

MASTER PLAN REVIEW:

Board Planner Donna Holmqvist stated that since the Master Plan from 2008, about 15 years ago, a lot has happened not just in the Borough but in the State and in our Country as well. There have been changes in demographics, state issues, and policies. Holmqvist stated her firm uses Esri, one of the best Geospatial companies; that can produce marketing studies based on census information. Esri's data has what is considered projections for 2022 and also carries it forward to 2027. Esri and NJTPA (New Jersey Transportation Planning Authority) have all demographic projection information needed to make decisions on the land use policies going forward.

There are several aspects in the MLUL (Municipal Land Use Law) that stipulate mandatory sections or a Master Plan reexamination. The major problems in Riverdale the time of the last Master Plan were Glenburn and the proposed historic preservation aspects of that site, The Quarry, Hamburg Turnpike, the Pequannock River Greenland, the East and West Parcels and the Sustainability of Stormwater Management & Green Infrastructure.

Some major goals were added pertaining to the downtown area, community identity characteristics, the economic importance development on Route 23 and the redevelopment having compatible design with the surrounding area.

Holmqvist stated Hamburg Turnpike is a vital portion of this community and has enormous potential to promote the economic development of this community and the quality of life for its residents. The Pequannock River Greenway is a viable idea. The feedback that was received from officials regarding The Quarry Site was that the concept plan in the Master Plan 2008 is not really viable because it calls for a mixture of residential and open space. What they came up with was e-commerce logistics, business use because of its access to the highway. The East Parcel and West Parcels were analyzed extensively and development could be limited in both areas.

Looking at the demographics sets the stage for the recommendation on land use policies that Riverdale has transformed well over the last 20 years. Holmqvist went over the housing structure in The Borough, the number of housing has increased and there is a much more diverse population. There is more renter

occupancy over the last 20 years and housing units shifting to 20 units or more in a housing structure. There has been an increase in the vacant units, those units could become units in the rehabilitation efforts for Affordable Housing. The young incomes in Riverdale are rising with the cost of Housing, the Borough is in very good shape with that. The education and employment characteristics are compatible with those of Morris County residents as a whole.

The Land Use Plan sets forth the policies and objectives that will guide development for 10 years. At the local level the areas of significance are The Quarry, the CRD, PO & AHO Overlay Zones, and The North and South Corporate Drive may evolve into different uses. Holmqvist mentioned the state requirements have changed since the last Master Plan include smart growth, storm resiliency, sustainability and EV charging stations. Hamburg Turnpike is trying to achieve smart growth at this location. The storm water management ordinances have been updated and for sustainability the green team has coordinated a town garden in the community. There are no EV charging stations in Riverdale as of yet.

Holmqvist went over the Municipal Vulnerability Assessment the Borough is in very good shape with this, none of the Critical Assets are invulnerable. There is a portion of Vulnerable Housing in the eastern portion of the community. The NJDEP identifies three FEMA emergency shelters Riverdale Public School, NJ Army National Guard, and Riverdale Baptist Church.

The last portion of the reexamination is the redevelopment. The Borough is working on the redevelopment of 83 Newark Pompton Turnpike site for Habitat for Humanity which is now part of the Master Plan.

Board member asked about a Master Plan Reexamination every 10 years, since it has been more than 10 years where does the put The Borough with the State of New Jersey?

There was a permit extension, then there was COVID; now that the Borough has the reexamination report the new mandatory sections have to be added in that were not there before. Also must consider things like Hamburg Turnpike, the issue that comes up for redevelopment is the buffer because of the river. There was a discussion on the best way to potential move forward with the Boroughs plan for smart growth at this site.

There was a discussion on how to go about redeveloping when there are already established businesses. Holmqvist mentioned you have to take a gentle approach with those business and follow the requirements. There are specific criteria that is required, the Planning Board and governing bodies would decide based off the recommendations for redevelopment. There was a discussion on the Quarry, it was declared an area in the redevelopment they are working on a plan. There was further discussion on the development of Hamburg Turnpike and redeveloping the area to make a more vibrant downtown area. There was a discussion on Affordable Housing and how to proceed with development. There was a discussion on extending the walking path in Pequannock through the Borough of Riverdale.

MEETING APRIL 27, 2023

Prior to the next Planning Board meeting Board members will inform Donna Holmqvist of any changes they would like on the reexamination report. Tom Boorady and Donna Holmqvist will submit a proposal to Mayor and Council for the redevelopment of the North side of Hamburg Turnpike.

OPEN PUBLIC PORTION

There was no one from the public present at the meeting. Thereupon Chairman Scott Trowse set forth the motion seconded by Sal Poli to close the public portion.

ALL IN FAVOR/Motion Carried

CANCEL MEETING FOR APRIL 6, 2023:

The Board Secretary has no agenda for the meeting scheduled on April 6, 2023 and recommends that we cancel the meeting. Thereupon Chairman Scott Trowse set forth the motion seconded by Sal Poli to cancel the April 6, 2023 meeting due to lack of agenda. Next Planning Board meeting will be on April 27, 2023.

ALL IN FAVOR / Motion Carried

MAYOR ADDRESSES CANNABIS:

The Mayor informed the Planning Board that on Wednesday, April 26th there will be a presentation by Ron Mondello, Attorney for Cannabis. The Mayor invited the Planning Board members to attend the meeting.

ADJOURNMENT:

Thereupon Chairman Scott Trowse set forth the motion seconded by Rick Malanga to adjourn the meeting.

ALL IN FAVOR / Motion Carried

Meeting adjourned at 9:15 p.m.

Respectfully submitted by:

Linda Roetman, Board Secretary