

# **BOROUGH OF HAWORTH 2020 MASTER PLAN RE-EXAMINATION REPORT**

BOROUGH OF HAWORTH, BERGEN COUNTY, NEW JERSEY



**DRAFT REPORT**

**September 2, 2020**

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## **LIST OF OFFICIALS**

### *Governing Body*

Thomas P. Ference, Mayor

Michael Bain  
Jacqueline Guenego  
Glenn Poosikian  
Andrew Rosenberg  
Dina Siciliano  
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Tae Chang, Alternate No. 1  
Stephanie Mitra, Alternate No. 2

Mayor Thomas Ference  
Andrew Rosenberg, Council Representative

John J. D'Anton, Esq., Board Attorney  
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Dolores O'Dowd, Recording Secretary

### *Borough Officials*

Ann Fay, Borough Administrator/Clerk  
Christopher P. Statile, P.E., Borough Engineer  
Caroline Reiter, P.P., A.I.C.P., Borough Planner  
Robert T. Regan, Esq., Borough Attorney

## **Borough of Haworth Planning Board** **2020 Master Plan Re-examination**

### **INTRODUCTION**

The preparation and adoption of the Master Plan is a function of the Planning Board as described by the Municipal Land Use Law (MLUL). The MLUL also requires that the governing body provide for a general reexamination of its master plan and development regulations by the Planning Board every ten years. The Haworth Master Plan was adopted in 1991, and the last Reexamination Report was adopted in October 2009 that fulfilled the periodic examination requirements contained in N.J.S.A. 40:55D-89.

### **Haworth's Master Planning History**

Since 2009, the Haworth Planning Board has adopted a Sustainability Element in 2012, and Housing Element & Fair Share Plans in 2015 and 2019 that provide housing and demographic information and address its affordable housing obligation. These reports are all master planning documents.

A listing of the Borough's master planning documents follows:

- 1942: First Master Plan
- 1960: Amended Master Plan
- 1971 & 1978: Master Plan & Master Plan Update
- 1984: Master Plan Update
- 1988: New Land Use Plan
- 1989: Recycling Plan Element
- 1991: New Master Plan
- 1995: Housing Element & Fair Share Plan
- 1997: Reexamination Report
- 2003: Reexamination Report
- 2006: Housing Element & Fair Share Plan
- 2007: Master Plan Update – Land Use Plan & Conservation Plan
- 2008: Housing Element & Fair Share Plan
- 2009: Reexamination Report
- 2012: Sustainability Element
- 2015: Housing Element & Fair Share Plan
- 2019: Land Use Plan Amendment
- 2019: Housing Element & Fair Share Plan

## Components of a Reexamination Report

The requirements of a Reexamination Report are contained in N.J.S.A. 40:55D-89. The Reexamination Report must address the following:

- 1. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.*
- 2. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.*
- 3. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.*
- 4. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.*
- 5. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c. 79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommend changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.*

This 2020 Reexamination Report covers the required components and provides discussion and analyses of several planning considerations. This Reexamination Report meets the statutory requirements for the Borough's review of its master planning documents.

The report begins by listing a synopsis of the goals and recommendations contained in the 2009 Reexamination Report. Next, a "2020" response is provided for each goal and recommendation. State, county and local changes are then identified. Finally, recommended revisions are provided as well as a statement on redevelopment.

An overall vision of this 2020 Reexamination Report is maintaining the positive quality of life for Haworth's residents and visitors. Haworth is a built-out community with limited vacant land. The Borough is primarily developed with single-family dwellings. Country clubs with golf courses and water company property are located in the western portion of the Borough. A small commercial area is located in the center of Haworth.

## **I. THE MAJOR PROBLEMS AND OBJECTIVES IN THE 2009 REEXAMINATION REPORT**

The Reexamination Report starts with a synopsis of the major problems and objectives that were identified in the 2009 Reexamination Report.

2009 Vision Statement: Recognizing that Haworth Borough is a mature suburban municipality. Its character is defined by single family homes, open space, golf courses and tree lined streets and avenues. Due to its unique geographic location and with no arterial or major regional roads crossing the Borough, Haworth has remained “once-removed” from the traffic and congestion characteristic of other nearby Bergen County municipalities. It has thus maintained through the years a quiet stateliness that has been singularly attractive to its present residents and hopefully will remain so for its future residents. It is hoped that this goal can be achieved through adherence to and implementation of the following more specific goals and objectives.

### **Land Use Plan & Housing Plan**

1. Provide updated data/analysis of population, housing and other demographics.
2. Maintain the existing high quality housing stock.
3. Monitor the need for age-restricted housing.
4. Cooperation with the Council on Affordable Housing (COAH).
5. Improve the aesthetics of the rear yards of the commercial buildings on Terrace Street, perhaps through property consolidation.
6. Maintain the present balance between residential, open space, golf course, commercial and public uses.
7. Ensure new development does not infringe upon critical environmental areas and is appropriate to its ecological setting.
8. Maintain the local neighborhood character of existing commercial establishments.
9. Borough-owned vacant properties should remain undeveloped, except where necessary to fulfill its affordable housing obligations by expanding the Borough’s special needs housing, and/or to provide for a needed recreation facility.
10. The Borough’s residential standards should be consistent with the NJ Residential Site Improvement Standards.
11. The Borough should review the Zoning Ordinance to remove conflicts that may exist among definitions, consider impervious coverage standards for all residential zones, and consider additional bulk regulations that would discourage overdevelopment of properties. Review front yard setback requirements as they pertain to deeper lots.

12. Continue to provide for security for the Borough's portion of the Oradell Reservoir and United Water Resources treatment facilities.
13. The Borough should continue to monitor and conform with State regulations and initiatives that impact local land use.

#### **Circulation Plan**

14. Channel any through traffic originating at and bound to locations outside the Borough to designated roads and streets which presently carry such traffic so that this traffic will not negatively affect land uses and traffic safety.
15. Lake Shore Drive is not a through road and presently serves the Water Company, the Haworth Country Club and several single family residents. Lake Shore Drive should remain "as is" and closed to through traffic; road upgrades should be discouraged.
16. Periodic monitoring of intersections adjacent to and at the periphery of the Borough as to their safety and efficiency of traffic movements.
17. Do not convert paper streets to public thoroughfares.
18. The senior van service increases the variety and means of public transportation service to the Borough and continues to be of value to the community.
19. Pursue a comprehensive pedestrian circulation system throughout the Borough. Consider strategies and methods for improvements to pedestrian circulation facilities, including sidewalks and paths.

#### **Utility Plan**

20. Explore options regarding the supply and delivery of various utility services throughout the Borough.
21. Discourage development on the periphery of the Oradell Reservoir and on its watershed that may conflict with the future expansion of the reservoir or may tend to degrade the quality of Oradell Reservoir and its watershed.

#### **Recreation, Open Space Plan & Conservation**

22. Provide for the recreation needs of all Borough residents.
23. Continue to explore opportunities for new recreation and open space opportunities for Borough residents, including both active and passive recreation. Additional bike routes should also be considered.
24. An additional full-sized all-sport recreation field is needed.
25. Utilize existing fields into the evening hours by adding sports lighting that is sensitive to and respectful of neighboring properties.

26. Due to the increased demand for publicly accessible passive recreation facilities, the Borough should consider using the interconnected string of municipally-owned properties west of the railroad, north of Haworth Ave., south of Lake Shore Drive and east of Park Street for this purpose. If environmental regulations permit, this linear strip of public land could provide a good opportunity to introduce publicly accessible benign passive facilities such as a walking/jogging trail, rustic benches, and low impact exhibits that promote stewardship of the Borough's natural resources.
27. Various properties that are undeveloped due to environmental constraints should remain in their present natural state.
28. Recognize the existence of critical environmental characteristics within the Borough; consider the environmental limitations of properties when crafting land use regulations and considering development applications.
29. Explore conservation easements on those properties which exhibit environmental factors inhibiting or precluding development. Revise the Zone "B" to include the Borough's parks, recreation areas and buffer zones. Wetland and wetland buffer areas are regulated by the NJDEP.
30. The open space lands in the northern and western portions of the Borough consist of a higher quality wildlife habitat than found in the more residential parts of the Borough. The proximity to the reservoir and other environmental features contributes to overall diversity and quality of wildlife.
31. The Borough should consider enacting a tree preservation ordinance.

#### **Historic Preservation Plan**

32. Recognize the existence of historic sites and their local, state and national significance.
33. Encourage the continued use of historic properties.
34. Explore means and implications of the preservation of the historic sites and districts in Haworth. Consider adoption of ordinances that would serve to preserve the historic resources identified in previous master planning documents.
35. The Borough should continue to pursue a suitable site/building for the retention and display of historic Borough artifacts and memorabilia.

## **II. THE EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED**

This section starts by repeating the goals and comments from the 2009 Reexamination Report. The 2020 response to the comment follows in *italic font*.

Vision Statement: Recognizing that Haworth Borough is a mature suburban municipality. Its character is defined by single-family homes, open space, golf courses and tree lined

streets and avenues. Due to its unique geographic location and with no arterial or major regional roads crossing the Borough, Haworth has remained “once-removed” from the traffic and congestion characteristic of other nearby Bergen County municipalities. It has thus maintained through the years a quiet stateliness that has been singularly attractive to its present residents and hopefully will remain so for its future residents. It is hoped that this goal can be achieved through adherence to and implementation of the following more specific goals and objectives. *2020 Response: This remains a valid vision statement. Recommended revisions include that the Borough has been proactive in recognizing, zoning for and protecting critical areas.*

### **Land Use Plan & Housing Plan**

1. Provide updated data/analysis of population, housing and other demographics. *2020 Response: The 2019 Housing Element/Fair Share Plan contains a detailed demographic analysis.*
2. Maintain the existing high quality housing stock. *2020 Response: This remains a valid goal. The high quality housing stock contributes to the quality of life in the Borough.*
3. Monitor the need for age-restricted housing. *2020 Response: This recommendation is no longer appropriate for Haworth. As a developed community, there is a lack of available land for age-restricted housing developments. However, providing opportunities for seniors to remain in Haworth is an important goal.*
4. Cooperation with the Council on Affordable Housing (COAH). *2020 Response: COAH is no longer responsible for providing affordable housing rules and/or obligations. Additional information on affordable housing is provided in a later section of this report. The Borough has met its Round 3 affordable housing obligation and adopted the necessary Housing Element/Fair Share Plan and associated ordinances.*
5. Improve the aesthetics of the rear yards of the commercial buildings on Terrace Street, perhaps through property consolidation. *2020 Response: Progress continues toward this goal. This area has been paved and contains new striping, lighting and sidewalks.*
6. Maintain the present balance between residential, open space, golf course, commercial and public uses. *2020 Response: This remains a valid goal.*
7. Ensure new development does not infringe upon critical environmental areas and is appropriate to its ecological setting. *2020 Response: This goal is handled via New Jersey wetland regulations and 300 ft. riparian buffer requirements for C-1 waters. The Borough also has adopted a Critical Areas Ordinance.*
8. Maintain the local neighborhood character of existing commercial establishments. *2020 Response: This remains a valid goal. This report does not recommend expanding the confines of its commercial area at this time.*
9. Borough-owned vacant properties should remain undeveloped, except where necessary to fulfill its affordable housing obligations by expanding the Borough’s special needs housing, and/or to provide for a needed recreation facility. *2020 Response: The*

*Borough will be donating a portion of a vacant lot pursuant to its affordable housing settlement and plan.*

10. The Borough's residential standards should be consistent with the NJ Residential Site Improvement Standards. 2020 Response: *This goal should be removed as the NJRSIS supersedes inconsistent local standards.*
11. The Borough should review the Zoning Ordinance to remove conflicts that may exist among definitions, consider impervious coverage standards for all residential zones, consider additional bulk regulations that would discourage overdevelopment of properties. Review front yard setback requirements as they pertain to deeper lots. 2020 Response: *The Borough revised its Zoning Ordinance in 2013. The revised ordinance now contains impervious coverage standards for residential zones. Consideration should be given to incorporating a Floor Area Ratio (F.A.R.) into the Borough zoning ordinance. Floor Area Ratio regulations provide another control on overdevelopment.*
12. Continue to provide for security for the Borough's portion of the Oradell Reservoir and United Water Resources treatment facilities. 2020 Response: *This remains a valid goal. For future reference, United Water Resources is now Suez New Jersey.*
13. The Borough should continue to monitor and conform with State regulations and initiatives that impact local land use. 2020 Response: *This remains a valid goal; certain state and county initiatives are described within this report.*

#### **Circulation Plan**

14. Channel any through traffic originating at and bound to locations outside the Borough to designated roads and streets which presently carry such traffic so that this traffic will not negatively affect land uses and traffic safety. 2020 Response: *This remains a valid goal.*
15. Lake Shore Drive is not a through road and presently serves the Water Company, the Haworth Country Club and several single family residents. Lake Shore Drive should remain "as is" and closed to through traffic; road upgrades should be discouraged. 2020 Response: *Lake Shore Drive was paved in 2018 as part of a joint effort with both the Haworth Country Club and Suez New Jersey. Lakeshore Drive should remain closed to through traffic.*
16. Periodic monitoring of intersections adjacent to and at the periphery of the Borough as to their safety and efficiency of traffic movements. 2020 Response: *This remains a valid goal.*
17. Do not convert paper streets to public thoroughfares. 2020 Response: *This remains a valid goal. Typically, paper streets will be abandoned at the request of the adjacent property owners.*
18. The senior van service increases the variety and means of public transportation service to the Borough and continues to be of value to the community. 2020 Response: *The grant providing the senior van has not been continued. However, this reexamination report*

*and the Borough support continuing the service. Transportation services, such as a senior van service, help Haworth residents remain in the Borough and age in place.*

19. Pursue a comprehensive pedestrian circulation system throughout the Borough. Consider strategies and methods for improvements to pedestrian circulation facilities, including sidewalks and paths. *2020 Response: This remains a valid goal. Sidewalk quality throughout the Borough should be monitored; sidewalk maintenance or improvement should be considered when funding is available. Downtown renovations and pedestrian access around the Haworth School has been upgraded with Borough funds and state grant funds. In addition, the Borough has authorized the purchase of equipment to maintain pedestrian trails.*

#### **Utility Plan**

20. Explore options regarding the supply and delivery of various utility service throughout the Borough. *2020 Response: The Borough is exploring alternative energy options. In addition, utility providers PSEG and Suez New Jersey have upgraded their systems to improve service since the time of the last reexamination report.*
21. Discourage development on the periphery of the Oradell Reservoir and on its watershed that may conflict with the future expansion of the reservoir or may tend to degrade the quality of Oradell Reservoir and its watershed. *2020 Response: This recommendation remains valid. However, such development is limited due to environmental and state regulations.*

#### **Recreation, Open Space Plan & Conservation**

22. Provide for the recreation needs of all Borough residents. *2020 Response: This remains a valid goal. All existing recreation areas should be maintained to encourage continued use.*
23. Continue to explore opportunities for new recreation and open space opportunities for Borough residents, including both active and passive recreation. Additional bike routes should also be considered. *2020 Response: Consider bicycle and pedestrian trails that connect municipal properties, such as the school, library and parks. Informal bicycle trails exist near the Suez New Jersey property.*
24. An additional full-sized all-sport recreation field is needed. *2020 Response: This recommendation is no longer valid, primarily due to the fact that Haworth Recreation combines with Closter and Demarest Recreation programs and the three towns share recreation fields and playing areas. However, soccer field at Memorial Park experiences overuse. The Myrtle field is not large enough to accommodate a full-sized soccer game. This situation should be monitored and addressed as needed.*
25. Utilize existing fields into the evening hours by adding sports lighting that is sensitive to and respectful of neighboring properties. *2020 Response: This remains a valid goal. Lighting decisions should represent a balance between the needs of the sporting community and the concerns of the neighborhoods adjacent to the fields.*

26. Due to the increased demand for publicly accessible passive recreation facilities, the Borough should consider using the interconnected string of municipally owned properties west of the railroad, north of Haworth Ave., south of Lake Shore Drive and east of Park Street for this purpose. If environmental regulations permit, this linear strip of public land could provide a good opportunity to introduce publicly accessible benign passive facilities such as a walking/jogging trail, rustic benches, and low impact exhibits that promote stewardship of the Borough's natural resources. 2020 Response: *This recommendation remains valid.*
27. Various properties that are undeveloped due to environmental constraints should remain in their present natural state. 2020 Response: *The Borough's Planning Board and Board of Adjustment recognize Haworth's environmental constraints; variance applications have been denied due to proximity to constrained areas.*
28. Recognize the existence of critical environmental characteristics within the Borough; consider the environmental limitations of properties when crafting land use regulations and considering development applications. 2020 Response: *This remains an important goal. The Borough's environmental constraints were mapped as part of the Housing Element analysis.*
29. Explore conservation easements on those properties which exhibit environmental factors inhibiting or precluding development. Revise the Zone "B" to include the Borough's parks, recreation areas and buffer zones. Wetland and wetland buffer areas are regulated by the NJDEP. 2020 Response: *This goal has been completed. The Borough parks have been rezoned, and a 14 acre parcel on the west side of the Borough has been preserved.*
30. The open space lands in the northern and western portions of the Borough consist of a higher quality wildlife habitat than found in the more residential parts of the Borough. The proximity to the reservoir and other environmental features contributes to overall diversity and quality of wildlife. 2020 Response: *These observations remain true and contribute to the Borough's overall quality of life.*
31. The Borough should consider enacting a tree preservation ordinance. 2020 Response: *The Borough has an active Shade Tree Commission. Haworth's municipal ordinances also include a Borough-owned tree protection ordinance.*

#### **Historic Preservation Plan**

32. Recognize the existence of historic sites and their local, state and national significance. 2020 Response: *This remains a valid goal.*
33. Encourage the continued use of historic properties. 2020 Response: *This remains a valid goal as long as the historic character of the properties is maintained.*
34. Explore means and implications of the preservation of the historic sites and districts in Haworth. Consider adoption of ordinances that would serve to preserve the historic resources identified in previous master planning documents. 2020 Response: *This remains a valid goal. The 1991 Historic Preservation Element should also be updated.*

35. The Borough should continue to pursue a suitable site/building for the retention and display of historic Borough artifacts and memorabilia. *2020 Response: This goal has been accomplished with the Historical Records room in the Haworth Library.*

**III. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OF NATURAL RESOURCES, ENERGY CONSERVATION, COLLECTION, DISPOSITION AND RECYCLING OF DESIGNATED RECYCLABLE MATERIALS, AND CHANGES IN STATE, COUNTY AND MUNICIPAL POLICIES AND OBJECTIVES.**

**Local Changes: Demographics**

The 2019 Housing Element and Fair Share Plan included a complete demographic analysis with information on population, housing and employment. The demographic analysis is incorporated herein by reference. A few tables have been selected for inclusion in this Reexamination Report as follows:

Table 1 shows the population trends for the Borough of Haworth from 1930 to 2010. As shown, Haworth's population increased from 1930 to 1970, decreased from 1970 to 1990 and remained fairly constant from 1990 through 2010. The greatest population increase occurred from 1950 to 1960, when Haworth's population increased from 1,619 to 3,215, a growth of 1,596 persons or almost 99 percent. The Borough's population peaked in 1970 at 3,760 persons, then declined by almost 7 percent in 1980, and declined by over 3 percent in 1990. Since then, the population changes have been less than 10 persons per decade.

**Table 1**  
**POPULATION CHANGE, 1930 TO 2010**  
 Borough of Haworth

<u>Year</u>	<u>Population</u>	<u>Change</u>	
		<u>Number</u>	<u>Percent</u>
1930	1,092	----	----
1940	1,419	327	29.95
1950	1,619	200	14.09
1960	3,215	1,596	98.58
1970	3,760	545	16.95
1980	3,509	(251)	(6.68)
1990	3,384	(125)	(3.56)
2000	3,390	6	0.18
2010	3,382	(8)	(0.24)

*Source:* Bergen County Data Book, 2003;  
 Haworth Housing Element 2008;  
 U.S. Bureau of the Census, 2010.

## Population Composition by Age

Haworth's population by age groups for 2000 and 2010 are shown on Table 2. Increases were posted in the 5-14, 15-24, 45-54, 55-64, and 65 and older age cohorts.

**Table 2**  
POPULATION BY AGE, 2000 & 2010  
Borough of Haworth

	<u>2000 Population</u>		<u>2010 Population</u>	
	<u>Persons</u>	<u>Percent</u>	<u>Persons</u>	<u>Percent</u>
Under 5	232	6.8	165	4.9
5-14	590	17.4	608	18.0
15-24	304	9.0	384	11.4
25-34	240	7.1	169	5.0
35-44	560	16.5	409	12.1
45-54	613	18.1	649	19.2
55-64	377	11.1	482	14.3
65+	474	14.0	516	15.3
<b>TOTALS</b>	<b>3,390</b>	<b>100.0</b>	<b>3,382</b>	<b>100.0</b>

*Source:* Haworth Housing Element, 2008; U.S. Bureau of the Census, 2010.

Table 3 provides the age cohort distribution for Haworth and Bergen County. As shown, the Borough and County posted increases in three of the same age groups. Both Haworth and Bergen County posted increases in the 15-24, 45-54, and 55-64 age cohorts. The Borough showed an increase in the 65 and older age group while the County remained the same.

As shown, the median age in the Borough increased from 41.1 in 2000 to 44.2 in 2010. The County had less of a growth in median age, increasing from 39.1 in 2000 to 41.1 in 2010.

**Table 3**  
 PERCENTAGE POPULATION DISTRIBUTION, 2000 & 2010  
 Borough of Haworth and County of Bergen

	<u>2000</u>		<u>2010</u>	
	<u>Borough</u>	<u>County</u>	<u>Borough</u>	<u>County</u>
Under 5	6.8	6.3	4.9	5.6
5-14	17.4	13.1	18.0	12.8
15-24	9.0	10.3	11.4	11.6
25-34	7.1	13.3	5.0	11.6
35-44	16.5	17.3	12.1	14.3
45-54	18.1	14.6	19.2	16.3
55-64	11.1	9.9	14.3	12.7
65+	14.0	15.2	15.3	15.2
<b>TOTALS</b>	100.0	100.0	100.0	100.0
Median Age	41.1	39.1	44.2	41.1

*Source:* U.S. Bureau of the Census, 2010 & Borough of Haworth  
 Housing Element, 2008.

### Household Size

As shown in Table 4, the Borough of Haworth had a larger average household size than Bergen County in 2010.

In 2010 there were 1,110 households in the Borough, and 335,730 households in the County. Approximately 29% of both the Borough and the County households were two-person households. Two-person households represented the largest number of all total households.

**Table 4**  
**OCCUPIED HOUSING UNITS BY HOUSEHOLD SIZE, 2010**  
 Borough of Haworth & Bergen County

Household Size	<u>Haworth</u>		<u>Bergen County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1 person	130	11.71	82,745	24.65
2 person	327	29.46	99,433	29.62
3 person	240	21.62	60,126	17.91
4 person	255	22.97	55,790	16.62
5 person	112	10.09	24,512	7.30
6+ person	46	4.14	13,124	3.91
<b>TOTALS</b>	<b>1,110</b>	<b>100.00</b>	<b>335,730</b>	<b>100.00</b>
Avg. Household Size	3.04		2.66	

*Source:* U.S. Bureau of the Census, 2010

### **Housing Conditions**

Housing conditions in Haworth are excellent. As shown in Table 5, there are no units that lack complete plumbing or kitchen facilities. Similarly, none of the housing stock contains more than one person per room, which is an indicator of overcrowding.

**Table 5**  
**INDICATORS OF HOUSING CONDITIONS, 2017**  
**Borough of Haworth & County of Bergen**

	<u>Borough</u>		<u>County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
<u>Total Occupied Units</u>	1,127		337,819	
Units Lacking Complete Plumbing	0	0.00	569	0.17
Units Lacking Kitchen Facilities	0	0.00	1,989	0.59
 <u>Persons per Room, Occupied Units</u>				
1.00 or less	1,127	100.00	330,077	97.71
1.01 to 1.50	0	0.00	4,900	1.45
1.51 or more	0	0.00	2,842	0.84
Total Occupied Units	1,127	100.00	337,819	100.00

*Source : 2013-2017 American Community Survey.*

### **Employment Data**

The occupations of the Borough and County’s residents are shown on Table 6. The largest occupational group in the Borough is the management and business occupation, representing almost 64 percent of resident employment. The second largest group is sales and office occupations, which represents over 19 percent of resident employment.

Bergen County’s largest occupational category is also management and business occupations, which represents almost 48 percent of the County’s workforce. The County’s second largest occupation group is the sales and office occupations, posting about 24 percent of all occupational categories.

The largest grouping by industry for both the Borough and County is educational services, health care and social assistance, which represented about 26 percent of the Borough and 24 percent of the County’s employment. The second largest grouping was professional, scientific and management.

**Table 6**  
**OCCUPATIONAL CHARACTERISTICS, 2017**  
**Borough of Haworth and Bergen County**

<u>Occupation Group</u>	<u>Haworth</u>		<u>Bergen County</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Management, Business, Science & Arts	1,129	63.64	226,908	47.90
Service Occupations	181	10.20	63,980	13.51
Sales & Office Occupations	338	19.05	115,227	24.33
Natural Resources	49	2.76	29,806	6.29
Production, Transportation & Material	77	4.34	37,751	7.97
<b>TOTAL</b>	<b>1,774</b>	<b>100.00</b>	<b>473,672</b>	<b>100.00</b>
<u>Industry</u>				
Agriculture, Forestry, Fishing	4	0.23	605	0.13
Construction	97	5.47	25,060	5.29
Manufacturing	168	9.47	38,441	8.12
Wholesale Trade	44	2.48	20,557	4.34
Retail Trade	100	5.64	52,308	11.04
Transportation and Warehousing	41	2.31	23,549	4.97
Information	113	6.37	15,803	3.34
Finance, Insurance, Real Estate	221	12.46	45,053	9.51
Professional, Scientific, Management	289	16.29	64,493	13.62
Educational Services, Health Care/Social Assist.	463	26.10	115,772	24.44
Arts, Entertainment, Recreation, Food Services	168	9.47	35,482	7.49
Other Services, Except Public Administration	42	2.37	22,778	4.81
Public Administration	24	1.35	13,771	2.91
	<b>1,774</b>	<b>100.00</b>	<b>473,672</b>	<b>100.00</b>

*Source: 2013-2017 American Community Survey.*

Table 7 provides data on the number of employer establishments within Haworth. As shown, health care and social assistance, and professional, scientific and technical services have the greatest numbers of establishments.

**Table 7**  
**NUMBER OF EMPLOYMENT ESTABLISHMENTS, 2012**  
**Borough of Haworth**

<u>Type of Establishment</u>	<u>Haworth</u>	
	<u>Number</u>	<u>Percent</u>
Utilities	2	3.23
Wholesale Trade	3	4.84
Retail Trade	10	16.13
Information	2	3.23
Finance and Insurance	2	3.23
Real Estate Rental and Leasing	2	3.23
Professional, Scientific and Technical Services	12	19.35
Administrative, Support & Waste Managment	5	8.06
Health Care & Social Assistance	13	20.97
Arts, Entertainment and Recreation	3	4.84
Accommodation and Food Services	5	8.06
All Other Services	3	4.84
<b>TOTAL</b>	<b>62</b>	<b>100.00</b>

*Source: 2012 Economic Census*

## Land Use

Finally, Table 8 provides land use information for the Borough; all data is from Haworth's Tax Assessor. As shown, the predominant use in the Borough is residential; in March 2020, Haworth's 1,134 residential properties had a combined net taxable value of more than \$709,000,000. The Borough contains few vacant lots and does include 41 commercial uses. There are no identified industrial or apartment uses in the Borough. However, the Haworth Planning Board recently approved the first townhouse development in the Borough that partially satisfies its affordable housing obligation. This development is not included in the information contained in Table 8.

As explained in Haworth's 2019 Housing Element and Fair Share Plan, Haworth lacks available vacant land. Most of the vacant parcels indicated in the table are very small and/or constrained with wetlands, Category One (C1) Waters, riparian buffers, or other environmental factors. The Borough received a Vacant Land Adjustment to address its affordable housing obligation.

**Table 8**  
LAND USE BY PROPERTY CLASSIFICATION, MARCH 2020  
Borough of Haworth

<u>Property Classification</u>	<u>Number of Parcels</u>	<u>Net Taxable Value</u>
Vacant Land	34	\$10,346,000
Residential	1,134	\$709,836,000
Farm (Regular & Qualified)	0	\$0
Commercial	41	\$94,689,800
Industrial	0	\$0
Apartment	0	\$0
Class 1 & Class 2 Railroad	0	\$0
Telephone	1	\$589,673
Petrol Refineries	0	\$0
Miscellaneous	0	\$0
Public School	1	\$8,180,700
Other School	0	\$0
Public Property	103	\$54,869,900
Charitable	5	\$11,228,100
Cemetery	0	\$0
Miscellaneous	5	\$2,412,400

Source: Borough of Haworth Tax Assessor, March 2020.

## **Local Changes: Variances**

The New Jersey Municipal Land Use Law requires that Zoning Boards of Adjustment annually review its decisions on applications and appeals for variances and report its findings. The report should also include any recommended ordinance amendments or revisions.

Haworth's annual reports on variances have been reviewed from 2009 to 2018. The reports indicate that the following variance applications were presented to the Board. The number of applications for nonconforming residential lots is also indicated for each year.

- 2009: three applications for setback variances; one parking variance; one fence variance, (one undersized lot).
- 2010: four applications for setback variances; one parking variance; one fence variance; one use variance, (one undersized lot).
- 2011: four applications for setback variances; one fence variance; one expansion of a nonconforming use (two undersized lots).
- 2012: two applications for setback variances; two fence variances; one application to appeal the Borough Engineer, (no undersized lots).
- 2013: three applications for setback variances, (no undersized lots).
- 2014: one application for a use variance, (no undersized lots).
- 2015: four applications for setback variances; two fence variances, (four undersized lots).
- 2016: one application for a setback variance; one pool variance, (one undersized lot).
- 2017: one application for a setback variance; five fence variances, (four undersized lots).
- 2018: two applications for setback variances; one conditional use variance, (one undersized lot).

In addition, the 2014 report included the following recommendation, "That the Planning Board and Council review and examine the ordinance pertaining to lot definitions and permissible locations for fences serving residential use." These ordinance revisions have been completed.

The 2015 report included the following recommendation, "The Zoning Board of Adjustment also recommends that the Planning Board and Council examine those provisions of the Zoning Ordinance and provide regulations for the parking and/or storage of boats and trailers on paved and/or unpaved surfaces in front of any residential home." The Borough Council considered these ordinances but did not adopt them.

## **State Changes: Affordable Housing**

Perhaps the most significant change in state policies since the 2009 Reexamination Report has to do with affordable housing.

In 2005 and 2008 the New Jersey Council on Affordable Housing (C.O.A.H.) adopted Third Round affordable housing rules; both sets of these rules were found invalid by the courts. COAH prepared new rules in 2014, but failed to adopt them. In response, a motion was filed with the New Jersey Supreme Court to enforce litigants' rights in response to COAH's lack of action. On March 10, 2015 the Supreme Court issued its decision to enforce litigants' rights and

established a procedure for municipalities to transition their COAH applications to the Courts. The Supreme Court established a new procedure that requires participating towns, such as Haworth, to submit a Declaratory Judgment action. Haworth filed its action of Declaratory Judgment with the Court in July 2015 to declare the Borough's Housing Element and Fair Share Plan as constitutionally compliant.

The Fair Share Housing Center (FSHC), a nonprofit affordable housing advocacy group, is considered an "interested party" in all municipal Declaratory Actions. The FSHC and the Borough engaged in a mediation process under the supervision of the court-appointed Special Master. In addition, one party objected to the Borough's action of Declaratory Judgment. The Borough reached settlement with the Fair Share Housing Center and the intervenor, and a Fairness Hearing was held on June 20, 2019. At that hearing, the court ruled that the Settlement Agreement created a realistic opportunity for the satisfaction of the Borough of Haworth's affordable housing obligation.

The Haworth Planning Board adopted a Housing Element & Fair Share Plan on September 18, 2019 that addressed the Borough's affordable housing obligations in conformance with the Settlement Agreement. The Haworth Governing Body then endorsed the Plan and adopted the necessary ordinances to implement the Plan. Thus, the Borough of Haworth has proactively planned for its affordable housing obligation through the Third Round, which ends in July 2025.

### **Other State Initiatives**

New Jersey adopted its current State Development and Redevelopment Plan in 2001 pursuant to the State Planning Act. Since that time, drafts have been prepared but have not been adopted. In 2011 the New Jersey Office for Planning Advocacy initiated a State Strategic Planning Process. A draft State Strategic Plan was prepared but not adopted. In November 2012, the State Planning Commission voted to table the adoption of the State Strategic Plan until amendments could be made to address the impacts of Hurricane Sandy.

### **Land Use Plan Requirements**

The Municipal Land Use Law (MLUL) was revised in January 2018 to require that any new Land Use Element of the Master Plan include a "statement of strategy" on the following:

1. Smart growth, including locations for the installation of electric vehicle charging stations.
2. Storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure.
3. Environmental sustainability.

### **Local Redevelopment & Housing Law**

In 2013 the Local Redevelopment & Housing Law was revised to permit each municipality the option to specify whether or not it will utilize its eminent domain powers on an area in need of redevelopment. The resolution authorizing the Planning Board to undertake the preliminary

investigation shall state if the redevelopment area designation will authorize the municipality to utilize eminent domain.

In addition, in August 2019, the Local Redevelopment & Housing Law was further revised to include the designation of shopping centers and office parks with significant vacancies as properties that qualify as areas in need of redevelopment pursuant to the Local Redevelopment and Housing Law.

Although these are important changes in the Redevelopment Law, they will not impact Haworth based on the findings contained in this Reexamination Report (see Section V, below).

#### **IV. THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS, OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED.**

This Reexamination Report includes the following recommended objectives and standards:

1. The 2020 Revised Vision Statement recognizes that Haworth Borough is a mature suburban municipality. Its character is defined by single-family homes, open space, golf courses and tree lined streets and avenues. The Borough has been proactive in recognizing, zoning for and protecting environmentally critical areas. Due to its unique geographic location and with no arterial or major regional roads crossing the Borough, Haworth has remained “once-removed” from the traffic and congestion characteristic of other nearby Bergen County municipalities. It has thus maintained through the years a quiet stateliness and positive quality of life that has been singularly attractive to its present residents and hopefully will remain so for its future residents. Ideally, this vision statement can be achieved through adherence to and implementation of the following more specific goals and objectives.
2. The Borough has a long-standing policy of maintaining light, air and open space. This policy is seen in Haworth's zoning regulations, which result in open residential streetscapes. Fences and other improvements are not permitted in the front yard area, thereby resulting in a lack of visual obstruction. Such "free flow of land" helps to maintain the Borough's character and quality of life. This objective remains relevant and supports the 2020 Vision Statement.
3. Consideration of a Floor Area Ratio (F.A.R.) requirement in the residential zones as a control on bulk and overdevelopment. Consideration should be given to prorating, F.A.R. requirements for undersized lots, as well as consideration of massing of building area or bulk in specific locations on the dwelling.
4. Review the required Front Yard Setback in the Residential Zone Districts (Zone Districts A, C & E). The current setback requirement is, “The greater of 25 ft. or the average front setback of the existing dwellings on the subject lot’s side of the street on the individual block on which the subject lot is located. In no case shall the minimum

required setback exceed the lesser of 50 ft. or 25% of the lot depth.” This regulation may be confusing and contains multiple variables.

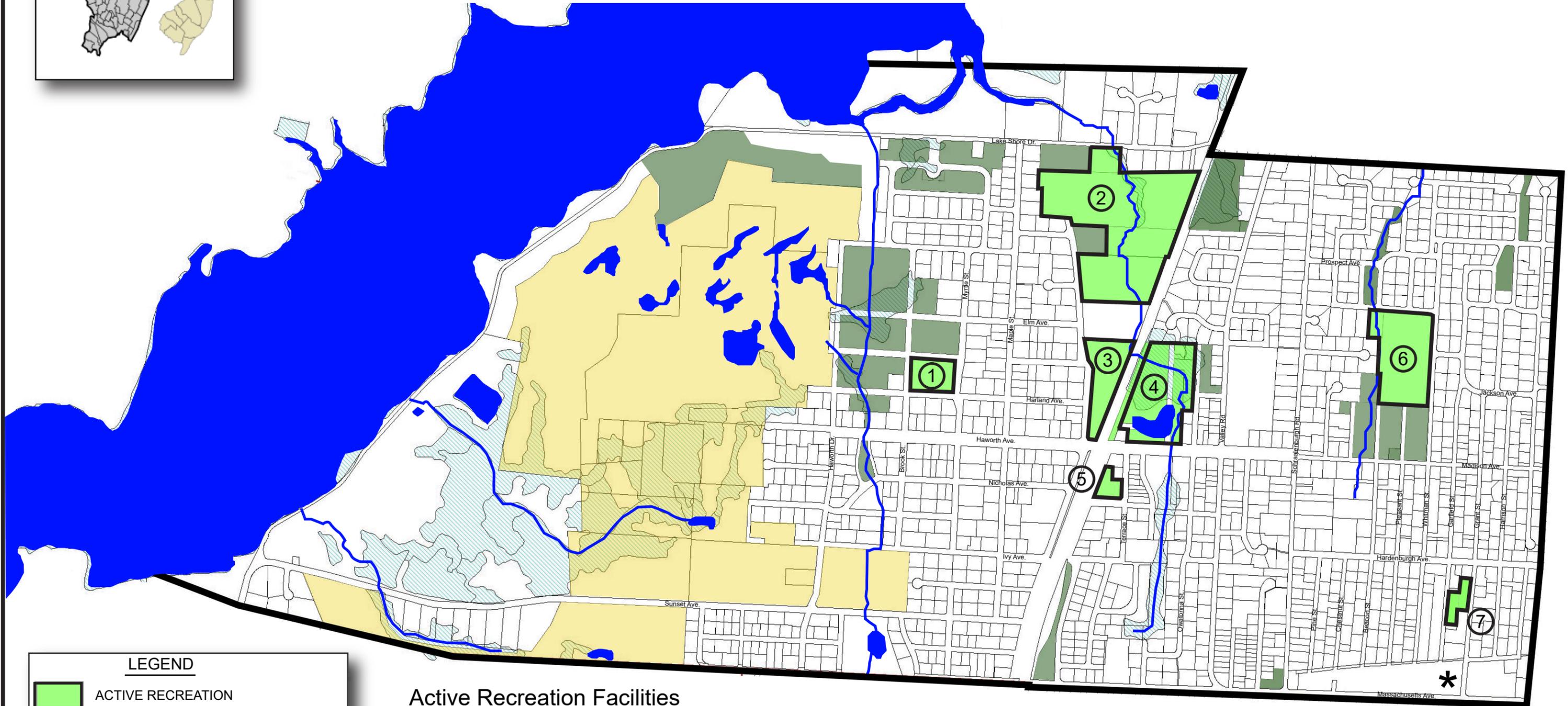
5. Age restricted housing, also known as senior housing, is no longer recommended or encouraged within the Borough’s master planning documents. However, this report does encourage other opportunities for the Borough’s senior citizens, including the provision of transportation and recreation activities.
6. This Reexamination Report stresses the importance of property maintenance as a quality of life issue for Haworth residents and businesses. Enforcement of the property maintenance ordinances will help to provide a positive visual environment in the Borough. In addition, the Borough recently made improvements to the Terrace Street shopping area that should be maintained. These improvements promote increased pedestrian safety as well as a desirable visual environment. Finally, property maintenance in the area of the Chestnut Bend transit area is also an important goal.
7. All public and private properties shall be classified appropriately. The Borough should update its Recreation and Open Space Inventory (ROSI) and mapping with New Jersey Green Acres. The Borough should confirm that the ROSI includes the correct open space and recreation properties. An updated Parks, Recreation & Open Space Map is contained at the end of this report.
8. During the preparation of this Reexamination Report, the “baseball” building at Memorial Field was renovated to include new bathroom facilities. Meanwhile, the older building at Memorial Field was not renovated and was being used for storage. This report recommends that the older building at Memorial Field be renovated to allow for greater storage opportunities at the park.
9. This report recommends focusing on maintaining and updating the Borough’s existing recreation sites, as well as studying the possibility of bicycle and pedestrian trails that connect municipal properties, such as the school, library and parks.
10. Monitor field usage to avoid overuse. Presently, the Borough of Haworth combines with Closter and Demarest’s recreation programs. Should this arrangement change, the Borough will need to evaluate whether its fields can properly serve its population.
11. The Borough seeks to recognize its historically significant structures and areas as important assets. The Borough’s last Historic Preservation Element was prepared in 1991. The Historic Preservation Element should be updated; all historically significant properties and neighborhoods should be identified and included in the Plan.
12. The requirement for any new Land Use Plan of the Master Plan to include a “statement of strategy” that addresses smart growth, storm resiliency and environmental sustainability. At this time, there are no plans for the preparation of a new Haworth Land Use Plan. However, the items addressed by the statement of strategy may be appropriate for analysis and potential inclusion in future planning documents and ordinances in Haworth.

13. The Borough only encourages mixed-use development and multi-family residential development in locations stipulated in its 2019 Housing Element and Fair Share Plan and subsequently permitted by ordinance. Mixed-use development and multi-family residential development is discouraged in other locations. The required ordinances to implement the Housing Element and Fair Share plan also were adopted in 2019. Both the Housing Element/Fair Share Plan and the resulting ordinances were approved by the Court as part of its Compliance Review in February 2020.
14. The Borough should continue compliance with the mandates of the Fair Housing Act and the implementation of its 2019 Housing Element & Fair Share Plan. The Borough should monitor new developments in affordable housing case law, rules and regulations as they occur.
15. Although this is not a land use matter, the Planning Board recognized the need for a strong communication system to update residents on important and urgent matters.

**V. THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS ADOPTED PURSUANT TO THE “LOCAL REDEVELOPMENT AND HOUSING LAW,” P.L. 1992, C. 79 INTO THE LAND USE PLAN ELEMENT OF THE MUNICIPAL MASTER PLAN, AND RECOMMENDED CHANGES, IF ANY, IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY.**

The Borough of Haworth has neither considered nor adopted any redevelopment plans since the last Reexamination Report. In addition, both the Haworth Governing Body and Planning Board do not recommend consideration of redevelopment at this time. Therefore, there are no revisions to the Land Use Plan necessary relative to redevelopment plans.

# PARKS, RECREATION & OPEN SPACE BOROUGH OF HAWORTH, BERGEN COUNTY, NJ



LEGEND	
	ACTIVE RECREATION
	PASSIVE RECREATION
	PRIVATE RECREATION/GOLF COURSE
	FRESHWATER WETLANDS
	WATER BODIES

## Active Recreation Facilities

- 1) Myrtle Field (ballfields)
- 2) Haworth Swim Club (pools, picnic area, basketball, volleyball, table tennis)
- 3) Park Street (tennis courts, playground)
- 4) Haworth Duck Pond (fishing area)
- 5) Terrace Avenue Park (picnic area, basketball courts)
- 6) Memorial Park (ballfields, basketball, skating rink, playground)
- 7) Grant Street Field (ballfields)

\*Approximately two acres to be used for inclusionary development

# DRAFT

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