-10-0 Zoning districts permits single family residential development on a minimum 10,000 square foot lot or, as an alternative, professional and business offices, either in new buildings or in conversions of existing residential buildings. The R-M-O Zoning district's principal permitted uses are garden-type apartments consisting of four or more dwelling units in each structure with related parking and recreation facilities and open spaces or, as an alternative, single family detached dwellings on one-quarter acre lots (10,000 square feet) or professional and business offices, either in new buildings or conversions of existing residential buildings. For both the R-10-0 and the R-M-O Zoning districts, where conversions of residential buildings are considered, they shall be subject to prior review and approval by the Planning Board as to the safety of the building in terms of fire protection and dual egress and as to maintenance of adequate landscaping and screening to protect adjoining residences.

The B-1: General Business Zone is the predominant zone located throughout Planning Area IV and accounts for over 62 percent of the land uses within PA-III. Permitted uses in this zone are general business, retail and service uses.

The M-1 Light Industrial Zone's principal permitted uses are light manufacturing, light industrial, retail and general commercial.



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Lastly, the P: Public Use and Reservoir Zone applies to lands owned and used for public purposes by municipal, county and state governments and agencies. Development regulations for schools are established within the individual residential zones. All other development is subject to site plan review by the Planning Board.

#### **Current Master Plan Designation**

The 1990 Master Plan designates this area as the Central Business District with the intent of encouraging retail and service commercial uses which complement both the established character and scale of this modest central business district. Large scale facilities are not recommended nor encouraged as principal permitted uses.

The previous Master Plan also supplied a set of detailed recommendations and illustrations for improvements within the central business district, otherwise known as Planning Area IV: Corridor Protection and Redevelopment Area which incorporate landscape elements, facade improvements, signage, parking and circulation features.

#### **Land Use Plan and Future Development Options**

Planning Area IV - Corridor Protection and Redevelopment Area is fully developed. The vacancy rate, according to a recent field study conducted by Michael F. Kauker Associates, is approximately seven percent. Vacancies in Planning Area IV are not vacant lands however, but vacant structures which are prime candidates for adaptive reuse and rehabilitation.

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

1. Enhance the appearance of new and existing commercial areas
2. Evaluate, assess and reaffirm the Central Business Plan of the 1990 Master Plan as presented by Stewart/Burgis Associates.

### 3. Identify feasible methods of implementation

#### **Identification of Alternatives to be Evaluated**

- The Central Business District plan submitted in the 1990 Master Plan identified a variety of visual improvements throughout the area such as perennial landscaping, tree plantings with decorative grates street furniture, trash receptacles and street lighting. It is in our opinion that these suggestions are still quite valid and will be included in the this master plan reexamination. There is no need to re-write a new plan for the Central Business District in the Borough of Bloomingdale.
- As part of the CBD Plan, a complete land use survey and existing land use map was prepared. Over the past five years many of the then existing land uses have changed and a substantial amount of development has occurred. A new survey and existing land use map of the Central Business District will be prepared and analyzed accordingly.
- Parking strategies will be analyzed and identified.
- While the CBD Plan contains an exceptional design concept, no methods of implementation have been outlined. As part of the 1995 Bloomingdale Master Plan, practical CBD Plan implementation guidelines will be reviewed, analyzed and presented for consideration.
  - a) Green Acres
  - b) Municipal Bonding
  - c) Low-Interest Loans for storefront revitalization
  - d) Residential Rehabilitation (programs outlined in housing plan)

#### **Preferred Recommended Alternative**

The preferred recommended alternative for Planning Area IV: Corridor Protection and Redevelopment Area is to retain, refine and implement the Central Business District Plan of the previous Master Plan prepared by Stewart/Burgis in 1990. The Central Business District plan submitted in the 1990 Master Plan identified a variety of visual

improvements throughout the area such as perennial landscaping, tree plantings with decorative grates street furniture, trash receptacles and street lighting.

The land use survey performed by Michael F. Kauker Associates for Planning Area IV indicated a seven percent vacancy rate among the existing uses along the Corridor Protection and Redevelopment Area. While this rate is relatively low, options are being examined promoting full occupancy of the Central Business District along with implementation measures through Green Acres Funding for the CBD Plan prepared by Stewart/Burgis.

**PLANNING AREA V: ECONOMIC DEVELOPMENT AREA**

**Land Use and Locational Characteristics**

Planning Area V is located in the southeastern portion of the Borough, north of the Pequannock River. It is bounded by the Conservation/Limited Development Area (PA-II) to the north, the Neighborhood Preservation Area (PA-III) to the west, the Borough of Riverdale to the south and the Borough of Pompton Lakes to the east.

Planning Area V land uses are summarized in the following table:

TABLE NO. 45  
PLANNING AREA V  
ECONOMIC DEVELOPMENT AREA  
LAND USE SUMMARY  
BLOOMINGDALE, NEW JERSEY  
1995

<u>Land Use</u>	<u>Acreage</u>	<u>Percent of Total</u>
Vacant	649.62	93.14%
Industrial	47.81	6.86%
Total:	697.43	100.00%

Source: Data Compiled by Michael F. Kauker Associates

Of the approximately 700 acres which comprise Planning Area V, 650 acres or close to 93 percent of the area is vacant. The existing developed land is industrial in use. These industrial uses account for 6.86 percent of Planning Area V. All existing development has occurred on or near the peripheral boundaries of Planning Area V due to the difficult topography that is a natural environmental constraint to the majority of the lands located within this planning area.

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## **Zoning**

The lands within Planning Area V are divided between six different zoning districts. Three of these zones are residential, two industrial and the sixth is public.

The residential zones within Planning Area V are outlined as follows:

1. R-130: One Family Residential Zone permits single family residential development on a minimum lot size of three acres;
2. R-40-TII: One Family Residential and Townhouse Zone permits single family detached housing on one acre lots or, as an alternative, on all sites with a minimum size of 10 acres, townhouse developments consisting of structures with four to six dwelling units attached side by side with related parking and recreation facilities and open spaces, at a density of not over three units per acre; and,
3. R-G: Garden Apartment Zone wherein the principal permitted uses are garden-type apartments consisting of four or more apartments in each structure with related parking and recreation facilities and open spaces or, as an alternative, single family detached dwellings on one-half acre lots.

The permitted uses for the two industrial zones located in Planning Area V are as follows:

1. M-1: Light Industrial Zone's principal permitted uses are light manufacturing, light industrial, retail and general commercial.
2. M-1-Q: Light Industrial and Quarry Zone wherein the permitted uses are light manufacturing, light industrial, retail, general commercial and commercial quarrying and excavation.

The P: Public Zone applies to lands owned and used for public purposes by municipal, county and state government and agencies.

### **Current Master Plan Designation**

The present zoning of Planning Area V is inconsistent with the 1990 Master Plan. The 1990 Master Plan designated the majority of the southeastern portion of Planning Area as a Light Industrial - Quarry Zone anticipating the quarrying of properties owned and operated by Passaic Crushed Stone. The current zoning remains single family residential at a three acre lot minimum density.

### **Land Use Plan and Future Development Options**

Development options for Planning Area V remain limited due to the severe topographic constraints of lands located within this area. In addition to this factor, a large portion of the area is slated to be quarried by Passaic Crushed Stone over the next thirty years. Taking these factors into consideration, the Borough is left with half or approximately 300 acres in Planning Area V in which to promote economic development strategies. While this may seem to be a detrimental factor, one must remember that several key sites in PA-V remain vacant.

The objectives for Planning Area V are as follows:

1. Increase tax revenue
2. Utilization and redevelopment of vacant/blighted sites
3. Provide appropriate housing options for senior citizens

### **Identification of Alternatives to be Evaluated**

- Corporate Office Zone along north east side of PA-V
- Industrial/Regional development options with additional I-287 exit at Union Avenue in Wanaque.
- Conversion of vacant sewer complex on Paterson-Hamburg Turnpike to municipal animal impound.

- Medical Services/Health Care Zoning district along Union Avenue - The new nursing home is now completed. Additional vacant lands could be developed as assisted living residences along with medical office complexes. Development such as this will increase the Borough's tax revenue while, at the same time, provide appropriate housing options for senior citizens.
- Accessibility of Federal Hill area - The Master Plan recognizes the need for a comprehensive coordinated Plan of Access to coordinate and integrate all the vacant properties in this Planning Area. This internal circulation plan would include a north-south major collector roadway with supplementary collector roadways serving individual properties and developments.
- Development of Planned Residential Development, PRD - Appropriate design standards to be included in the Revised Zoning Ordinance. The Master Plan recommends that these standards include the establishment of a maximum localized density standard not exceeding 8 units/acre to be included in the revised cluster element of the PRD Ordinance.

**Preferred Recommended Alternative**

The preferred recommended alternatives for Planning Area V: Economic Development Area are as follows:


1. Rezone the Baker Firestone tract from R-40-T11 (Townhouse, 3 per acre) to PRD: Planned Residential Development.
2. Rezone the Meer Tract from R-G Cluster (Garden Apartment) to PRD: Planned Residential Development. This 163-acre tract is committed to Mount Laurel Multiple Family Housing. A planned residential development would respect the provision of low-moderate income housing while creating a unique residential community with open space and other amenities unknown to that of an apartment complex. Rezone lands south of the Meer tract from M-1 (Light Manufacturing) and P (Public) to Planned Residential Development.

3. Rezone lands north of Terwilleger Lake (Singer/Kearfott properties) from R-40-TH to that of Corporate Office. With the construction of the Union Avenue/I-287 interchange, these lands are in close proximity to the highway and are ideal for corporate office development. An interim possibility or conditional use for this area could be a corporate recreation area with swimming and camping facilities.
4. Also rezone lands south of the Meer Tract from R-130 (Single Family, 3 Acre) to Corporate Office also due to its close proximity to the newly constructed Union Avenue/I-287 Interchange.
5. Rezone the two zoning districts located in the quarry (R-130 and M-1-Q: Quarry) to Light Industrial/Corporate Office.
6. Rezone lands southeast of Upper Morse Lake from Garden Apartment to Health Services District to accommodate the newly constructed nursing home. This area would be well served by an assisted living residence to compliment the nursing home and help to fill the ever-growing need for senior living and senior care facilities.
7. Rezone the "Horsefarm" property from R-40 Townhouse to a Planned Development Mixed Use Zone, providing for retail/service development in the front portion of the property and special purpose senior/life care housing in the rear portion.

#### **CENTRAL BUSINESS DISTRICT PLAN**

The November 15, 1990, Master Plan prepared by Stewart/Burgis Associates contained within it a comprehensive Central Business District Plan which recommended certain specific redesign and improvement projects within the framework of an overall Central Business District Plan which would enhance the Borough of Bloomingdale's Central Business Area. It is recommended that the design concepts contained within that plan be





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[Pattern]	COMMERCIAL
[Pattern]	RESIDENTIAL
[Pattern]	SEM-PUBLIC/PUBLIC
[Pattern]	MULTI-PURPOSE/PARKS
[Pattern]	PROPOSED BUILDING
[Pattern]	PUBLIC BUILDING
[Pattern]	PRIVATE BUILDING
[Pattern]	STREET BUILDING
[Pattern]	INTERSECTION BUILDING
[Pattern]	EXISTING BRIDGE
[Pattern]	PROPOSED BRIDGE

**BLOOMINGDALE CBD**  
 PROPOSED LAND USE  
 NO SCALE



incorporated within the current Master Plan and carried forth as a positive and productive aspect of the community's overall Master Plan.

The following CBD proposed Land Use Map prepared by Stewart/Burgis Associates is included within this Master Plan document. It depicts a schematic representation of a distribution of existing uses and proposed structures, a prospective location for public and private parking facilities, and open space features. Its primary function is to provide a visual depiction reinforcing the broad CBD goals and policy statement contained in the Goals section of this document, particularly the issues pertaining to the location of buildings in close proximity to street lines, rear parking areas, and the provision of integrated parking and landscaping amenity, rather than a specific delineation of prospective commercial or other activities.

The overall schematic plan also highlights the prospective use of the Pequannock River and Sloan Park Island as attractive amenities which merit special attention. These features should become an integral part of any CBD revitalization effort. The River represents the singular notable physical feature which can be utilized to distinguish Bloomingdale's commercial district and warrants consideration as an important element which complements the district's development. Consequently, the various design sketches recommends the establishment of a pedestrian walkway along the riverfront within the framework of a natural landscaped corridor, with pedestrian linkages provided from the street and adjoining parking area.

In addition to the overall schematic plan, this section presents three detailed landscape conceptualization studies covering particular segments of the roadway corridor and adjoining land. These are more detailed and definitive than the overall schematic plan, incorporating particular landscape and design features to create interesting entry points to the CBD and other points of interest. A major component of each of these sketches is the provision of a pedestrian riverfront walkway and the imposition of a detailed landscape

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amenity along the street to create a distinguishing entry feature for the CBD. The plans also include a conceptual design for Sloan Park in an effort to create an attractive pedestrian amenity which will draw people to the downtown area.

The plan includes five major design elements:

1. Entry points.
2. Establishment of reduced corridor widths to emphasize the utilization of pedestrian access.
3. Intersection feature development, including special paving material, landscaping and additional streetscape elements.
4. Supplementation of enhanced streetscape elements, inclusive of street trees and building facade improvements.
5. Establishment of a major focal point toward the center of the CBD identified as mid-block plaza improvements.

The design concepts set forth in the CBD Plan prepared by Stewart/Burgis remain valid to the current date. It is recommended that, after approval of the current proposed Master Plan, that the Planning Board identify and focus on various methods of implementation to incorporate and achieve the physical development proposals contained within the Stewart/Burgis CBD Design Plan.

## **ENVIRONMENTAL RESOURCES INVENTORY - RELATION TO PROPOSED LAND USE PLAN**

The Borough of Bloomingdale Environmental Commission authorized the preparation of a natural resource inventory in 1989 which shall hereinafter be referred to as the Environmental Resources Inventory. It is the intention and specific recommendation of this Master Plan that this document be incorporated by reference into the updated Borough of Bloomingdale Master Plan as it provides a documentable physical and environmental basis upon which the density recommendations for the more environmentally sensitive areas of the Borough of Bloomingdale have been promulgated and supported by the Planning Board.

The specific outline describing the substantive contents of the Environmental Resource Inventory is included in this Master Plan Report. In addition, the specific content of Chapter 1 entitled "Planning and Environment" is also included in this Master Plan document to describe the interface between environmental concerns and considerations and the Master Planning process.

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**CHAPTER ONE - PLANNING AND THE ENVIRONMENT**

**Introduction**

Early in human history, land use was governed entirely by the natural aspect of the land. The distribution of water, food, and fuel resources and the location of valleys, plains, and mountains determined where people could and could not live. The lack of technology and the small population density kept mankind's impact to a minimum and the environment was able to adjust quickly to any changes. As technology advanced, so did the impact of humans on the environment. It was not until the Industrial Revolution, however, that the environment began to have trouble adjusting to the rapid changes being brought about by the new technology. In the last century, mankind's ability to mold the environment to the specific needs of an ever-growing population has increased dramatically. No longer are humans limited in their choices of places to live and work. The ability to "engineer anything" and the pressure to do just that exerted by a population hungry for new opportunities has, for the first time in history, resulted in the need to plan for the efficient use and preservation of the natural environment.

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**Concepts of Natural Resource Planning**

The goals of planning are dictated by the need to minimize the social costs of development while maximizing the social benefits. This is not an easy task and cannot be taken lightly. It requires that consideration be given to every component of the system and that risks and their potential rewards be weighed carefully. The following is a list of some objectives which, if accomplished, would largely meet the goals of planning:

1. Preservation of scenic, historic, or other highly-valued landscapes to prevent encroachment on areas which make up the Borough's heritage.
2. Protection of individuals and society through restriction of building in floodplains, on steep slopes, or in other hazardous areas.
3. Provision of adequate land for recreation, including land for intensive recreation, wilderness, and open space functions.
4. Provision of adequate, decent housing and borough services for all residents.
5. Minimization of pollution through proper location of industries and disposal sites.
6. Protection of wildlife, wilderness, and fragile environments, including lakes and wetlands.
7. Prevention of urban sprawl through maintenance of green belts and open space.
8. Protection of the health, safety, and welfare of the public by preventing inappropriate land use.

(Modified from Jackson, Land Use in America)

Six of these goals directly involve natural resource consideration. Because of this, understanding the type and distribution of natural resources in an area is vital to the planning process. In the Borough of Bloomingdale, as in other communities, some areas are more suitable than others for development. Some basic precepts of planning within environmental constraints are presented here to provide a background for the inventory itself.

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Urbanization (development) must be controlled to prevent the wholesale destruction of open space. Open space is needed for recreation, aesthetics, water supply, wildlife and vegetative habitat, and avoidance of natural hazards. The open space must be preserved according to its role in the environment. To simply set aside a certain percentage of the Borough as open space should be keyed to a particular need (or needs). This specific use will be determined by the natural conditions already in place. It is best, if possible, to connect the open spaces into a network of different types of land so that wildlife may move from one place to another naturally, without encountering barriers.

Areas worthy of preservation as open space include (but are not necessarily limited to): wetlands, floodplains, aquifer recharge areas, areas of steep slope, potential dam sites or impoundment areas, exceptional agricultural land, unique and high-grade woodlands and wildlife habitats, unique landforms, rare ecological associations, vital watersheds, and historic sites.

One of the best ways to use these lands efficiently is through the practice of multiple use (defined as the use of one parcel of land for more than one major purpose at the same time). A wetland, for example, may also be an aquifer recharge area, a unique wildlife habitat, part of a vital watershed, and aesthetically pleasing. Setting aside such an area will accomplish several objectives at once.

Another type of multiple land use is sequential. This is the practice of using land for one purpose at a time with plans to use it for another purpose in the future. Quarrying and mining operations are particularly well-suited to this concept. An abandoned quarry can be turned into a lake to be used for recreation or residential development.

For the Borough of Bloomingdale, planning of further development will be particularly difficult. The small area of the Borough left open to development - between Norvin Green State Forest and the urban areas in the south - has a large percentage of land which



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is environmentally sensitive. It is in areas like this that multiple and sequential land use practices must be applied.