

*Borough of Demarest Planning Board 2010*

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## I. Update of Demographic, Housing, Employment, and Open Space Data

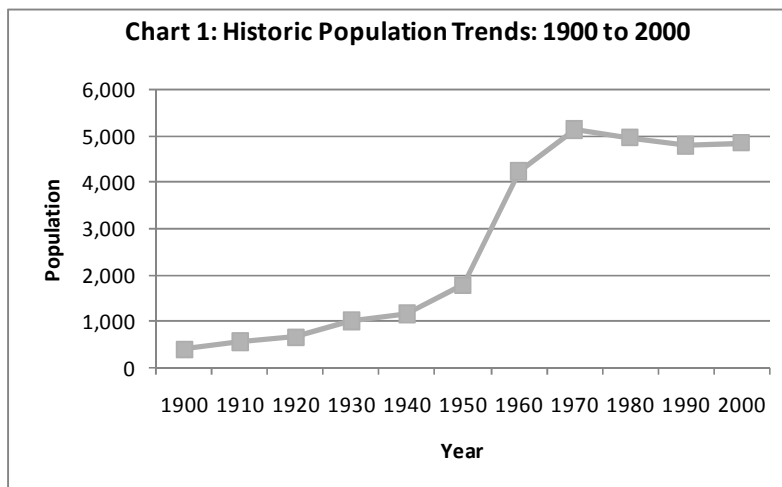
### Demographics

According to estimates from the Population Estimates Program at the United States Census Bureau, the Borough of Demarest had 5,130 residents in 2008. This count represents an increase of 285 residents between 2000 and 2008. Additional estimates beyond population counts are not available on a municipal level. As such, the source of the most recent data for the Borough of Demarest is the 2000 Census. That data will be used for analysis within this report.

As indicated by Table 1 and Chart 1, Demarest experienced slow population growth until the 1950s. Between 1950 and 1960, the population more than doubled, increasing by 2,445 people in the ten-year period and representing a 136.9% increase. Following this sharp growth, the population increased again between 1960 and 1970 – an increase of 21.3% – before leveling off in more recent decades.

Year Issued	Population	Change	Percent Change
1900	393	-	-
1910	560	167	42.5%
1920	654	94	16.8%
1930	1,013	359	54.9%
1940	1,165	152	15.0%
1950	1,786	621	53.3%
1960	4,231	2,445	136.9%
1970	5,133	902	21.3%
1980	4,963	-170	-3.3%
1990	4,800	-163	-3.3%
2000	4,845	45	0.0%

Source: *Historic Population Trends. Bergen County.*  
<http://www.co.bergen.nj.us/planning/data/HistoricalPop.pdf>



As illustrated in Tables 2 and 3 below, the population of Demarest increased by 45 people between 1990 and 2000. This nominal increase in population had relatively little effect on population characteristics as categorized by age. The cohort that experienced the most significant change was that of residents under 18 years. In 1990, 24.4% of the entire population was younger than 18 years, while in 2000, 28.9% of the population was younger than 18 years. This increase in the number of residents under 18 years could result in increased demand on Demarest Public Schools.

In addition to examining the number of children that could be potential public school children, it is also important to examine the number of senior citizens in the community. In 1990, 13.3% of the population was composed of individuals over 65 years. This percentage grew to 14.4% in 2000. When comparing the portion of senior citizens in Demarest to that of the County and State, Demarest has a smaller portion than Bergen County, but a larger portion than the State – 14.4% for Demarest, 15.2% for the County, and 13.2% for the State.<sup>1</sup>

Table 2: Population Characteristics by Age: 1990		
Year	Count	Percent of Population
<18	1,171	24.4%
18 - 24	368	7.7%
25 - 44	1,310	27.3%
45 - 54	730	15.2%
55 - 64	582	12.1%
> 65	639	13.3%
	4,800	100%

Source: "DP-1: General Population and Housing Characteristics." United States Census Bureau. 1990.

Table 3: Population Characteristics by Age: 2000		
Year	Count	Percent of Population
<18	1,401	28.9%
18 - 24	228	4.7%
25 - 34	1,216	25.1%
45 - 54	791	16.3%
55 - 64	511	10.5%
> 65	698	14.4%
	4,845	100%

Source: "QT-P1: Age Groups and Sex." United States Census Bureau. 2000.

The Borough of Demarest is primarily composed of people of one race. Only 1.5% of residents are of two or more races. The predominant race in the Borough is white, with 77.3% of residents identifying themselves as white. The second most common race is Asian with approximately 20.2% of the population identifying themselves as Asian.

<sup>1</sup> "2000 Fact Sheet: Bergen County" and "2000 Fact Sheet: New Jersey." United States Census Bureau. [www.census.gov](http://www.census.gov)



Table 4: Racial Composition: 2000		
Race	Count	Percent of Population
One Race		
White	3,744	77.3%
Black or African American	24	0.5%
American Indian and Alaska Native	1	0.0%
Asian	981	20.2%
Native Hawaiian and Other Pacific Islander	1	0.0%
Other	23	0.5%
Two or More Races	71	1.5%
	4,845	100.0%

Source: "QT-P5: Race Alone or in Combination." United States Census Bureau. 2000.

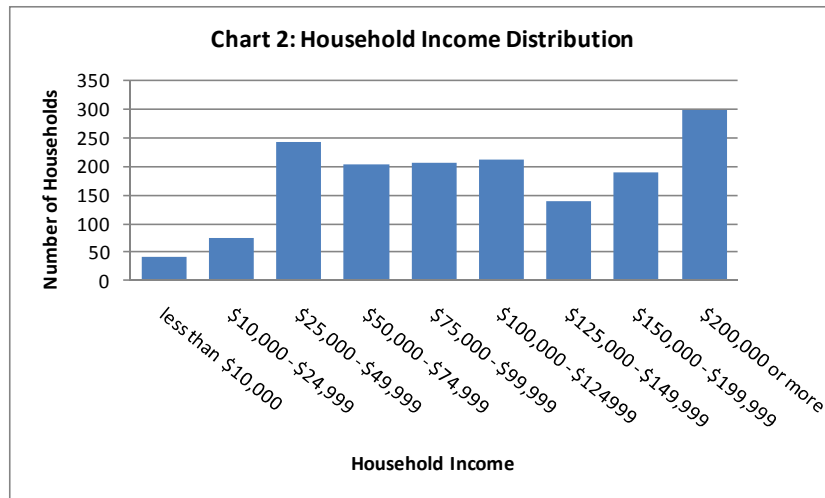
The Borough of Demarest is comprised of 1,603 households. In 2000, the median household income was \$103,286 – significantly higher than Bergen County’s median income of \$65,241, the State’s median income of \$55,146, and the Country’s median income of \$41,994.<sup>2</sup> Table 5 provides household counts by income bracket, and Chart 2 illustrates the data.

Table 5: Household Income Distribution 2000		
Year	Count	Percent of Households
less than \$10,000	42	2.6%
\$10,000 - \$24,999	74	4.6%
\$25,000 - \$49,999	242	15.1%
\$50,000 - \$74,999	202	12.6%
\$75,000 - \$99,999	207	12.9%
\$100,000 - \$124,999	211	13.2%
\$125,000 - \$149,999	138	8.6%
\$150,000 - \$199,999	188	11.7%
\$200,000 or more	299	18.7%
	1,603	100.0%

Source: "QT-P32: Income Distribution in 1999 of Households and Families: 2000." United States Census Bureau. 2000.

<sup>2</sup> "Fact Sheet: Demarest" and "Fact Sheet: Bergen County" and "Fact Sheet: New Jersey" and "Fact Sheet: United States." United States Census Bureau. 2000.





Housing

According to Census data, the Borough of Demarest had 1,634 housing units in 2000. There was a net increase of 24 housing units between 1990 and 2000. Tables 6 and 7 indicate that owner-occupied housing units increased by 41 units, renter-occupied housing units decreased by 11 units, and vacant housing units decreased by 6 units.

Approximately 89.96% of housing units were owner-occupied, 8.02% renter-occupied, and 2.02% vacant. The percentage of owner-occupied units represents an increase of 1.20% compared to 1990, while the percentage of renter-occupied units represents a decrease of 0.80% and the percentage of vacant units represents a decrease of 0.40%. The majority of the town remains composed of owner-occupied housing units.

Table 6: Housing Tenure: 1990		
	Number of Units	Percentage
Owner-Occupied	1,429	88.76%
Renter-Occupied	142	8.82%
Vacant	39	2.42%
	1,610	100.00%

Source: "QT-H1: General Housing Characteristics." United States Census Bureau. 1990.

Table 7: Housing Tenure: 2000		
	Number of Units	Percentage
Owner-Occupied	1,470	89.96%
Renter-Occupied	131	8.02%
Vacant	33	2.02%
	1,634	100.00%

Source: "QT-H1: General Housing Characteristics." United States Census Bureau. 2000.



The low vacancy rate for Demarest’s housing units is consistent with that of Bergen County, and lower than that of the State and the Country. Between 1990 and 2000, the Borough’s vacancy rate decreased 0.40% from 2.42% to 2.02%.

Year	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Vacancy Rate
1990	1,610	1,571	39	2.42%
2000	1,634	1,601	33	2.02%

Source: "QT-H1: Occupancy, Tenure, and Age of Householder." United States Census Bureau. 1990, 2000.

**Development Activity: Residential and Non-Residential**

An examination of residential building and demolition permits issued within the Borough of Demarest over the ten-year period between 2000 and 2009 indicates a net of 71 residential building permits. As indicated in Table 9, a total of 170 building permits were issued, compared to 99 demolition permits. Note that a discrepancy exists between data found online from NJ Construction Reporter, and actual municipal data. The data found within these tables is accurate.

Year Issued	Building Permits	Demolition Permits	Net Growth
2000	8	5	3
2001	16	13	3
2002	8	9	-1
2003	10	8	2
2004	33	19	14
2005	38	16	22
2006	31	10	21
2007	13	10	3
2008	6	8	-2
2009	7	1	6
	170	99	71

Source: <http://www.state.nj.us/dca/codes/cr/conrep.shtml>

Primarily a residential town, Demarest has not experienced any significant commercial growth between the years of 2000 and 2009. Non-residential growth can be examined in Table 10 below, which details square footage and use of new buildings based upon data reported on certificates of occupancy. During the ten-year period, a total of 147,443 square feet of non-residential construction was certified. More than half, 59.4%, of construction was education-related, while the remaining 40.6% was assembly-related. The assembly construction reflects the reconstruction of the Alpine County Club.



Year Issued	Office	Retail	Assembly	Multi-Family	Hotels/Motels	Education	Industrial	Hazardous	Institutional	Storage	Total
2000	0	0	0	0	0	0	0	0	0	0	0
2001	0	0	0	0	0	0	0	0	0	0	0
2002	0	0	0	0	0	6,195	0	0	0	0	6,195
2003	0	0	0	0	0	78,620	0	0	0	0	78,620
2004	0	0	0	0	0	0	0	0	0	0	0
2005	0	0	0	0	0	0	0	0	0	0	0
2006	0	0	0	0	0	0	0	0	0	0	0
2007	0	0	0	0	0	2,800	0	0	0	0	2,800
2008	0	0	59,828	0	0	0	0	0	0	0	59,828
2009	0	0	0	0	0	0	0	0	0	0	0
	0	0	59,828	0	0	87,615	0	0	0	0	147,443

Source: <http://www.state.nj.us/dca/codes/cr/conrep.shtml>

### Employment

According to data from the 2000 Census, 3,609 residents of Demarest were over 16 years old. Approximately 62.8% of these residents, or 2,267 individuals, were in the labor force in the year 2000. As illustrated in Table 11 below, all individuals in the labor force are part of the civilian labor force; none were in the armed forces. As of the 2000 Census, 3.9% of Demarest residents in the civilian labor force were unemployed, a percentage comparable to that of Bergen County, but lower than that of the State and nation at that time. It must be noted, however, that the significant changes in the economy in the last couple years have had significant changes on employment data. As such, the 2000 data outlined below cannot be assumed to reflect current employment statistics.

Employment Status	Number	Percent
Population 16 Years and Over	3,609	100.0%
Not In Labor Force	1,342	37.2%
In Labor Force	2,267	62.8%
In Labor Force	2,267	
Armed Forces	0	0.0%
Civilian Labor Force	2,267	100.0%
Employed	2,179	96.1%
Unemployed	88	3.9%

Source: "QT-P24: Employment Status by Sex: 2000." United States Census Bureau. 2000.

As seen in Table 12 on the following page, 33.4% of Demarest residents work in a professional manner, which includes occupations relating to architecture, education, arts, law and healthcare. The second most common occupational category, 28.3% of the labor force, is occupations related to management, business and financial operations. The third most common occupation category is sales and office



occupations, which includes administrative staff. Approximately 23.0% of the labor force holds a position in this category. Three other occupation categories comprise the remaining 15.2% of occupations, and include service, construction/extraction/maintenance, and production/transportation. No one in the Demarest labor force works in farming, fishery or forestry.

Occupation	Number	Percent
Management, Business, Financial	616	28.3%
Professional (incl. legal, medical)	728	33.4%
Service	186	8.5%
Sales and Office	502	23.0%
Farming, Fishing, Forestry	0	0.0%
Construction, Extraction, Maintenance	75	3.4%
Production, Transportation	72	3.3%
	2,179	100.0%

*Source: "QT-P27: Occupation by Sex: 2000." United States Census Bureau. 2000.*

Public Facilities and Schools

Public facilities within Demarest include the Municipal Building, the Fire Station, the Ambulance Corps, the Department of Public Works, and the Public Library.

The Borough of Demarest has four public schools and two private schools. Public schools include: County Road School, serving kindergarten and first grade students; Luther Lee Emerson School, serving second through fourth grade students; Demarest Middle School, serving fifth through eighth grade students; and Northern Valley Regional High School, serving high school students. Northern Valley Regional High School, located in Demarest, is one of two high schools in the Northern Valley Regional School District. The public high school serves the three suburban communities of Demarest, Closter, and Haworth.

Both private schools located within Demarest are members of the National Catholic Educational Association. The Catholic Academy of the Northern Valley is a coed school that serves first through eighth grade students. The Academy of the Holy Angels is an all-female school that serves high school students.

Open Space

The following table lists properties that are identified on New Jersey’s Green Acres Recreation and Open Space Database. According to this database, the Borough of Demarest has a total of 196.086 acres of recreation and open space. This represents an increase of 30 acres over the total recreation and open space reported in the 2003 Reexamination Report.



Table 13: Recreation and Open Space Inventory				
Block	Lot	Facility	Location	Acreage
17.04	1.02	Senior Citizen Center	20 Park Street	0.217
17.05	7	Open Space	Lenox Avenue	0.710
19	9	North Park	146 Hardenburgh Avenue	2.600
19	10	North Park	146 Hardenburgh Avenue	0.060
20	11	F.W. McIntire Park	County Road	5.180
47	1	Nature Center	Insley and Christie Streets	3.600
48	1	Nature Center	Christie and Achillies Streets	3.100
49	787	Nature Center	Achilles Street	1.400
50	5	South Street Property	Piermont Road	1.240
66	56	Cetnral Avenue 1	Northwood Avenue	0.646
67	9	Fireman's Memorial Park	250 County Road	0.533
75	1	Wakelee Field	Wakelee Drive	14.530
75	2	Wakelee Field	Wakelee Drive	3.520
75	3	Swim Club	Wakelee Drive	20.940
75	3.01	Wakelee Field	Wakelee Drive	8.750
75	4	Wakelee Field	Wakelee Drive	10.850
83.01	36	Orchard Road 1	Orchard Road	1.149
83.01	67	Central Avenue 2	Northwood Avenue	0.396
83.06	11	Orchard Road 2	Orchard Road	1.160
84	1	Pine Terrace Property	Piermont Road	18.260
87.01	102-1	Nature Center	Madison Avenue	2.030
87	3, 3.01	Nature Center	Columbus Road	24.500
87	4.06	Nature Center	Madison Avenue	1.920
87	4.10	Nature Center	Columbus Road	0.393
88	1	Davies Arboretum	49 Anderson Avenue	17.340
89	21	Open Space	Lake Road	0.904
97.02	5	Open Space	Heritage Court	3.040
98	1	Nature Center	County Road	19.440
99	1	Open Space	County Road	14.620
120	31	Open Space	Entrance to Alpine Court	9.550
150	15-30	Open Space	Isabella Way	0.901
151	20-50	Open Space	Carlotta Way	1.720
152	16-30	Open Space	Carlotta Way	0.887
				196.086

Source: Green Acres Program: Open Space Database



## II. Master Plan Reexamination

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### INTRODUCTION

The New Jersey Municipal Land Use Law, N.J.S. 40:55 D-1, et seq. stipulates that each municipality in the State of New Jersey reexamine its Master Plan and development regulations at least every six years. Specifically, N.J.S. 40:55D-89 states:

The governing body shall, at least every six years, provide for a general reexamination of its master plan and development regulations by the planning board which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the county planning board ...[and] the municipal clerk of each adjoining municipality.

This reexamination of the Borough of Demarest Master Plan conforms to the requirements of the Municipal Land Use Law and addresses the requirements of N.J.S. 40:55D-89 by including the following:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- 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 for such plan or 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.
- d. 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.
- e. 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 recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

This reexamination report considers the Master Plan Reexamination Report adopted on July 9, 2003 as well as the Land Use Element Update adopted on April 10, 1996.



**A. Major Problems and Objectives Relating to the Land Development in the Borough of Demarest in 2003, the Year of the Last Reexamination Report**

The land development or land use planning objectives that were discussed in the 2003 Reexamination Report are as follows:

1. Set and maintain planning standards that contribute to the quality of life for Borough residents by protecting existing land use patterns from development that could adversely affect adjacent parcels, utilities and drainage.
2. Confine business development to the existing commercial area, restrict it to services that meet the needs of local residents primarily, and maintain sufficient off-street parking. Assure that adjacent rental property owners are not adversely affected.
3. Support the aims of the State Development and Redevelopment Plan.
4. Maintain a motor vehicle circulation system that is coordinated with land use patterns and encourage a connected system of pedestrian and bike paths serving public areas.
5. Minimize runoff resulting from development and redevelopment, avoid non-point pollution and prevent damage to water courses. Coordinate development applications with the County to ensure that bridges and culverts within its jurisdiction are adequate and safe. There is a pending update to the State Stormwater Management regulations since its initial adoption in 1983. The goal of these revised regulations is to improve the control of storm water runoff in the State. Essentially the new regulations propose additional performance standards to the Stormwater Management Rules.
6. Provide recreational facilities, open space, and community facilities that are adequate in scope and location.
7. Encourage increased collection of recyclable household and business solid waste as well as lawn and garden refuse.
8. Be sensitive to preservation of natural resources and historic elements in all planning considerations.

In addition to the aforementioned objectives, the following specific changes to the master plan or development regulations were recommended in the previous reexamination report:

1. A recommendation was made in the 1996 Plan, and again in the 2003 Reexamination Report, that Lots 10, 11, 12, 13, and 14 of Block 23 retain their Medium Density C Residential designation. The intent of the recommendation was to maintain the existing well-defined commercial core area, and to ensure that the commercial core area not encroach on the existing



residential areas of the Borough. The 2003 reexamination indicated that the properties had been subject to a number of development applications for multiple-family and commercial uses over the decade. It further indicated that the area remained problematic and that the Borough should take action to solidify the use of the property.

2. Another recommendation regarded the update to the 1992 Housing Element. The Housing Element had been updated most recently in 2001. It was recommended that the Land Use Plan Map be updated to reflect the changes proposed by the 2001 Housing Element. It was recommended that Borough re-address the Housing Element after COAH's release of new affordable housing numbers.
3. It was recommended that the official map be updated in order to make it consistent with the Housing Plan and other changes that have occurred in the Borough since 1992.
4. It was recommended that the Borough Council take action on the proposed ordinance identified as Chapter 92 and entitled "Environmentally Sensitive Areas". This will help to protect and preserve the environmental features in the Borough. It will also help to ensure that the existing residential character of the Borough is preserved and protected. The intent of this ordinance is to ensure that the neighboring properties are not adversely affected by storm water runoff generated by new development.
5. It was recommended that the Planning Board and Borough Council determine whether changes made in zoning of sizable undeveloped private and public parcels are appropriate. More specifically, it was recommended that the Land Use Plan Map designate these areas as open space and recreation areas to reflect their current use as public open space or recreational use. The designation on the Land Use Plan Map would reinforce the recommended public open space and recreation use of the property as parks, playgrounds, and open space may be permitted as conditional uses in all districts. This would help to protect and preserve these areas for open space and recreation use in the future. These open space and recreation areas are vital to the quality of life of the residents of the Borough as they provide a balanced mix of developed residential and non-residential uses and undeveloped open space and recreation lands.
6. It was recommended that the Demarest Historical Society and the Borough Council Ordinance and Real Estate Committee complete ongoing work on an ordinance to create a Borough Historic Preservation Commission and forward a draft to the Planning Board for consideration.
7. It was recommended that a Downtown Revitalization Plan be prepared for the purposes of beautification and renovation of the downtown commercial area and downtown park. A sign and façade ordinance should also be considered in the process.

8. It was recommended that Borough-owned property be made more accessible and usable for the residents of Demarest and where appropriate be improved both physically and aesthetically. This could be achieved by making the public spaces more easily identifiable by signs clearly marking the entrances to such properties. Amenities such as benches and parking areas could also be added to make these areas more accessible.
9. It was recommended that the zoning ordinance be reviewed with regard to the regulation of houses of worship, government facilities, and public and private schools. At the time of the past reexamination report, houses of worship were allowed as a conditional uses in the B, C, and D Residential Districts. The Limiting Schedule for houses of worship should include a regulation for maximum lot coverage as there is no regulation currently. There was no accommodation for government facilities, which should at least be recognized as a permitted or conditionally permitted use in certain zoning districts and possibly set forth some limitations or regulations for those government facilities. Additionally, there was no accommodation for schools in the zoning ordinance. The zoning ordinance should recognize and regulate schools. The zoning ordinance only permitted day schools and day-care for pre-school students as an accessory to a house of worship.
10. It was recommended that the property adjacent to the area known as the Hardenburgh Downtown Commercial Area be considered for acquisition by the Borough for public use. This recommendation is based upon the location of the property, which is adjacent to the existing Borough administrative building. It would be an ideal location for any future expansion for Borough services or for passive park purposes.
11. It was also recommended that the zoning map be updated to reflect the Golf Course and the Affordable Housing Zones.
12. It was recommended that, in the future, the governing body **not** vacate any unimproved streets as shown on the Borough's Official Map with the exception the portion of Orchard Road that is located on, and surrounded by, Borough-owned property.

**B. The Extent to Which Such Problems and Objectives Have Been Reduced or Have Increased Since 2003.**

The 2003 Reexamination Report set forth eight objectives and made twelve recommendations for the Borough. This section addresses the extent to which these issues have been reduced, or have increased, since 2003. The eight objectives listed in the 2003 Reexamination Report continue to be valid and are supported in 2010. With respect to these objectives two items of particular note are the objectives relating to Stormwater Management and Open Space.

*In 2006, Demarest adopted a Municipal Stormwater Management Plan that contains all the required elements set forth by N.J.A.C. 7:8-1.1 et seq, New Jersey's stormwater management rules. The plan addresses groundwater recharge, storm water quantity, and storm water*



*quality, by incorporating storm water design and performance standards. Several ordinances were adopted by the Governing Body in 2006 as required by the stormwater management rules. Two additional stormwater related ordinances are to be adopted to address revisions to the municipal stormwater permit requirements. The Stormwater Management Plan describes long-term operation and maintenance measures for existing and future storm water facilities.*

*A significant amount of open space is currently listed in the Green Acres Recreation and Open Space Inventory (196.086 acres). The 196 acres represents a 30 acre increase over the acreage reported in 2003.*

The recommendations of the 2003 Reexamination Report that have been addressed include:

1. The zoning of Lots 10, 11, 12, 13 and 14 of Block 23 has been maintained as recommended. There have been no more attempts to alter uses since 2003.
2. The Housing Element has been updated and the Borough received substantive certification from COAH in March 2010.
4. Chapter 92 was never adopted. However, it no longer seems necessary given the adoption of the Municipal Stormwater Management Plan and State restrictions that protect streams and wetlands.
5. The designation of additional parcels for open space and recreation has been essentially met. Recently, the 18 acre Borough owned parcel on Piermont Avenue at the Closter border was deeded to the Meadowlands Conservation Trust. There are only a few small parcels remaining in the Borough that are not considered buildable that perhaps should be designated as open space.
7. A Downtown Revitalization Plan was prepared consistent with the recommendations of the 2003 Reexamination Report and a construction contract was let in June 2010 for drainage improvements, repaving and improved pedestrian safety features. Sidewalks and new crosswalks with decorative surfaces will be installed and other aesthetic features are to be added to the streetscape. The final phase of restoring the historic railroad station is also underway. However, a sign and façade ordinance has not yet been considered as recommended in 2003 for the downtown area.
10. The Hardenburgh Avenue property identified for acquisition by the Borough for public use has been acquired and it will be used for low- and moderate-income housing to help the Borough address its affordable housing need.
12. It is accepted policy that the governing body not vacate any unimproved streets.

The following recommendations from 2003 have not been addressed to date:



3. The Official Map has not been updated.
6. An ordinance to create a Borough Historic Preservation Commission has not been adopted.
8. Signs at entrances to Borough owned property and amenities such as benches and parking areas have not been addressed to make the properties more accessible.
9. There has been no review of the zoning ordinance with regard to the regulation of houses of worship, government facilities and public and private schools.
11. The Zoning Map has not been updated to reflect the Affordable Housing Zones.

A new recommendation concerns the increased use of so-called pervious surfaces to increase the area of surface improvements. Currently the Borough zoning ordinance controls the amount of impervious surface permitted. In order to maximize on-site improvements, there is an increased use by applicants of pervious surfaces such as pervious pavers. There is a concern that over time such improvements will become impervious due to lack of maintenance. It is recommended that a control be put in place for maximum amount of improved lot coverage to address this issue.

**C. The Extent to Which There Have Been Significant Changes in the Assumptions, Policies and Objectives Forming the Basis for the 2003 Reexamination Report**

Changes in assumptions, policies, and objectives forming the basis for the prior Reexamination Report can be caused by events or changes in philosophy internal to Demarest or from outside influences such as surrounding municipalities or State action and policies. As Demarest is essentially fully developed, has been for some time, and is considered to offer a pleasing development pattern, the underlying objective has been to preserve and enhance the community as it is rather than seek a new or changed direction. There have been no internal changes in Demarest in the assumptions, policies and objectives which continue to form the basis for land use planning on the community. It would appear there is no desire on the part of the community for significant changes.

The Borough of Demarest is surrounded by a total of five municipalities: Alpine, Closter, Cresskill, Dumont, and Haworth. The land uses in each as they influence Demarest are as follows:

Alpine Borough

Alpine is located on the northeastern side of Demarest. The 2002 Alpine Master Plan designates the portion of Alpine bordering Demarest for residential dwellings. Residential dwellings and the Alpine Country Club form the land uses along this border. Zoned R-1, the area permits 40,000 square-foot lots, the same size lots found in Demarest. The residential land use designations found in both communities is consistent.



### Closter Borough

Closter lies to the north of Demarest. The zoning of the border with Demarest is almost entirely single family residential with minimum lot sizes of 15,000 sq. ft. at the far eastern end of the Borough and 12,500 sq. ft. elsewhere. There is a small commercial zone adjacent to the rail line opposite open space in Demarest which does not conflict with any residential uses in Demarest.

### Cresskill Borough

Cresskill borders Demarest on the southern side. The 2004 Cresskill Borough Master Plan indicates that all adjoining uses are medium density residential or open space.

### Dumont Borough

A small portion of Dumont borders Demarest south of Massachusetts Avenue and west of Knickerbocker Road. The 2007 Dumont Master Plan Reexamination indicates that the portion of Dumont that borders Demarest is zoned RB, multi-family residential. The principal land uses permitted within the RB district are multi-family residential dwellings, single-family residential uses, two-family residential uses, and churches that adhere to requirements of the primary residential district's zoning.

### Haworth Borough

Haworth lies to the west of Demarest. The entire border with Demarest is zoned for single family residential with a minimum lot size of 15,000 sq. ft.

### *State Level Changes in Assumptions, Policies and Objectives*

At the State level, there have been changes in policies and objectives since 2003, many of which affect the Borough of Demarest in some fashion.

The Surface Water Quality Standards (SWQS) establish antidegradation policies for all surface waters of the State under N.J.A.C. 7:9B-1.1 et seq. The SWQS require that all existing and designated uses shall be maintained and protected for all surface waters of the State. Impaired waters must be restored to meet SWQS. Existing water quality shall be maintained. The antidegradation designations include the establishment of Category One Waters by NJDEP with a requirement of a 300 foot wide buffer adjacent to streams. There are Category One Waters in Demarest.

In addition to the SWQS, there have been changes to the Council on Affordable Housing (COAH), as well. COAH is empowered to: (1) define housing regions, (2) estimate low and moderate income housing needs, (3) set criteria and guidelines for municipalities to determine and address their own fair share numbers and then (4) review and approve housing elements/fair share plans and regional contribution agreements for municipalities.

New Third Round COAH Regulations became effective on December 20, 2004. In 2007, the Borough began to prepare a Third Round Housing Element and Fair Share Plan (HEFSP). That same year COAH's methodology for calculating the Third Round obligation was challenged and overturned in court. COAH proposed new methodology and rules in January and May of 2008, which were finally adopted on October 20, 2008. These new regulations and amendments include N.J.A.C. 5:94-1.1 et seq., N.J.A.C.



5:95, N.J.A.C. 5:96, N.J.A.C. 5:97-1.1 et seq, and N.J.A.C. 5:97 – Appendix F, and govern municipal housing obligations for the periods 1999-2014 and 1999-2018.

On December 10, 2008 the Borough Planning Board approved a Housing Element and Fair Share Plan (“HEFSP”) which requested both a vacant land adjustment to the Prior Round obligation and a growth share projection adjustment to the Third Round obligation. These adjustments reduced the Prior Round obligation from 66 to a realistic development potential of 23 and the Third Round obligation from 48 to 20.

The adopted HEFSP, sent to COAH by the governing body along with a petition for substantive certification, was deemed complete on February 9, 2009. On August 25, 2009, COAH issued a report requesting additional information from the Borough. Demarest submitted a Minor Technical Amendment to the HEFSP and COAH issued a Compliance Report recommending approval of the Borough’s HEFSP on January 21, 2010. On March 10, 2010, COAH granted Third Round substantive certification to Demarest.

The certified HEFSP addresses a 23 unit Prior Round obligation, which includes 4 age-restricted units at Bellaire Drive, 9 RCA’s, 5 accessory apartments and 5 bonuses. Of the 43 credits of unmet need, the Borough proposes to address 12 credits with 5 accessory apartments and 7 market-to-affordable units. Finally, the HEFSP addresses a 20 unit Third Round obligation, through the construction of 10 family rental units and 2 age-restricted units at 127 Hardenburg Avenue (adjacent to the municipal building) and 3 market-to-affordable units. There will be 5 bonus credits associated with this plan.

#### **D. Recommended Revisions to the Borough Master Plan and Development Regulations**

It is recommended that the zoning ordinance contain a control on maximum improved lot coverage to take the place of or supplement permitted maximum impervious coverage.

As required by NJDEP, the municipal Stormwater Management Plan has been reviewed and there are no recommended changes to the municipal Stormwater Management Plan.

#### **E. Recommendation Concerning Incorporation of Redevelopment Plans**

There are no areas of the Borough that are in need of redevelopment. Therefore, there are no recommendations for the incorporation of Redevelopment Plans.