

PERIODIC REEXAMINATION OF THE MASTER PLAN

Borough of Riverdale, Morris County
New Jersey

6/9/23 DRAFT FOR REVIEW

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The original of this report was signed and sealed in accordance with NJSA 45:14A-12.

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EXHIBITS

EXHIBIT	TITLE
1	2023 Land Use Plan
2	Redevelopment Concept
3	EV Facilities
4	Vulnerability Assessment
5	Well Head Protection Areas

1.0 INTRODUCTION

The Borough of Riverdale, originally part of Pequannock Township, was incorporated in 1923. It is in the northeast portion of Morris County, New Jersey, on the border of Passaic County. The Borough of Riverdale occupies an area of 2.09 square miles and has an estimated population of 4,391 residents, according to the most recent estimates.

The Pequannock River forms the municipal boundary along the north and east sides of the Borough. The Pequannock River merges with the Pompton River, south of Riverdale Road. Total river frontage in the Borough extends for a distance of approximately 3.2 miles along the north and east sides of the community.

The community adjoins the Borough of Bloomingdale (Passaic County) to the north, and the Borough of Pompton Lakes (Passaic County) to the east, The Boroughs of Butler and Kinnelon adjoin Riverdale to the west, and the Township of Pequannock is to the south.

Riverdale is characterized by convenient transportation connections to the region by NJ State Highway Route 23 and Interstate Route 287. The two highways form an interchange in the southern portion of the Borough. Interstate 287 has an interchange with Hamburg Turnpike in the northern portion of the Borough, which facilitates connection to the Borough's business district from throughout the region. The Borough's central business district is located on County Route 694 known as Paterson Hamburg Turnpike. This roadway connects to the adjoining communities of Pompton Lakes and Bloomingdale. In the southern portion of Riverdale, County Route 651, known as Riverdale Road, provides access to the Route 23 interchange, via Newark Pompton Turnpike and Pompton Lakes. Newark Pompton Turnpike also intersects Paterson Hamburg Turnpike to the north, facilitating travel north and south.

The Borough of Riverdale is located in the Highlands Region. This region is concentrated in the northwest portion of the State, consisting of 88 municipalities. The Highlands Region was established in August 2004 by the Highlands Water Protection and Planning Act. The purpose of the legislation is to coordinate growth, preserve open space and natural resources and protect the regional water supply. The Highlands Region communities are divided into Planning and Preservation areas. The Borough of Riverdale is entirely within the Planning Area of the Highlands Region.

1.1 Overview

The Borough of Riverdale's last Master Plan was adopted in 2008. In the time since adoption of that document, the Borough has experienced substantial multifamily residential construction with an increase in renter occupied housing units, substantial commercial development along Route 23 and greater ethnic diversity. The community offers a variety of affordable housing and recreation spaces.

The 2023 Periodic Reexamination Report evaluates the changes that have occurred at the local and state level and establishes a framework to guide future land use decisions in the community to advance growth in a manner promoting the public health, safety, and welfare.

The demographic information provided in this report provides an analysis of characteristics pertaining to population, housing, and employment. Rather than looking only at past trends, the document provides the most up to date projections through 2027. Utilizing Esri Updated Demographics, the five-year forecasts of socioeconomic data are based on US Census Bureau information. The use of projections provides the most current information available to understand trends and formulate land use policy to optimize community potential.

1.2 The Legal Requirement of Planning

The New Jersey Municipal Land Use Law (NJSA 40:55D-89a) requires municipalities to periodically reexamine their master plan and development regulations at least every ten years. Failure to conduct this review shall, pursuant to the MLUL, constitute a rebuttable presumption that the development regulations are no longer reasonable. It is an important function for the Planning Board to conduct this review. The document provides guidelines for the municipal land use policies and forms the framework for zoning and development in the community. It allows for revision of regulations to address community needs.

The MLUL provides for the Master Plan Reexamination to include the following required elements:

- a. The major problems and objectives relating to the land development at the time of adoption of the last reexamination period.
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- c. The extent to which there have been significant changes in the assumptions policies, and objectives forming the basis of the Master Plan or development regulations since last revised, with particular regard to the density and distribution of population and land use, 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.
- d. The specific changes recommended for the Master Plan or development regulations, if any, including the underlying objectives, policies, and standards, or whether a new plan or regulations should be prepared.
- e. The recommendations of the Planning Board concerning incorporation of the development plans adopted pursuant to the Local Redevelopment and Housing law 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 community.

2.0 THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO DEVELOPMENT AT THE TIME OF THE LAST MASTER PLAN

The major issues at the time of the Borough's 2008 Master Plan related to the preservation of the historic Glenburn Estate, the future closure and re-purpose of the Tilcon Quarry, revitalization of the community's Hamburg Turnpike downtown area, Pequannock River Greenway, the future development of the East and West Parcels, and environmental sustainability. These issues are summarized in the following section.

2.1 Major Problems Identified

- a. **Historic Preservation of Glenburn.** The 2008 Master Plan identified the goal of the Borough's rehabilitation of the Glenburn Estate building for use as offices with a large meeting room and caretaker apartment. The barn was proposed for conservation as a wood shop and use of the other building was undetermined. A Preservation Plan had been prepared by HMR Architects dated October 22, 2007.
- b. **Quarry Future Land Use.** The Master Plan anticipated closure of the Tilcon Quarry in 2014. The plan envisioned a transition of this land area from industrial to mixed use and open space. The report noted market forces could exert influence, and the area represented a significant ratable opportunity.

A concept plan for a mixed-use center, developed with specialty retail, entertainment, government use, outdoor recreation, public greens, hotel and conference center and a passenger rail station was considered as viable future use. It was also proposed that one half of the Quarry site be devoted to open space, with active and passive recreation.

The plan also proposed passenger rail service. A bike and walking trail system was envisioned to connect with a public and privately funded system.

- c. **Hamburg Turnpike.** The plan set forth an ambitious concept for potential redesign of the downtown area. It included a Community Design Handbook encouraging architectural design standards to affirm good civic design with the goal of placemaking for the Borough's downtown.
- d. **Pequannock River Greenway.** A riverfront buffer was recommended for any redevelopment of the Hamburg Turnpike corridor area, with a possible waterfront promenade. Public access points were desired to provide a connection to the river for recreation.



- e. **East & West Parcels.** The development constraints of the East and West parcels were analyzed extensively in the plan. The conclusion was that development would be limited, especially due to the topographic characteristics.
- f. **Sustainability, Stormwater Management & Green Infrastructure.** The plan identified an ongoing need to educate the community on the benefits of sustainability. It discouraged further development in the buffer zones and floodplains of the river to protect water quality and ecological habitats. A goal for open space along the river was set forth to be cultivated by more parkland and buffers or preservation of land in its natural state.

The document supported reducing impervious surfaces and considering porous surfaces to promote greater environmental sustainability. The need to decrease runoff and reduce pollution from potentially impacting natural areas was highlighted. Among the land use objectives was improved groundwater recharge and enhanced water quality. Native landscaping and wetland preservation was encouraged. Increased tree cover, to reduce ambient temperature with shade, and provide wildlife habitat, was set forth as a valid focus.

2.2 Major Goals & Objectives

- a. **Prior Goals.** The following goals from the 2008 Master Plan remain relevant, and are affirmed in the 2023 Master Plan Reexamination:
 1. Ensure that neighborhoods are more pedestrian friendly with easy access and physical linkages or connections to non-motorized transportation infrastructure including sidewalks, trails, pathways, and designated bike lanes to promote non-emission producing forms of transportation.
 2. Ensure that neighborhoods and communities are interconnected such that each community may be reached by either bike/walking trails and/or public transit systems.
 3. Preserve the land around the Pequannock River by discouraging inappropriate land uses and development within the river buffer and designated flood zones.
 4. Preserve riparian and stream corridors including their natural vegetation and topography to protect water quality, wildlife, and waterfront aesthetic.
 5. Use the land around the Pequannock River as a natural open space buffer and waterfront promenade to provide public access to the river and keep it as a natural habitat.
 6. Encourage restoration of areas as open space in the redevelopment of the Riverdale Quarry in combination with planned future use and redevelopment

7. Encourage adaptive reuse of buildings. Encourage recycled building elements, reduce demolition.
8. Identify brownfields and target them for redevelopment to increase the ratable base and promote growth.
9. Implement land trusts and conservation easements for protection and acquisition of open space.
10. Support local farms and locally produced items.
11. Consider restrictions on impervious coverage for new development and redevelopment.
12. Encourage tree planting and native forms of vegetation enhance wildlife habitat, reduce erosion, and reduce pollution.
13. Coordinate with the railroad owner to plan for future use. Store tanker cars in an alternate location.
14. Protect local well head areas from pollution. Replace septic with sewer infrastructure.

b. Additional Goals. The following additional goals are set forth in the 2023 Master Plan Reexamination Report:

1. Community Character & Identity

- a) Protect and maintain the character of the community.
- b) Create high quality, livable places in the Borough.
- c) Encourage design that reflects the Borough's heritage and history, maintains natural resources, and enhances the geographic setting.
- d) Preserve cultural and historic resources.
- e) Encourage civic actions that are locally organized, inclusive and support network building.
- f) Foster a vibrant and cohesive social environment that reflects the community's history and identity.

2. Commercial Use

- a) Promote a walkable downtown with mixed use development that encourages pedestrian linkage, supports neighborhoods, and enhances community interaction by combining live, work, and social opportunities.
- b) Support the economic development of land along Route 23 by facilitating commercial development.
- c) Combine economic development and local business with natural resource protection.

3. Economic Growth

- a) Promote an economic ecosystem that is regionally connected, innovative, and builds upon the talent of local residents and businesses.
- b) Support entrepreneurial businesses, including locally owned businesses, to retain residents while attracting new ones.
- c) Increase employment and local business opportunities via coordinated municipal action.
- d) Consider land use policy decisions within a regional framework.

4. Redevelopment

- a) Prioritize redevelopment sites and infill opportunities for economic growth.
- b) Promote brownfield remediation.
- c) Encourage redevelopment design features for a compatible appearance to blend with, and complement, the surrounding area. Design features incorporating brick or stone masonry, ornamental fencing, integrated landscape plantings, natural colors and quality materials advance this objective.
- d) Site layout, including building and parking lot orientation, should consider the visual relationship of the development to the surrounding area. Exterior building appearance, roof line, rooftop appurtenances, signage, lighting and circulation should be configured to avoid detrimental impacts on the neighborhood.
- e) Development should not obstruct viewsheds, or view corridors, or be in sharp contrast to the visual characteristics of nearby development.

5. Transportation and Circulation

- a) Provide transportation choice and efficient mobility of goods.
- b) Promote smart growth strategies and balanced infrastructure.
- c) Promote shared parking areas for contiguous commercial uses, when appropriate.
- d) Limit curb cuts to provide more efficient circulation flow along roadways.
- e) Encourage connections by driveway consolidation and agreements for cross access.
- f) Restrict driveways to avoid pedestrian conflict and advance pedestrian safety.

6. Environmental Sustainability

- a) Encourage green building design and Low Impact Development techniques.
- b) Provide electric vehicle charging stations in an aesthetic and appropriate manner.
- c) Support a built environment that is accessible, flexible and advances community health and resiliency.
- d) Protect, restore, and enhance the quality of surface and groundwater.
- e) Preserve environmentally sensitive lands, and other land, for recreation and conservation purposes.
- f) Identify areas that should not be developed, due to environmental constraints.
- g) Evaluate appropriate corridor linkages to foster access.

2.3 Major Land Issues Existing

The following land use issues exist at the time of the 2023 Periodic Reexamination Report:

- a. **Hamburg Turnpike.** The Paterson Hamburg Turnpike corridor, between the Pequannock River to the east, and I-287 to the west, forms the Borough's downtown district. Despite approvals for new mixed use land development applications for Wes' Tavern (57 Hamburg Turnpike) and 27 Hamburg Turnpike, and approval for the development of seven dwelling units at 4 Hamburg Turnpike, construction has not commenced on any of these projects.

The corridor has the potential for further revitalization. The Borough should consider special planning studies, conceptual plans, feasibility studies and other appropriate mechanisms to jump start economic growth in the Borough's downtown commercial corridor.

- b. Pequannock River Greenway.** The development of a greenway system along the Pequannock River, with trail connections to other points in the Borough should be considered. A review of the NJDEP Recreation and Open Space Inventory (ROSI) for the Borough indicates the majority of open space in the Borough is located at Freedom Park.

The Borough would benefit from preparing an Open Space and Recreation Plan to prioritize parcels for open space and conservation since the municipal population increased by 75% between 2000 and 2022. Expanding opportunities for active and passive recreation in the community and investigating ways to provide linkage with the Hamburg Turnpike business district could also promote tourism and economic growth in the municipality. County and State funding could be accessed with an Open Space and Recreation Plan.

- c. Affordable Housing.** The Borough has been proactive over the past two decades in zoning for inclusionary development. The complexes known as Rock Creek, The Grande and Riverwalk have provided the majority of the municipality's newer affordable housing stock in multifamily developments constructed over the past two decades.

The Borough is currently working with Habitat for Humanity on plans for the redevelopment of 83 Newark Pompton Turnpike with a multifamily housing project for 31 affordable dwelling units. The site, acquired by the Borough in 2015, was declared an area in need of redevelopment and a redevelopment plan is being prepared for two and three story buildings.

As the next round of affordable housing commences in 2025, the Borough should consider prioritizing additional affordable sites to accommodate any new obligation.

- d. Quarry Site.** The Tilcon Quarry site may cease operations in the near future. The redevelopment concept set forth in the Borough's 2008 Master Plan, calling for mixed use and open space is not conducive to the current economic climate. Based on changes in land use demand, consideration should be given to alternative uses related to e-commerce and other compatible non-residential business uses, including data centers, distribution and fulfillment centers, last mile fulfillment centers, warehouses, maker space and solar carports.
- e. East and West Parcels.** The East Parcel is slated to provide one affordable housing unit in conjunction with the future nine lot subdivision construction. The site is accessed via the terminus of Evans Road and Windbeam Road and will have a cul de sac roadway for circulation. The site remains part of the Borough's Housing Element and Fair Share Plan.

The West Parcel is zoned in the R-120 District and remains undeveloped. The property has substantial steep slopes and is north of Pequannock's Mountainside Park. The park has an



extensive network of trails maintained by the NY-NJ Trail Conference. The possible future open space use of the West Parcel should be considered, along with linkage to the adjoining Mountainview Park Trail network, if the Borough proceeds to prepare an Open Space and Recreation Plan.

3.0 EXTENT TO WHICH SUCH PROBLEMS HAVE BEEN INCREASED OR DECREASED

Since the adoption of the 2008 Master Plan, the following changes have occurred impacting land use policy in the Borough:

- a. **Historic Preservation.** The Borough successfully preserved and restored the Van Ness-Linen House (Block 3 Lot 25) also known as the Glenburn Estate. The property is on the National and State Registers of Historic Places. Its street address is 211 Paterson Hamburg Turnpike, and it occupies 5.73 acres. The Borough rents the facility for social events, meetings, and classes. The facilities consist of the main house, barn, pavilion, and grounds.
- b. **Affordable Housing.** The need to provide affordable housing is ongoing. The Borough's Affordable Housing Overlay (AHO) District was created by Ordinance 06-2019, The purpose of the zone is "to provide development that contributes to the Borough of Riverdale's municipal affordable housing obligation, while allowing developers increased flexibility to provide more residential units when a required on-site affordable housing set aside is provided." The overlay applies to Paterson Hamburg Turnpike and Newark Pompton Turnpike. It provides for affordable housing set asides for developments with five or more dwelling units.
- c. **Sustainability.** The Borough has assembled a Green Team and participates in the Sustainable New Jersey program to promote and implement sustainable actions in the community. In participating, the Borough has made a commitment to sustainability and is working toward implementing valuable actions to promote sustainable conditions in the municipality. The Borough registered participation in the program 2/17/20 and the Sustainable Committee meets to discuss implementation and planning for sustainable projects.



4.0 CHANGES IN ASSUMPTIONS

4.1 Changes at the Local Level

a. Population

The substantial gain in population the Borough experienced from 2000 to 2022 has started to level off. The population gain was related to the construction and occupancy of several multifamily residential projects in the Borough during that time period. The completed developments driving this population increase include Rock Creek Crossing, The Grande, and The Reserve at Riverdale.

1. Municipal Population Trends, Riverdale NJ 2010-2050

Year	Population	Percent Change
2000 ¹	2,498	--
2010 ¹	3,519	40.8%
2020 ¹	4,071	15.6 %
2022 ²	4,391	7.8 %
2027 ²	4,326	-1.4 %
2050 ³	4,354	0.6 %

¹ US Census Bureau

² Esri Demographic Estimate

³ North Jersey Transportation Planning Authority Projection

As shown above, between 2000 and 2020, the municipal population increased by 62.9 percent. This growth rate is projected to decline substantially in the foreseeable future, based on available demographic projections.

The age distribution of the Borough's population is projected to remain stable for the next several years. However, there will be a decrease in the young adult population aged 25 to 34 years. Residents 75 and older will increase, indicating a preference to age in place.

2. Population Age Cohorts, Riverdale NJ 2010-2027

Age	2010 ¹	2022 ²	2027 ²
0-4 Years	6.4 %	5.6 %	5.7 %
5-9 Years	4.9	6.1	5.6
10-14 Years	4.5	6.3	5.7
15-24 Years	9.3	9.5	10.2
25-34 Years	17.9	13.1	14.4
35-44 Years	15.1	16.6	14.9
45-54 Years	14	13.2	13.4
55-64 Years	13	12	11.4
65-74 Years	7.5	10	10.1
75-84 Years	5.1	5.3	6.3
85+ Years	2.4	2.3	2.2
Total	100%	100%	100%
18+ Years	81.2 %	79.0 %	79.7 %

¹ US Census Bureau



² Esri Demographic Estimate

The median age of Riverdale residents is stable and has increased very slightly from 40 years in 2010 to 40.6 years in 2022. The projection for 2027 calls for a minor increase to 40.8 years. In comparison, the Borough’s median age trends slightly younger than Morris County overall, where the median age for 2022 was 43.1 years.

The diversity trends for the community since 2010 indicate an increase in ethnic mix. The Borough’s population trends translate to a substantial gain in diversity, which is projected to continue through 2027.

3. Race and Ethnicity Trends, Riverdale NJ
2010 - 2027

Classification	2010 ¹	2022 ²	2027 ²
White Alone	89.9 %	81.4%	79.5 %
Black Alone	1.2	2.1	2.1
American Indian/Alaska Native Alone	0.1	0.8	0.9
Asian Alone	5.3	5.5	5.8
Pacific Islander Alone	0	0	0
Other Race	1.6	3.1	3.5
Two or More Races	1.9	7.1	8
Total	100 %	100 %	100 %
Hispanic Origin ³	7.2 %	10.1 %	11 %
Diversity Index ⁴	29.7	44.9	48.2

¹ US Census Bureau

² Esri Demographic Estimate

³ The Esri Diversity Index measures the probability that two people from the same area will be from different racial or ethnic groups. Values are between 0 and 100 on the index.

⁴ Persons of Hispanic Origin may be of any race.

In 2022, the total population distribution by gender was 49.5 percent male and 50.5 percent female. As shown below, roughly half of Riverdale’s population is married. More than one quarter have never married, and the remainder are widowed or divorced.

4. Population, Age 15+ by Marital Status, Riverdale NJ
2022

Status	Percent
Never Married	28.2 %
Married	54.3
Widowed	5.7
Divorced	11.8
Total	100 %

Esri Demographic Estimate

b. Housing

The Borough’s household size is projected to remain stable at approximately 2.3 persons per household. This is only slightly less than the average household size of 2.6 persons for Morris County.

After a significant increase in the number of households between 2010 and 2020, a downward trend is emerging, as projections indicate there will be 1,889 households in 2027, as compared

to the peak of 1,921 households in 2020. Projections by the New Jersey Transportation Authority indicate that the number of households will change little through 2050 with the number projected to be 1,998 households.

5. Households & Household Size Trends, Riverdale NJ 2010 - 2027

Year	Households	Household Size
2010 ¹	1,538	2.29
2020 ¹	1,921	2.12
2022 ²	1,908	2.3
2027 ²	1,889	2.29

¹ US Census Bureau

² ESRI Demographic Estimate

The Borough experienced a tremendous increase in housing units between 2000 and 2020. In those twenty years, there was a gain of over 1,000 dwelling units. The upward trend diminished after 2022 and is projected to remain at 2022 levels through 2027.

6. Total Housing Units, Riverdale NJ 2000 - 2027

Year	Number	Change
2000 ¹	941	-
2010 ¹	1,646	74.9 %
2020 ¹	1,999	21.4
2022 ²	1,995	-0.2
2027 ²	1,995	No Change

¹ US Census Bureau

² ESRI Demographic Estimate

The proportion of owner occupied housing has declined sharply in the community between 2000 and 2022. As shown below, renter occupied units now exceed one quarter of all housing units in Riverdale. The number of vacant housing units has remained elevated after 2000 but has decreased slightly since 2010. Trends are anticipated to remain stable through 2027.

7. Housing Unit Occupancy Trends, Riverdale NJ 2000 - 2027

Year	Owner Occupied	Renter Occupied	Vacant	Total
2000 ¹	80.4 %	17.4 %	2.2 %	100 %
2010 ¹	79	14.4	6.6	100 %
2022 ²	65.7	29.9	4.4	100%
2027 ²	66.4 %	28.3 %	5.3 %	100 %

¹ US Census Bureau

² ESRI Demographic Estimate

According to the US Census Bureau estimates, as of 2021, fully 51.5 percent of the Borough's housing stock was constructed after the year 2000. Approximately 36.3 percent of all units were constructed between 2000 and 2009, while 15.2 % was constructed between 2010 and 2019.



The newer housing stock boosted Riverdale’s proportion of multifamily structures, as shown below. The data indicates that between 2010 and 2021, the Borough had sweeping shifts away from single family detached housing units. The community transitioned from a housing stock dominated by detached dwellings to a majority of units in structures containing 20 or more dwellings.

8. Housing Units in Structure, Riverdale, NJ
2010-2021

Housing Type	2010 ¹	2021 ¹	Change
1 unit - Detached	52.5	38.4	-14.4
1 unit - Attached	7.3	2.9	-4.4
2 units	5.7	1.8	-3.9
3-4 units	3.2	4.2	1
5-9 units	1.6	7.9	6.3
10-19 units	6.5	1.8	-4.7
20 or more	23.2	43	19.8
Mobile Home, Boat, RV, Van etc.	0	0	-
Total	100 %	100 %	-

¹ US Census Bureau 2021 ACS 5 Year Estimate

Median home value in Riverdale is projected to increase by 8.4 percent, from \$384,269 in 2022 to \$416,794 in 2027. Based on median home value, Riverdale is more affordable than Morris County’s overall median value of \$527,932 in 2022.

The price of a home in the municipality is expected to keep pace with income growth. Median household income in Riverdale is projected to increase by 10.2 percent from \$115,825 in 2022 to \$127,732 by 2027. Riverdale’s income level is on par with Morris County for 2022, as the County’s median income is \$125,316.

It is estimated that in 2022, Riverdale residents spent 17.8% of their income for a home mortgage. Riverdale’s Housing Affordability Index (HAI), based on Esri analytics, is 126. The index measures the financial ability of a typical household to purchase an existing home in the area. An HAI of 100 represents an area that, on average, has sufficient household income to qualify for a loan valued at the median home price.

c. Employment

The educational attainment of the adult population for Riverdale is very consistent with that of Morris County residents, as shown below.

9. Population 25+ by Educational Attainment, Riverdale NJ & Morris County
2022

Education Level	Riverdale	Morris County
No High School Diploma	4 %	4 %
High School Graduate	24	20
Some College	21	19
Bachelor’s Degree, Graduate/Professional Degree	51 %	57 %
Total	100%	100 %

Esri Demographic Estimate



The majority of Riverdale’s civilian population, aged 16+ years, is in the labor force. The total proportion of resident population employed in 2022 was 95.8 percent. The unemployment rate for residents is 4.2 percent, only slightly higher than Morris County’s 3.9 percent unemployment rate, in 2022.

The distribution of labor force for the community closely mirrors that of Morris County, based on 2022 estimates. In Riverdale, 77.8 percent of residents work in white collar occupations while 15.3 percent are in blue collar jobs. A total of 6.9 percent work in the services sector. By comparison, for Morris County, the distributions are as follows: 76.5 percent are white collar, 12.8 percent are blue collar and 10.7 percent work in services.

Most of Riverdale’s population is employed in four main industries: services, manufacturing, retail trade and finance, insurance, and real estate. These sectors combined comprise 86.6 percent of the municipality’s labor force.

10. Employment by Industry, Riverdale NJ
2022

Sector	Percent
Agriculture/Mining	0.4 %
Construction	5.1
Manufacturing	12.6
Wholesale Trade	3.5
Retail Trade	11.4
Transportation Utilities	0.6
Information	1.6
Finance/Insurance/Real Estate	11.6
Services	51
Public Administration	2.3%
Total	100%

Esri Demographic Estimate

The commuter profile for Riverdale residents is consistent with the patterns of Morris County residents. The distinctions are that Riverdale has a greater proportion of the population driving alone to work, as opposed to using public transportation.

11. Commuter Profile, Workers Age 16+, Riverdale NJ & Morris County
2022

Commuter Detail	Riverdale	Morris County
Spend 7+ hours commuting to and from work per week	17 %	15 %
Drive Alone to Work	82.1 %	73.8 %
Took Public Transportation	2.7	4.2
Carpooled	5.4	6.2
Walked to Work	1.4	1.4
Bike to Work	0	0.1
Other (Work from Home, Other Means)	8.4 %	14.3 %
Total	100 %	100 %

Esri Demographic Estimate



In 2022, there were a total of 333 businesses in the Borough, employing 4,336 employees. Total sales in the Borough were \$1.5 billion in 2022. Major employment centers include Walmart, Best Buy and Target. The daytime population of Riverdale is estimated to be 5,493 persons, with 65 percent residents and 35 percent workers.

4.2 Changes at the State Level

- a. **Highlands Region.** The Highlands Water Protection and Planning Act was adopted by the State of NJ in 2004. The purpose of the Act is to preserve the quality of drinking water for the State's residents to ensure clean and plentiful drinking water. To achieve this goal, the Act preserves natural features such as forest lands, wetlands, critical habitats, and open space. The Highlands Region consists of a Planning Area and Preservation Area. The Borough of Riverdale is entirely within the Planning Area. Conformance for Planning Area communities to the Highlands Regional Master Plan is voluntary. The Borough has not participated in the Highlands Regional Master Plan conformance process.
- b. **Cannabis Regulation.** In 2021, Governor Murphy signed law legalizing and regulating cannabis use and possession for adults 21 years and older. Municipalities have until August 21, 2021 to take action to prohibit the use, or create municipal ordinances to regulate cannabis facilities, within the municipality.

The Borough of Riverdale prohibits cannabis establishments within the municipality per Ordinance 6-2021. A subsequent ordinance allows for cannabis testing facilities, only in the CRD zone, for the analysis and certification of cannabis items, and medical cannabis, within the regulations of the State Cannabis Regulatory Commission.

- c. **Electric Vehicle Supply.** P.L. 2021, c. 171 was signed into law on July 9, 2021 and went into effect immediately. This law requires that Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces are permitted accessory uses in all zoning and use districts and establishes installation and parking requirements. The Department of Community Affairs, in conjunction with the Department of Environmental Protection and Board of Public Utilities, published a model ordinance for municipalities on September 21, 2021.

Regardless of whether municipalities adopt the model ordinance, P.L. 2021, c. 171 still applies to development applications. Municipalities are permitted to deviate from the reasonable standards section of the EVSE ordinance to address installation, sightline, and setback requirements, or other health- and safety-related specifications.

- d. **Climate Change Legislation & Amendments to Municipal Land Use Law.** In 2018, the New Jersey State Legislature passed P.L. 2017, c.275, a law requiring that the land use element of a municipal master plan include a statement of strategy concerning smart growth, including the consideration of potential locations to install electric vehicle charging stations;



storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure, and environmental sustainability.

In recognition of the critical need for climate science to inform land use planning, on February 4, 2021, Governor Murphy signed into law P.L. 2021, c6, amending the MLUL to require municipalities to incorporate a climate change-related hazard vulnerability assessment into any Master Plan Land Use Element adopted after the signing. According to the law, the vulnerability assessments must rely on the most recent natural hazard projections and best available science provided by the NJ Department of Environmental Protection. Municipalities must also consider environmental effects associated with climate change, including, but not limited to, extreme weather, temperature, drought, fire, flooding and sea-level rise; and contain measures to mitigate reasonably anticipated natural hazards, such as coastal storms, shoreline erosion, flooding, storm surge, and wind.

- e. Stormwater Regulation.** Statewide rules took effect in March 2021 regarding the State's stormwater management rules (NJAC 7:8) which require developers to utilize green infrastructure to meet the minimum standards for water quality, groundwater recharge and stormwater volume control as part of any major development.

In March 2019, the Stormwater Utility Law, known as the Clean Stormwater and Flood Reduction Act was signed into law. The Act authorizes local and county governments and certain utilities to create stormwater utilities. A utility can dedicate funds directly to stormwater management allowing operations, repairs, and improvements to storm sewer systems.

A stormwater utility is a public utility that assesses fees and uses the revenue from the fees to maintain infrastructure designed to control stormwater flooding and reduce pollutants from entering waterbodies.

Stormwater management land use practices to mitigate the effects of climate change and municipal vulnerability consist of Low Impact Development Techniques and Best Management Practices (LID-BMP's) that can be incorporated into land planning. Some examples are the following:

- 1) Protect areas that provide water quality benefits or areas particularly susceptible to erosion and sediment loss.
- 2) Minimize impervious surfaces and break up or disconnect the flow of runoff over impervious surfaces.
- 3) Maximize protection of natural drainage features and vegetation.
- 4) Minimize the decrease in the pre-construction time of concentration.
- 5) Minimize land disturbance including clearing and grading.
- 6) Minimize soil compaction.
- 7) Provide low maintenance landscaping that encourages retention and planting of native vegetation and minimizes the use of lawns, fertilizers, and pesticides.
- 8) Provided vegetated open channel conveyance systems discharge into and through stable vegetated areas.
- 9) Provide preventative source controls.

- f. **State Development and Redevelopment Plan.** The draft State Strategic plan was released in 2010 to supersede the 2001 State Development and Redevelopment Plan. Public hearings were held in 2012, however, the document was not adopted by the State Planning Commission. The State Plan has been on hold since 2012 Superstorm Sandy.

The document sets forth four main planning goals relating to the following:

- 1) Economic Growth. Enhance opportunities and growth of industries of statewide and regional importance.
 - 2) Vibrant Regions. Guide and inform regional planning so that each region of the State can experience appropriate growth according to desires and assets of that region.
 - 3) Critical resources. Ensure strategies for preservation of the State's critical resources and the role they play in sustaining and improving the quality of life for residents and attracting economic growth.
 - 4) Government Alignment. Promote efficient resource allocation, coordination and cooperation and communication among government arms.
- g. **Complete Streets Policy.** In late 2009, the NJ Department of Transportation adopted a Complete Street Policy. This is defined by NJDOT as a way to "provide safe access for all users by designing and operating a comprehensive, integrated, connected multimodal network of transportation options." The policies are intended to allow streets to meet the needs of all modes of transportation (bikes, pedestrians, transit, auto and trucks).
- h. **Affordable Housing.** In response to the Mount Laurel II decision the NJ Legislature adopted the Fair Share Housing Act in 1985 (Chapter 222, Laws of New Jersey, 1985). The Fair Housing Act established a Council on Affordable Housing (COAH) as an administrative alternative to the courts. COAH was given responsibility for establishing housing regions in the state, determining regional and municipal fair share affordable housing obligations, and adopting regulations and policies for municipalities to utilize in meeting the need.

On May 6, 2008, COAH adopted third round substantive and procedural rules and advised the new regulations would be published on June 2, 2008 in the regulations, as adopted were challenged in an appeal Matter of the Adoption of NJAC 5:96 and 5:97 by the New Jersey Council on Affordable Housing. 416 NJ Super. 462 (App. Div. 2010). In its October 8, 2010 decision the Appellate Division determined that the growth share methodology was invalid and that COAH should adopt regulations utilizing methodologies similar to the ones utilized in the Second Rounds (1987-1999). On September 26, 2013 the Supreme Court of New Jersey affirmed the Appellate Division's invalidation of the Third Round regulations, sustained the determination that the growth share methodology was invalid, and directed COAH to adopt new regulations upon the methodology utilized in the First and Second Rounds. COAH proposed regulations in accordance with the court directive, however, on October 20, 2014, COAH deadlocked with a 3-3 vote and failed to adopt the revised Third Round regulations.

After COAH's failure to adopt regulations, Fair Share Housing Center, a party in the 2010 and 2013 court cases, filed a motion with the NJ Supreme Court to enforce litigant's rights. On March 10, 2015, the NJ Supreme Court issued its decision on FSHC's motion, finding that the administrative process had become non-functioning and returned primary jurisdiction over affordable housing matters to the trial courts.



This procedure required municipalities to file declaratory judgments action with the trial court to declare their Housing Element and Fair Share Plan to be constitutionally compliant and seek protections similar to those participating municipalities would have received if they had continued the process with COAH.

The Borough of Riverdale filed a declaratory judgement action and adopted a Housing Element and Fair Share Plan in 2019. The housing plan for the Borough calculates credits for the following inclusionary developments:

- 1) Grande at Riverdale on Route 23 and Grande Boulevard. The development contains a total of 558 dwelling units with 5 affordable units. There are no age restricted or rental units. The units are sales units.
 - 2) Rock Creek Crossing (Timber Ridge) on Mathews Avenue. The development contains a total of 156 dwelling units with 13 affordable units. There are age restricted units in the development and the units are rentals.
 - 3) The Reserve at Riverdale, Phase I (South) on Riverdale Road and Alexan Drive. The complex contains 212 total units with 12 affordable. The units are rentals with no age restricted units.
 - 4) The Reserve at Riverdale, Phase II on Riverdale Road and Alexan Drive. The development is approved but not completed. The plan calls for 212 dwelling units and 27 affordable units, The units will be rentals.
- i. **Exemption of Collocation for Wireless Equipment.** In 2012 NJSA 40:55D-46.2 became effective, providing that an “application for development to collocate wireless communications equipment on a wireless communications support structure, or in an existing equipment compound, not be subject to site plan review.” The law stipulated the provisions for exemption.
- j. **Solar and Wind Facilities.** The MLUL was amended in 2008 to allow solar and wind facilities on parcels of 20 acres or more as a permitted use in industrial districts. In 2009, the definition of inherently beneficial use was amended to include wind, solar or photovoltaic energy facility or structure.
- k. **Time of Decision.** On May 5, 2010 PL 2010 c.9 was signed into law nullifying the time of decision rule. Previously, municipalities had the ability to alter zoning requirements even after an application for development had been filed but before a formal decision on the application had been rendered. Under the law as revisited, development regulations applicable to the property at the time of application for development is filed will govern the review of the application and any decisions made. The law became effective on May 5, 2011.
- l. **Time Between Periodic Reexamination of the Master Plan.** In 2011 the MLUL was revised to allow 10 years between reexamination reports, rather than 6 years.

5.0 LAND USE PLAN

5.1 Land Use Opportunities

The Land Use Plan Element forms the basis for zoning in the community. The following evaluations of the land use plan are recommended:

- a. Quarry Change of Use. It is anticipated that the Tilcon Quarry operations will wind down by 2024. The site occupies a significant portion of the northwest section of Riverdale. It represents an opportunity to reclaim land for economic growth. To achieve this goal, the Borough Council designated the site (Block 12 Lot 3, Block 13 Lots 25, 26, 27 and 28) as a Non-Condemnation Area in Need of Redevelopment in Resolution 175-2022, adopted on October 12, 2022. A Redevelopment Plan has been prepared envisioning modern industrial, logistics, technology and e-commerce functions.
- b. CRD, PO & AHO Overlay Zones. The Borough should evaluate the permitted uses and standards in these districts to determine whether any potential revisions could promote growth in the area. The boundaries of the zones should also be assessed.
- c. 83 Newark Pompton Turnpike Redevelopment Plan (Affordable Housing Site). This site is envisioned to transition from its current PO land use designation to a new affordable housing zone compatible with the Habitat for Humanity project.
- d. North & South Corporate Drive. The area is developed with large scale industrial buildings with abundant parking and convenient roadway connections. Many industrial buildings transition to more modern uses such as indoor recreation, entertainment venues, breweries, distilleries, and similar uses. These uses may be appropriate in this area, with appropriate protections for nearby multifamily development at The Reserve at Riverdale.

5.2 Land Use Plan Classifications

The Land Use Plan for the Borough consists of a variety of residential, commercial, and industrial districts corresponding to the unique neighborhoods and characteristics of the established development pattern. The land use classifications for the community are described as follows:

- a. Single Family Residential Districts
 - 1) *R-7.5 Residential*. This classification provides for compact, single-family detached units, on 7,500 sq. ft. lots. This zone encompasses properties east of Interstate 287 as well as neighborhoods east of I-287 and west of NJSH Route 23, from Evans Road to the municipal border of Pequannock, west of Newark Pompton Turnpike, around Cottage Place and Cedar Street, north of Paterson Hamburg Turnpike, near the Pequannock River, and a major portion of the borough to the north and south of Post Lane. There is a small neighborhood in the classification in the southeast portion of the Borough, south of Riverdale Road, on Williams Street.



- 2) *R-15 Residential*. This area provides an area for moderate to low-density, single-family detached units on 15,000 sq. ft. lots. It includes land in the northwest portion of the Borough, around Mathews Avenue and Degraw Road, and two smaller areas, east of Interstate 287 in the vicinity of the terminus of Van Duyne Avenue and Loy Avenue. The designation also encompasses land around Cottage Place and Newark Pompton Turnpike.
- 3) *R-25 Residential*. An additional residential designation provides an area for moderate-density, single-family detached units, on 25,000 sq. ft. lots. It occupies areas south of Route 23, around Cotluss Road, and to the west. It also exists in the southeast portion of the Borough, adjoining Interstate Route 287, west of Windbeam Road.
- 4) *R-35 Residential*. This lower-density, single-family detached unit classification for development on 35,000 sq. ft. lots. This land use classification encompasses land in the northwest portion of the Borough, in the vicinity of Overlook Drive and Skyview Terrace. This area extends to the border of Butler.
- 5) *R-40 Residential*. This classification is for low-density, single-family detached units on 40,000 sq. ft. lots. This land classification encompasses land south of Route 23, around Highland Avenue and the connecting roadway network.
- 6) *R-120 Residential*. This area is envisioned for the lowest density residential development in the community on lot sizes of 120,000 sq. ft. The land has physical development constraints relating to steep slopes and a remote location. Land in this classification adjoins property in the R-40 and R-25 classifications. It adjoins Interstate 287 and the south side of Route 23 and extends to the border of Pequannock.

b. Multifamily Districts

- 1) *ARD Adult Residential District*. The purpose of the Adult Residential District is to provide adequate housing at an affordable cost to serve the unique needs of the adult population over age 55. The zone requires a minimum lot area of 9 acres and the area is occupied by the Powder Mill Condominium community. The density for the area is 18 dwelling units per acre. The residential enclave is accessed via Canella Way from Cotluss Road.
- 2) *MF-1 Multifamily District*. This district is north of Route 23 and includes land around Coventry Court, Ramapo Court, Sanctuary Boulevard, and Brookhaven Court. Access and egress from Route 23 via Grand Boulevard and developed as The Grande at Riverdale condominium complex. The minimum lot area in the MF-1 classification is 35 acres and the density is 8.25 dwelling units per acre.
- 3) *MF-O Multifamily Overlay District*. The purpose of the MF-O Multifamily Overlay District is to provide for a continuation of existing zoning and to allow, as an alternate form of development, townhouses and multifamily housing in a unified design wherein at least 50% of the dwelling units are deed-restricted for occupancy by households with at least one person 55 years of age and older with no school-age or younger children as residents.



The area is envisioned for a density of 16 dwelling units per acre and a maximum of 425 housing units.

The classification encompasses land in the southeast portion of the Borough, on both sides of Riverdale Road. The southern portion of the overlay is developed with The Reserve at Riverdale. Existing buildings on the north side of the overlay are developed with industrial uses and the Albanian American Cultural Center.

- 4) *PRD Planned Residential Development District*. The purpose of the PRD Planned Residential Development District is to provide for the comprehensive, coordinated development of contiguous tracts of land for multiple-family cluster development that promotes more balanced, environmentally acceptable use of land which encourages contemporary land use desire and conservation of open space; that provides for development which does not adversely impact the Borough regarding traffic flow, recreational facilities and other municipal services; and that provides for a variety of housing accommodations which are compatible with a modern way of life and enhances the natural beauty and resources of their surroundings. The minimum lot area is 10 acres.

The PRD District occupies land in the northwest portion of the Borough, west of Mathews Avenue. The development around Rock Creek Court, Mountainview Court and Timber Ridge Road and Silverleaf Court is in this designation is known as Rock Creek Crossing.

- 5) *AHO Affordable Housing Overlay*. This overlay is designed to provide development that contributes to the Borough of Riverdale's municipal affordable housing obligation, while allowing developers increased flexibility to provide mixed use development. It applies to sites on Newark Pompton Turnpike and Paterson Hamburg Turnpike, with a minimum lot size of one acre. The density is 12 dwelling units per acre.

c. Commercial, Business & Industrial Districts

- 1) *CRD Community Redevelopment District*. This area functions as the Borough's central business district and is designed to encourage the comprehensive redevelopment of the downtown area. The classification extends along both sides of Paterson Hamburg Turnpike, from Interstate 287 to the Pequannock River. Future development encourages the creation of larger lots from several smaller parcels and the development of an overall scheme of the area. To this end, easements for traffic flow and parking, as well as the vacation of appropriate Borough rights-of-way, are desired when appropriate. The minimum lot size is 15,000 sq. ft.
- 2) *CB Community Business*. This designation exists in the northwest portion of the community. It encompasses land on both sides of Paterson Hamburg Turnpike, between Mathews Avenue, and the Interstate Route 287 right of way where it adjoins the CRD. Uses are contemplated to be similar to the CRD area, with a more compact lot area of 7,500 sq. ft.



- 3) *HB Highway Business*. The Highway Business District is intended to provide a district serving the region, requiring larger facilities, large parking areas and served by high traffic arteries, such as Route 23. The criteria for the district are intended to promote safe and efficient development along the high traffic artery, Route 23. The minimum lot size is 24,000 sq. ft.
- 4) *PO Professional Office*. This district encompasses land on Newark Pompton Turnpike and allows for the conduct of professional practices and business office uses with consideration of the surrounding residential uses and traffic patterns to serve the Borough and surrounding communities. Single family dwellings are permitted, as many lots have existing residential uses.
- 5) *I Industrial*. The I zone occupies land in the northeast portion of the community, north of Paterson Hamburg Turnpike, and in the southeast portion of the community, on both sides of Riverdale Road. The purpose of the designation is to serve the Borough's and the region's needs for industrial use. The district provides employment in offices, warehouses, assembly and fabrication. The minimum lot size is 40,000 sq. ft.
- 6) *I-Q Industrial Quarry*. This land use category corresponds to the existing Tilcon Quarry located in the northwest portion of the community. This facility occupies 151.6 acres and is bounded by Paterson Hamburg Turnpike, Interstate 287, and Mathews Avenue. The minimum lot size is 10 acres.

5.3 Smart Growth, Storm Resilience, Sustainability & EV Infrastructure Strategy Statement

The MLUL requires municipalities to consider green building, smart growth, sustainability, and storm resiliency as part of the master plan. The evaluations are a statement of strategy whereby the topics are evaluated, particularly potential locations for the installation of electric vehicle charging stations, energy supplies, flood hazard areas and environmental infrastructure.

- a. Smart Growth. Some principles of smart growth are exemplified by the existing development pattern within Riverdale. At 2.09 sq. mi., the Borough has a compact, walkable downtown business district along Hamburg Turnpike, Mixing land uses in a walkable neighborhood is evident along the Hamburg Turnpike corridor. Sidewalk pedestrian connections link this area to points south in the community's residential areas.

The zoning for the Commercial Redevelopment District zoning of the area includes an Affordable Housing Overlay zone to encourage mixed use with commercial on the first floor and residential on the second floor. The zoning incorporates a set aside for affordable housing. The overlay will generate a greater range of housing opportunities and choice, essential to Smart Growth.



Promoting distinctive communities, with a strong sense of place, is prioritized by the land use board review of applications to ensure building design is compatible with the character of the Borough and complements neighborhoods.

- b. Storm Resilience. In 2021 the Borough amended the Stormwater Management regulations to include green infrastructure and Low Impact Development techniques as well as BMP's. The municipal ordinances have also been amended in 2021 to amend the Flood Hazard Control Act regulations to address development standards for flood hazard areas.

Additionally, the municipality has a steep slope ordinance regulating disturbance of steep slopes, grading and vegetations removal. The standards proactively address issues of subsidence, erosion, mudslides, and drainage by limiting development on environmentally sensitive land.

- c. Sustainability. Riverdale is a participant in Sustainable NJ and registered for the program in 2020. The community has a Green Team to organize participation efforts. The municipal team is planning a community garden at the senior center.

The Riverdale Community Garden was designed by the Sustainable Riverdale Green Team in partnership with local scouts and funded by a \$20,000 grant awarded in 2021 through Sustainable Jersey and the PSE&G Foundation. The design calls for the garden to be utilized by residents of all ages and abilities, so that small children can utilize standard raised garden beds, as well as the elderly or disabled, who have mobility needs.

This garden incorporates the design for standard 4' x 8' plots, plus custom designed ADA plots that will allow for wheelchairs or seated walkers to be used while gardening, and shared salad tables. The garden is located at the Borough of Riverdale Senior Community Center, 57 Loy Avenue, Riverdale, N.J. 07457. Donations will be provided to local food pantries.

The Green Team also works to organize recycling and shredding events for the community.

- d. Electric Vehicle Charging Infrastructure. The NJ Department of Community Affairs published a Model Ordinance for EV Supply/Service Equipment (EVSE) and Make Ready Parking Spaces. Pursuant to P.L. 2021, c.171, the model ordinance is applicable in all municipalities. Many of the standards are mandated, but municipalities may deviate when reasonable for requirements on sightline and setback requirements but may not require site plan review for the use. The Borough should incorporate the Model Ordinance into its development regulations and evaluate the flexible standards to accommodate local conditions in the Borough.

There are currently no public EV charging stations in the Borough. Within a five-mile radius of the Borough, there are three public EV charging stations identified as follows:

- 1) Pompton Lakes Town Square, 55 Wanaque Ave, Pompton Lakes, NJ
- 2) Route 23 Nissan, 1301 Route 23, Butler NJ
- 3) Plains Plaza, 500 Route 23 N. Pompton Plains, NJ

5.4 Municipal Vulnerability Assessment

In recognition of the critical need for climate science to inform land use planning, on February 4, 2021, Governor Murphy signed into law P.L. 2021, c6, amending the MLUL to require municipalities to incorporate a climate change-related hazard vulnerability assessment into any Master Plan Land Use Element adopted after the signing. According to the law, the vulnerability assessments must rely on the most recent natural hazard projections and best available science provided by the NJ Department of Environmental Protection. Municipalities must also consider environmental effects associated with climate change, including, but not limited to, extreme weather, temperature, drought, fire, flooding and sea-level rise; and contain measures to mitigate reasonably anticipated natural hazards, such as coastal storms, shoreline erosion, flooding, storm surge, and wind.

The NJDEP municipal snapshot for Riverdale indicates the following:

- a. Critical Assets. None of the community's critical assets (schools, fire station and police station) are in flood zones.
- b. Built Infrastructure. The community does not have any gas stations, wastewater, energy generation or power plants in the flood hazard zones. Of the five NJ Bridges, two are located outside flood prone areas. There are three NJ bridges with vulnerability as follows: one in the 100 year flood zone, one in the 500 year flood zone and one in a regulatory floodway. The bridges are near the Pequannock River, on Hamburg Turnpike.
- c. Vulnerable Housing. An estimate of multi-unit structures (10 or more housing units in a structure) indicates approximately 45 percent of the households in the Borough live in multi-unit structures. The estimate is that 61 households are within the 100 year flood hazard area, 101 are within the 500 year flood hazard and 15 households are in the regulatory floodway. The area of the community most likely to be impacted by flooding is the eastern portion of the Borough, between the railroad and Pequannock River. Riverdale Road is vulnerable to flood impacts, as well as the Corporate Drive North and South developments. The Borough should evaluate the adequacy of emergency operations, including access, for the areas of the community within flood hazard areas.

The NJDEP municipal snapshot for the Borough identifies three FEMA emergency shelter locations at the following sites, in the central portion of the community: 52 Newark Pompton Turnpike (Riverdale Public School), 107 Newark Pompton Turnpike (NJ Army National Guard) and 6 Newbury Place (Riverdale Baptist Church). All the potential shelter locations are outside of flood hazard areas.

6.0 RELATIONSHIP TO ADJOINING COMMUNITIES

The Borough adjoins five communities. Three are in Morris County and two are in Passaic County. The compatibility of land uses along the borders is discussed below.

- a. **Pequannock Township, Morris County**. The Township adjoins the borough to the south. West of Interstate 287, land is designated CCRCDC Continuing Care Retirement Community

District and R 87 Two Acre residential. This is compatible with Riverdale's R-40 designation west of Interstate 287. To the east of Interstate 287 the land use is R 87, I-2, Industrial Two Acre C-3 Regional Commercial and R-9.5 acre Residential. This is compatible with Riverdale's mixed designations of R-25, R-7.5, HB and I-3.

- b. Borough of Kinnelon, Morris County.** Kinnelon adjoins Riverdale's western portion in the vicinity of NJSH Route 23 and New Mathews Avenue. The Borough is conducting a redevelopment investigation for property on the north side of Mathews Avenue and north of Lead Mine Hill Road in the C zone identified as Block 57601 Lot 101 and 102. The parcels are in the Highlands Planning Area and occupy 1.81 acres and 5.72 acres respectively. Lot 102 is landlocked while Lot 101 has frontage on New Mathews Road. The municipal boundary for the Borough of Riverdale runs along the centerline of New Mathews Road

The majority of the site is zoned for office commercial use, extending from NJSH Route 23. The portion on New Mathew Ave is partially zoned for medium density residential with the rear office commercial.

- c. Borough of Butler, Morris County.** Land in Butler adjoins the northwest portion of the Borough of Riverdale. Land in the vicinity of the Pequannock River is in the LI District allowing office, manufacturing and warehouse distribution uses. Other land is designated for residential and highway commercial use.
- d. Borough of Bloomingdale, Passaic County.** The Pequannock Rover separates Bloomingdale and Riverdale. Bloomingdale contains a mix of business, public and light manufacturing land use designations. This is compatible with Riverdale's commercial and industrial designations. Riverdale's residential areas are buffered by the river.
- e. Borough of Pompton Lakes, Passaic County.** The Borough adjoins the northeast portion of Riverdale. The majority of land is R-4 for residential parcels of 15,000 sf detached residential. while the western portion of Passaic Avenue adjoining Riverdale is the GWD Gateway District. This district is designated as a community oriented commercial and retail, professional office district allowing multifamily residential upon the upper floors.

The GWD zone prohibits drive thru or drive in restaurants and allows neighborhood retail commercial uses such as education, dance studios gasoline and services use.

Regarding the State Plan, the entire Borough of Riverdale is classified as Metropolitan Panning Area (PA 1) in the State Plan. The designation pertains to areas of mature settlements with older infrastructure where redevelopment facilitates future growth. Future development should stabilize the community and protect its developed character. The land use policies of the Borough are compatible with the State Plan.



7.0 REDEVELOPMENT LAW

N.J.S.A 40:55D-89e requires a Periodic Reexamination Report to address "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: 12 A-1 et seq.) 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."

In 2013, the LRHL was amended to provide for both a non-condemnation and a condemnation redevelopment area designation, as well as refinement of the criteria, procedures, and an update of notice requirements.

A subsequent amendment in 2019, includes an additional criterion for designation as an area in need of redevelopment. The additional provision pertains to the discontinuation or abandonment of buildings used for retail, shopping malls and office parks, or buildings with significant vacancies that have persisted for at least two consecutive years.

The LRHL provides for the statutory authority for municipalities to designate areas in need of redevelopment or rehabilitation. Following a designation, a municipality can prepare and adopt redevelopment and rehabilitation plans to foster improvement projects. Specifically, the governing body has the power to initially cause a preliminary investigation to determine if an area is in need of redevelopment, adopt a redevelopment plan and/or determine whether an area is in need of rehabilitation.

A planning board has the power to conduct, when authorized by the governing body, a preliminary investigation and hearing and make recommendations as to whether an area is in need of redevelopment. The planning board is also authorized to make recommendations concerning a redevelopment plan and prepare a determination of whether an area qualifies for rehabilitation.

The following is noted regarding redevelopment in the Borough:

- a. The Borough is currently working on a redevelopment plan for 83 Newark Pompton Turnpike.
- b. The Borough has prepared a redevelopment plan for the Tilcon Quarry.
- c. The Borough should consider whether redevelopment and/or rehabilitation studies for the following areas, or portions of areas, can promote renewal:
 - 1) Hamburg Turnpike
 - 2) Newark Pompton Turnpike
 - 3) North and South Corporate Drive



EXHIBITS

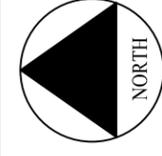
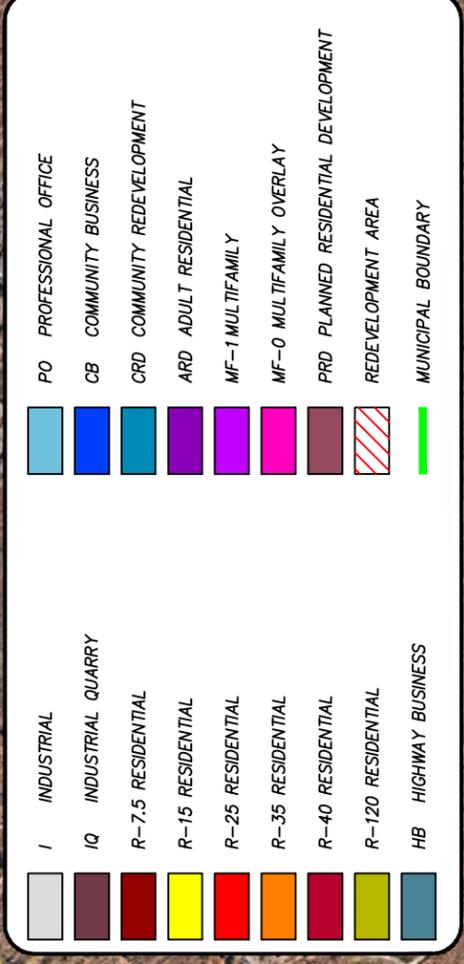
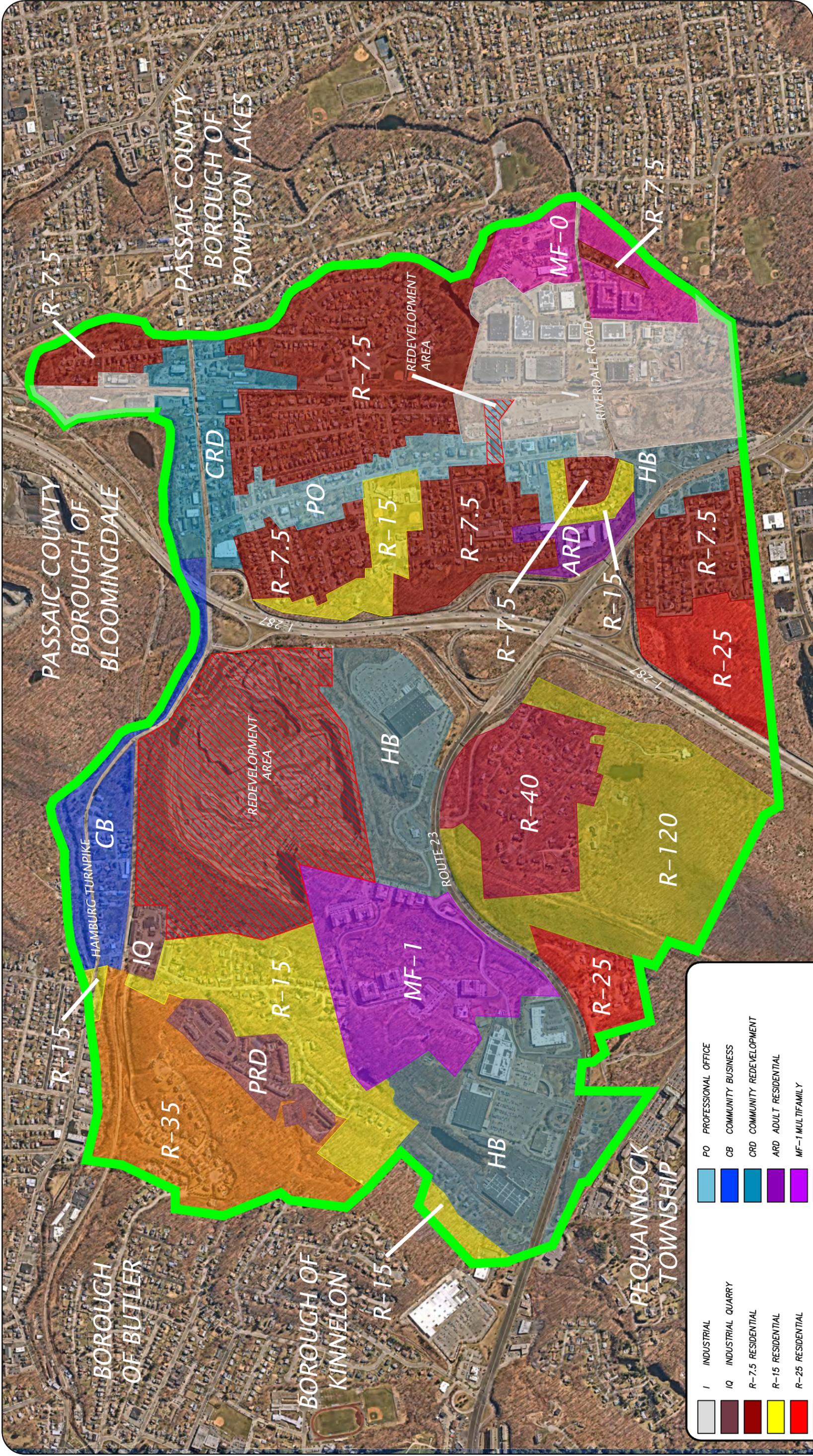
- 1 2023 Land Use Plan
- 2 Redevelopment Concept
- 3 EV Facilities
- 4 Vulnerability Assessment
- 5 Well Head Protection Areas



DRAFT

1

2023 Land Use Plan



SCALE: N.T.S.

PROJECT No.2020-103 DATE: 03/05/23 DRAWN BY: EP

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REV.	DATE	DESCRIPTION

2023 LAND USE PLAN
 BOROUGH OF RIVERDALE MORRIS CO., NJ
 FIGURE 1

DRAFT

2

Redevelopment Concept

DRAFT

3
EV Facilities

DRAFT

4

Vulnerability Assessment

DRAFT

5

Well Head Protection Areas

